

City of West Point

COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, the City of West Point has completed the update to the Comprehensive Plan; and

WHEREAS, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission and the Department of Community Affairs for review; and

WHEREAS, the Department of Community Affairs reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and


NOW, THEREFORE, LET IT BE RESOLVED, the City of West Point Council hereby adopts this 2025-2045 Comprehensive Plan, on this 10 day of NOV 2025.

BY:

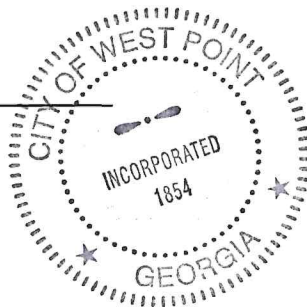


Steve Tramell, Mayor

ATTEST:



K. Mott Foster



CITY OF WEST POINT

2025 - 2045

Comprehensive Plan

Prepared by Three Rivers Regional Commission

Adopted





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Introduction

Purpose

The City of West Point Comprehensive Plan 2025-2040 shall provide guidance and policy standards for future growth and development. The plan documents the city's current conditions by identifying the community's needs and opportunities and formulates goals, policies, and implementation measures. This plan serves as tool and reference for elected/appointed officials, city staff, citizens, and stakeholders in decision making for the next 20 years.

City Council

Mr. Steve Tramell, Mayor
Dr. Joseph R. Downs, III
Mr. Joel Finlay
Rev. Gerald Ledbetter
Mrs. Gloria Ramsey Marshall
Mrs. Sandra Thornton
Mr. Kevin Patrick



Community Participation and the Planning Process

A Comprehensive Plan Steering Committee guided the update of the comprehensive plan. The committee included members of the city council, city government, and community stakeholders and met through a series of meetings to address the components of the plan update.

2025 West Point Comprehensive Plan Update Steering Committee

Stakeholder	Affiliation
Vershona Andrews	City of West Point Economic Development
Liz Bober	Planning and Zoning Board
Dianne Davidson	Council on Aging
Bill Gladden	Planning and Zoning Board
Ben Hamilton	Downtown West Point Development Authority
Trudye Johnson	Citizen
Greg Panzer	Citizen, Harris County Economic Development
Kevin Patrick	West Point City Council
Meghan Richardson	City of West Point Economic Development
Derick Staley	West Point Fire Department
Tiffany Welch	Citizen

Plan Development Staff

Dennis Dutton	Community Development Director, West Point
Paul Jarrell	Planning Director, Three Rivers Regional Commission
Meril Dailey	GIS Planner, West Point
Stephanie Wagner	Regional Planner, Three Rivers Regional Commission
Shari Selch	GIS Planner, Three Rivers Regional Commission

We thank our special guests for their participation during the planning process:


Maryanne Lovejoy, Troup Strategy Center



Corinne Thornton, Department of Community Affairs, Regional Services

During the 2025 update, the public participation process included a community survey, which was available online and in hard form for two months.

Please take a few minutes
to complete the:

PUBLIC SURVEY
for the
**City of West Point
Comprehensive Plan
2025 Update**



Survey link:
<https://arcg.is/04bi9T0>

Survey takes
approximately
5 minutes.

Community Vision

The Community Vision section of this plan establishes goals and strategies and identifies needs and opportunities that help the City of West Point achieve its vision for the future. A SWOT analysis was utilized to aid in the development of the community vision and can be found in the appendix. This section is broken into a broad spectrum of focus areas that have an impact on the City of West Point.

Vision Statement

We envision the City of West Point as an attractive, quality place to live with safe, inviting neighborhoods and a vibrant downtown area. We have preserved our character and heritage while continuing to provide well-paying jobs for residents with shopping, entertainment, and recreational opportunities that meet the needs of the entire community. We have capitalized economically on our proximity to many important southern cities while preserving our sense of place and natural landscape. Lastly and most importantly, we have preserved our integrity as a community, meeting the needs of current generations while leaving the next generation with a productive and sustainable city.



Economic and Community Development

Goals: Promote sustainable economic expansion and quality development throughout the City of West Point. Maintain and seek employment diversity through a range of businesses and employment opportunities.

Policies:

- Continue to coordinate with economic development partners, including the West Point Development Authority, City of West Point Community Development Department, Downtown Development Authority and Main Street, to promote economic development and tourism
- Continue to implement the City of West Point Downtown Master Plan and enforce the 10th Street Corridor Redevelopment Plan and Quality Development Corridor Overlay District to ensure quality development and redevelopment
- Promote historic downtown as the economic and cultural center of West Point as well as promoting the other areas of the city such as the 10th street corridor and Interstate corridor
- Continue to encourage and incentivize downtown revitalization efforts
- Continue to promote the West Point DDA façade grant program
- Continue to maintain a site and building inventory for future development
- Create a city-wide wayfinding signage plan which directs visitors and citizens to key points
- Collaborate with local industry, educational institutions, and non-profits to develop a program to maintain and strengthen the skills of the local workforce for today's employment needs
- Continue to work with regional, state, and federal agencies to identify funding sources related to transportation, economic development, cultural and natural resources, and housing

Needs/Opportunities:

- Keep strengthening downtown with businesses, housing, and events
- Seek jobs with wages that match the cost of living for residents
- Promote the diversity of West Point's industrial/commercial sector
- Combat high school dropout rates as well as the negative perception of the public school system
- Development of more options for retail, recreation, and entertainment activities
- Establish a strong working relationship with Troup County Chamber of Commerce
- Accommodate tourist and business needs with quality hotels and event centers
- Support youth education from the cradle through age 18, such as promoting the THINC Academy to address at-risk youth
- The Chattahoochee Blueway, park space, pavilion, river walk, and riverfront development will enhance access to the river to downtown, increasing tourism and recreation opportunities
- Capitalize on West Point's geographic benefits, including its location on the Chattahoochee River, West Point Lake, and Interstate 85, for recreational opportunities and economic development
- Maximize West Point's partnership in the Georgia Economic Placemaking Collaborative to drive economic growth and civic pride through reinvestment in the city's public spaces
- Continue to strategically increase capacity of the sewage and water systems, as an aid in the recruitment of new industrial and residential developments
- The City of West Point has a unique tourism opportunity as it serves as a gateway into Georgia as the first stop by way of Interstate 85 from Alabama

Housing

Goal: Improve quality housing options. Promote the availability of quality, safe, attainable, and diverse housing options in the City of West Point.

Policies:

- Encourage developments to contain a variety of housing options for various income levels
- Address blight, degraded houses, housing maintenance, absentee landlords and code compliance
- Continue to participate in the GICH program with DCA and look into establishing a land bank
- Continue to support and coordinate with the Housing Authority and other organizations like DASH to promote housing rehabilitation
- Ensure proper and consistent code enforcement
- Seek outside funding to facilitate investment and rehabilitation in struggling neighborhoods such as Community Development Block Grants (CDBG)

Needs/Opportunities:

- Continued development and encouragement of diverse housing to create more options regarding both type and price range
- Affordable housing, including starter homes and senior housing, is needed for people with lower and/or fixed incomes
- Continue to offer incentives and reduce barriers to develop quality housing on residential infill lots, such as considering reduced minimum square footage for homes and pre-approved housing plans
- Promote the use of homes and structures located within National Register districts which are eligible for historic preservation tax incentives for rehabilitation work
- Maintenance and strategic expansion of sewer and water infrastructure to support current and future housing
- The growing industrial sector has potential to increase housing stock
- Continued redevelopment and promotion of historic Downtown West Point will result in an increase of quality retail space and non-traditional “urban” style loft living accommodations
- Increased townhomes and density could attract additional home buyers and increase residential options in the downtown area
- Consider strategies to address issues from investor-owned housing

Community Facilities

Goal: Create, maintain, and promote community facilities which enhance the quality of life for both citizens and visitors of West Point

Policies:

- Promote, maintain, enhance, and expand recreational facilities to strengthen recreational opportunities and community gathering spaces
- Promote and support community events
- Expand youth recreation facilities and programs
- Maintain and strategically expand sewer and water capacity to support desired development
- Expand infrastructure strategically to align with growth and reduce any strains

Note: Troup County is responsible for Parks and Recreation

Needs/Opportunities:

- Improvement, diversification, and expansion of recreational facilities to accommodate the community
- Creation of a community and recreation center to provide citizens with a place to gather and hold events as well as coordinate family-oriented activities. (e.g. Harris County's)
- Maintain, enhance, and create outdoor areas that can be used for recreation and gathering, as well as venues for movies, music, and various other forms of entertainment. Redesign existing areas to improve comfort and safety for users (e.g. add more shade structures at parks)
- Continue to promote the city's passive recreation parks and the use of the Chattahoochee River (e.g. biking and walking)
- Seek more opportunities to inform the public about events
- Repurposing of the underutilized West Point High School building located on Highway 29
- Improve wayfinding signage along the Interstate 85 corridor near the City of West Point to boost tourism opportunities
- Point University in downtown West Point offers opportunities for reliable growth, local business clientele, and workforce partnerships

Natural & Cultural Resources

Goal: preserve and promote West Point's historic, cultural, and natural resources.

Policies:

- Continue to update the city's historic resources survey as required
- Continue to promote historic resources; support and coordinate with the Troup County Historical Society and Historic Preservation Commission
- Continue to promote historic preservation through tax incentives programs and other funding sources
- Update and expand the city tree preservation ordinance
- Continue to protect environmentally sensitive areas through development regulations

Needs/Opportunities:

- Continue to utilize the Tree Ordinance to mitigate the improper or excessive cutting or trimming of city owned trees
- Encourage the local arts community to engage in the City of West Point and develop more opportunities for citizens of all ages to learn and develop creative skills
- Heightened awareness and consideration of the city's natural geographic features in the planning process (e.g. floodplains)
- West Point offers residents and visitors unique recreational opportunities and connectivity to adjacent communities (e.g. Point University, Blueway, Lower River Keepers, etc.)
- Public art opportunities exist in downtown West Point to display the work of local artists
- The new Downtown River Park can provide space for public and promotional events
- Increased tourism opportunities exist with the historic city cemetery; visitors can take self-guided tours with informational pamphlets and can also use the space for passive recreation
- Need to support protection of heritage sites. Fort Tyler offers the opportunity for increased tourism and historic interpretation, especially for visitors interested in Civil War history
- Neighborhoods and commercial districts listed on the National Register of Historic Places act as tourism destinations and offer opportunities in historic preservation rehabilitation

Land Use

Goal: Manage land use, infrastructure, and resources efficiently and sensitively.

Policies:

- Continue to promote positive economic growth and expansion of desired businesses and industry throughout the city
- Encourage the rehabilitation of historic resources and the utilization of historic preservation grants and tax incentives
- Ensure consistent code enforcement to strengthen the built environment and community pride
- Continue to promote the adaptive re-use of vacant buildings such as the old West Point High School
- Continue to promote the city recycling program, address litter, and establish an electronics recycling program. Encourage the community to participate in these programs.
- Assess parking through a study and address issues such as walkability, business access, aesthetics
- Continue to coordinate with school board officials to ensure that school capacity and facilities are maintained to meet the needs of the growing community
- Continue to promote the West Point Solid Waste Plan

Needs/Opportunities:

- Continue to make commercial corridors more dynamic by developing streetscapes and futures to accommodate and promote pedestrian traffic
- Balance growth while retaining a small-town charm through encouragement of high quality buildings, businesses, and roadways
- Reconsider current lot size restrictions in zoning ordinance to make infill easier while still promoting quality development
- The Quality Development Overlay District in West Point offers the opportunity for quality growth and redevelopment
- US Highway 29 contains vacant structures which have the potential for redevelopment and reuse
- The presence of Kia Automotive Manufacturing and Tier 1 suppliers have the potential for increased commercial, industrial development, and increased revenue for the city
- The 10th Street corridor has the potential for quality redevelopment and infill with guidance from the 10th Street Urban Redevelopment Plan
- Opportunities for the continued enhancement and revitalization of downtown West Point exists through the implementation of the West Point Downtown Master Plan
- Former Foundry will be redeveloped as a new bank, which will enhance the existing downtown

Transportation

Goal: Enhance and create efficient transportation options that increase mobility and access including employment, goods and services, healthcare and recreation.

Policies:

- Continue to promote and implement the Troup County Multi-Modal Transportation Plan to encourage coordinated and comprehensive transportation planning
- Maintain and expand sidewalk network to increase pedestrian safety and accessibility
- Increase pedestrian and bicycle connectivity through the development and expansion of multi-use paths throughout the city
- Promote walkable, compact, mixed-use development
- Seek to improve railroad impacts on local residents, businesses, downtown, and services
- Implement the Greenways Master Plan for the continued development of trails

Needs/Opportunities:

- The city needs to continue adding sidewalks and crosswalks to reduce gaps in the network and increase connectivity, pedestrian access, and safety. Existing sidewalks need to be maintained and improved for drainage, lighting, and unevenness.
- With the continued growth occurring within the city, the city can collaborate with stakeholders to continue to improve the safety, accessibility, capacity, and durability of the transportation network
- Per the community survey, traffic calming measures are needed to reduce speeding vehicles and increase walkability
- The City of West Point's street grid, small scale, and river frontage provides the opportunity to promote multiple modes of transportation for primary travel and recreation, including pedestrian, bike, and kayak/canoe routes
- The redevelopment of the 10th Street corridor offers the opportunity to allow for increased bike (with traffic calming measures) and pedestrian access
- The CSX railway offers the potential for increased industrial expansion and access; however, railroads can cause traffic blockages and create emergency response issues
- The City of West Point's location along Interstate 85 allows for growth in the commercial and industrial sectors; freight traffic can cause safety and congestion concerns
- The Ray's location to the City of West Point is an opportunity for partnerships in sustainable, modernized highway transportation
- Consider the "Complete Streets" concept when developing and upgrading the road network
- Directional and informational signage is needed off the Interstate and throughout the city
- Additional crosswalks and pedestrian infrastructure are needed to connect to city points
- Bridges need to be improved for pedestrian safety
- Street maintenance continues to be needed, including re-paving, fixing pot holes, broken/leaning power poles, litter control
- Stray dogs need to be addressed for the safety of the human and animal population

Intergovernmental Coordination

Goal: Enhance coordination across all jurisdictional boundaries and across agencies to the mutual benefit of all.

Policies:

- Establish and maintain partnerships with surrounding governments and non-governmental organizations to address possible challenges and ways to build upon a regional prosperity and high quality of life

Needs/Opportunities:

- Competition among adjoining municipalities can become a challenge as the City of West Point, the City of Lanett, and the City of LaGrange are contiguous
- The City of West Point's geographic proximity creates special intergovernmental opportunities and challenges as it is located along a state border, two county lines, and two other cities
- The opportunity to coordinate planning and development efforts between the City of West Point, the City of Lanett (AL), Harris County, Troup County and the City of LaGrange exists

Housing and Economic Development Element

Economic Development

West Point is committed to sustained, concerted actions to promote a high standard of living and economic prosperity for the city and residents. Public decisions should be based on creating a healthy commercial tax base, focusing on the retention of local businesses and the recruitment of new businesses. Given the city's size and population, as well as industrial changes and pressures, economic development can be challenging for policymakers. It is imperative that zoning and design regulations are in place as the city grows, and that stakeholders continue to collaborate on connecting residents to attainable housing and well-paying jobs. The below information provides a deeper look at demographic, socioeconomic, and employment factors that directly impact West Point's economic health.

Population

The city's population according to the 2020 Decennial Census is 3,719. The city's population has grown over 23% since 2010, a much higher rate than Troup County and a higher rate than Georgia. The city's residents have a median household income of \$53,375, which is similar to the county's median, but over \$20,000 lower than the state median income. Despite the lower median income, the city has an individual poverty rate of 18.1%, which is similar to the county's, but much higher than the state rate (13.5%). These individuals and households living near or below the poverty level, or those with lower incomes, may face barriers to economic prosperity that can affect the community as an aggregate.

Of note is the city's relatively high youth population, which is almost a third of the population (over 34%) versus the state (slightly over a fifth of the population). These young residents can have a tremendous impact on the local economy in both positive and negative ways, depending on individual education, employment, and housing outcomes.

West Point Historic Population

Area	2010	2020	# Change	% Change
West Point	3,013	3,719	706	23.4%
Troup County	65,652	69,426	3,774	5.7%
Georgia	9,468,815	10,711,908	1,243,093	13.1%

Sources: 2020 and 2010 Decennial Census

West Point Population Demographics

Racial Characteristics	West Point	Troup County	Georgia
White	22.9%	55.8%	52.5%
Black	76.7%	36.5%	31.3%
Native Indian	0.0%	0.1%	0.4%
Asian	0.0%	2.4%	4.4%
Native Hawaiian	0.0%	0.0%	0.1%
Some Other Race	0.0%	2.9%	4.1%
Two or More Races	0.3%	2.4%	7.2%

Source: 2023 American Community Survey, 5-Year Estimates

West Point Age Characteristics

Age Characteristics	West Point	Troup County	Georgia
Median Age (Years)	31.7	37.2	34.8
Under 5 Years	5.7%	6.2%	5.9%
Youth (5-19)	34.4%	20.4%	20.4%
20 to 24 years	1.8%	6.6%	6.7%
25 to 34 years	11.9%	13.9%	13.8%
35 to 44 years	17.7%	12.4%	13.3%
45 to 54 years	8.6%	12.2%	13.0%
55 to 59 years	4.6%	6.6%	6.4%
60 to 64 years	1.8%	6.2%	6.0%
65 years and over	13.4%	15.6%	14.6%

Source: 2023 American Community Survey, 5-Year Estimates

West Point Income and Poverty

Indicators	West Point	Troup County	Georgia
Household Income	\$53,375	\$54,905	\$74,664
Individuals at Poverty Level	18.1%	18.5%	13.5%

Source: 2023 American Community Survey, 5-Year Estimates

Housing

West Point has a total of 1,428 housing units, per the 2023 American Community Survey 5-Year Estimates. The majority of these units are single-family detached homes (68.9%), with over 6% being 2-unit homes. As can be seen in the below table, West Point has a high number of older homes as part of its mill housing heritage. The third highest number of homes were built before 1939 (20.5% of housing stock), and may need additional resources to help maintain this special inventory of historic homes.

West Point Housing Units	
Total Units	1,428
1-unit, detached	984 (68.9%)
1-unit, attached	22 (1.5%)
2 units	94 (6.6%)
3 or 4 units	18 (1.3%)
5 to 9 units	27 (1.9%)
10 to 19 units	117 (8.2%)
20 or more units	166 (11.6%)
Mobile home	0 (0.0%)
Year Structure Built	
2020 or later	0 (0.0%)
2010 to 2019	71 (5.0%)
2000 to 2009	322 (22.5%)
1990 to 1999	49 (3.4%)
1980 to 1989	0 (0.0%)
1970 to 1979	410 (28.7%)
1960 to 1969	130 (9.1%)
1950 to 1959	132 (9.2%)
1940 to 1949	21 (1.5%)
1939 or earlier	293 (20.5%)

Source: 2023 American Community Survey, 5-Year Estimates

Live and Work

Employment in the West Point and Troup County area remains highest in the manufacturing sector as indicated by the following tables. Troup County has historically been a manufacturing center. This economic strength was solidified when Kia Motors located to West Point and subsequent local supply companies followed.

Economic Overview of the Area

- The unemployment rate of 3.3% for Troup County is slightly lower than the state rate of 3.6% (Georgia Department of Labor, Area Labor Profile, Updated August 2025).
- In terms of job availability, West Point has a relatively small population of slightly over 3,200 people, but has almost 9,000 jobs. This resident-to-jobs ratio is not typical of many small cities, and can be a major economic asset. Meanwhile, most of the jobs in West Point are staffed by people living outside of the city, with a much smaller number held by people who live and work in the city (US Census On the Map data, 2022). The majority of residents commute to jobs outside of the city, either to other areas in Troup County or beyond. In Troup County, almost 60% of the jobs are staffed by residents, with the other 40% of the jobs held by people from outside of the county.
- For Troup County as a whole, despite the City of West Point having a heavy manufacturing base, the majority of jobs are in service-providing industries (56.6%), with goods-producing industries comprising 34% of the area jobs. Jobs within the service-providing industry average a lower weekly wage than goods-producing jobs in the area.
- West Point has a much higher percentage of the working-age population that does not have access to a vehicle (18.5%) than the county (4.3%). In terms of commuting, approximately 1% of the population walks to work, which is on par with the county and state rate. With the high number of working-age people that do not have access to a vehicle, the city can continue to strengthen its focus on developing a safe transportation network for people inside and outside of cars for employment to ensure residents have less barriers to nearby jobs.
- West Point has a substantially lower rate of people working from home (1.5%) versus the county (6.7%) in 2023. This data could change as more remote workers choose to live in small cities such as West Point based on the quality of life; these additional work-from-home residents could add to the local economy.

Connecting Residents to Higher Wages

As noted in the median income and poverty table, the population residing in West Point and Troup County has a lower median household income than the state. Thus, even if local jobs are paid relatively high wages, most of these jobs are held by people outside of the city and county instead of these wages staying within the local economy. As noted in the 2019 Housing Market Analysis prepared for the Troup Strategy Center, “The opportunity exists to convert these local employees into local residents with the proper housing products, as well as with enhanced local community amenities and schools.”

Education

The city and county may consider initiatives to connect the local workforce to nearby higher paying jobs. Education can play an important role:

- As discussed in the population section, over one third of the city’s residents is comprised of youth ages 5-19. These young people are at the ages where robust educational opportunities and support can make a big impact on individual lives and community economic outcomes.
- As shown in the educational attainment table, West Point has lower attainment rates compared to the county and state, which can impact residents’ job opportunities.
- Troup County’s graduation rate is 85.75, which is similar to the state rate of 85.44 (source: The Governor’s Office of Student Achievement, Graduation Rate 4-Year Cohort, 2023-2024). Although this rate is on-par with the state rates, this information means that, for every 100 Troup County High School students, 15 do not graduate. These non-graduates may face barriers to well-paying employment. Educational initiatives such as vocational training and high school equivalency training for high-school age students or residents that have dropped out of high school could be positive interventions and help connect local people to local jobs.
- West Point has a higher percentage of residents with a high school diploma only (38.4%), which is over a third of the population compared to Georgia’s rate (26.9%, or just over a quarter). This data indicates that this level of educational attainment may not meet the needs of local employers, including in the manufacturing sector. Workforce development stakeholders are encouraged to continue collaborating on building the local skills needed for local jobs, whether during or after high school (e.g. robust vocational school options).
- Troup County’s percentage of high school graduates that are eligible for HOPE scholarships (41.62%) is lower than the regional and state averages (just over 49.5%) and substantially lower than other parts of the region (e.g. Heard County has 59% of high school graduates eligible). HOPE scholarships enable qualifying students to receive substantial discounts on college tuition and costs. Although not all students can or want to attend college, Troup County may consider this data to ensure that all students that want to go to college are supported in high school. Relatedly, Troup County is encouraged to continue to work with local employers to understand and attain the educational and skill-based requirements needed for local residents to access local jobs, especially high-paying jobs.
- West Point and Troup County are in the Three Rivers Region, which has numerous post-secondary educational resources, as shown in the below table. Other workforce partners can include the Troup Strategy Center and WorkSource Georgia.

West Point Educational Attainment for Population 25 Years and Higher

Education Level	West Point	Troup County	Georgia
High school graduate	38.4%	35.8%	26.9%
High school graduate or higher	96.0%	87.9%	89.0%
Some college, no degree	29.9%	19.9%	19.5%
Associate’s degree	8.9%	9.8%	8.3%
Bachelor’s degree	10.3%	12.7%	20.7%
Graduate or professional degree	8.5%	9.8%	13.5%

Source: 2023 American Community Survey, 5-Year Estimates

High School Graduates Eligible to Receive HOPE Scholarship

School System	Percentage of Eligible Students
Meriwether County Schools	36.43%
Troup County Schools	41.42%
Griffin-Spalding Schools	41.59%
Lamar County Schools	46.60%
Coweta County Schools	51.14%
Thomaston-Upson Schools	51.66%
Carroll County Schools	54.19%
Pike County Schools	55.63%
Butts County Schools	58.30%
Heard County Schools	59.03%
Average for All Three Rivers Region Schools	49.59%
Average for State of Georgia	49.65%
Note: Generally, eligibility is receiving a GPA of 3.0 or higher with a college-preparatory high school diploma	

Source: The Governor's Office of Student Achievement, HOPE Eligible Students Downloadable Data, 2023-2024

Post-Secondary Educational Institutions – Three Rivers Region

School	Location
University of West Georgia	Carroll, Coweta
Mercer University	Coweta
Gordon State College	Lamar
LaGrange College	Troup
Point University	Troup
West Georgia Technical College	Spalding, Pike
The University of Georgia	Spalding

Sources: Three Rivers Region Comprehensive Economic Development Strategy; Technical College System of Georgia

West Point Area Jobs - Inflow and Outflow of Workers

Total Jobs	West Point	Troup County
	8,976	36,849
Jobs held by residents	271 (3% of the jobs)	15,383 (58.3%)
Jobs held by non-residents	8,705 (97% of the jobs)	15,383 (41.7%)

Source: US Census On the Map, 2022 Data

West Point Commuting Modes

Means of Transportation	West Point	Troup County
Drove Alone in Vehicle	81.5%	79.0%
Carpooled in Vehicle	10.6%	10.7%
Walked	1.0%	1.9%
Average Commute Time	16.7 minutes	23.3 minutes
No Vehicle Available	18.5%	4.3%
Work from Home	1.5%	6.7%

Source: 2023 American Community Survey, 5-Year Estimates

Troup County Industries

Industry	# Jobs	% Jobs	Weekly Wages
Goods-Producing	267 firms 14,521 employees	34%	\$1,344
Service-Providing	1,412 firms 24,134 employees	56.6%	\$964

Source: Georgia Department of Labor, Area Labor Profile, Updated August 2025. Note: employers listed alphabetically, not by number of employees

Top Ten Employers in Troup County - 2025

Employer
Hyundai Dymos Georgia, LLC
Interface Flooring Systems, Inc.
JC Malone Associates
Kia Motors Manufacturing Georgia, Inc.
Milliken & Company
MOBIS Alabama, LLC
Powertech America, Inc.
Security Forces, LLC
Walmart
Wellstar Health System, Inc.

Source: Georgia Department of Labor, Area Labor Profile, Updated August 2025. Note: employers listed alphabetically, not by number of employees

Broadband Element

The State of Georgia has made the expansion and deployment of broadband a high priority. Broadband is considered a critical service that affects all aspects of life, both at home and in the broader economy. To stress this importance, the Georgia Department of Community Affairs now requires every community to address broadband in the comprehensive plan. The local jurisdiction's action plan for the promotion of the deployment of broadband services (a necessary utility) by service providers into unserved areas within the government jurisdiction may include:

- Steps to promote reasonable and cost-effective access into the community
- Assessments, studies, ordinances, and goals
- DCA Broadband Ready Community and/or site certification

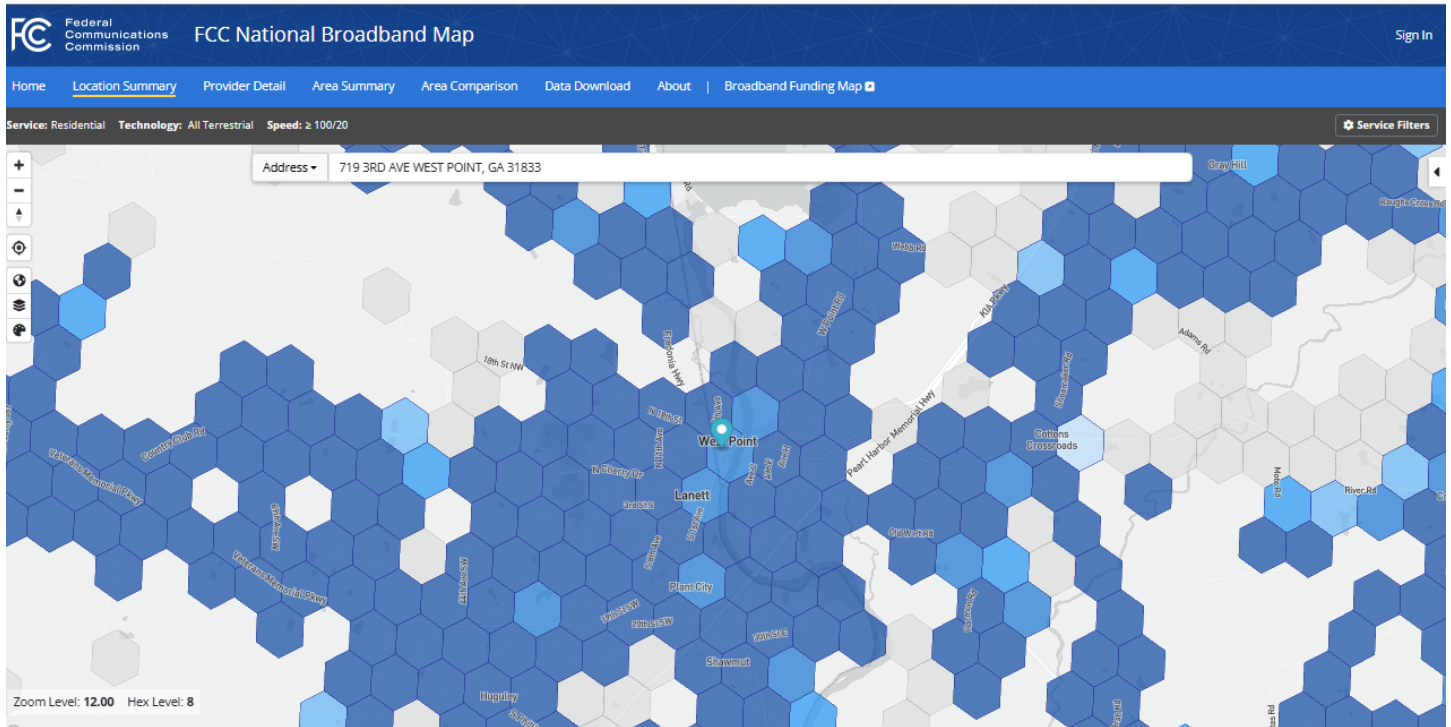
The City of West Point is represented by Troup County as a member of the regional West Central Georgia Broadband Authority. This group consists of three other counties in the area that include Heard County, Meriwether County, and Upson County.

The city is well covered by various types of internet connections including DSL, Cable, Fiber, Fixed Wireless, Satellite, and others. Fiber is the most prominent type of connection. The current largest provider of broadband internet is AT&T. According to the FCC map and data, AT&T fiber now offers the highest connection speed at 5 Gig download and upload speeds. Other providers such as Charter Spectrum offer 1 Gig connection speeds but only to businesses.

Type of Internet Subscriptions – City of West Point

Type	Total	% of Total
Total households	1,227	
Total with an internet subscription	1,140	92.9%
Dial-up	0	0.0%
Broadband (cable, fiber, DSL)	1,140	69.6%
Cellular data plan with no other type of internet subscription	338	27.5%
Satellite	0	0.0%
Internet access without a subscription	19	1.5%

Source: US Census, 2023 American Community Survey 5-Year Estimates, Subject Tables Presence and Types of Internet Subscriptions in Household



The map above shows broadband internet coverage within the heart of the City of West Point. The darkest blue shading depicts close to 100% coverage. Using the address for city hall, the table to the right shows the coverage per provider and at what service level.

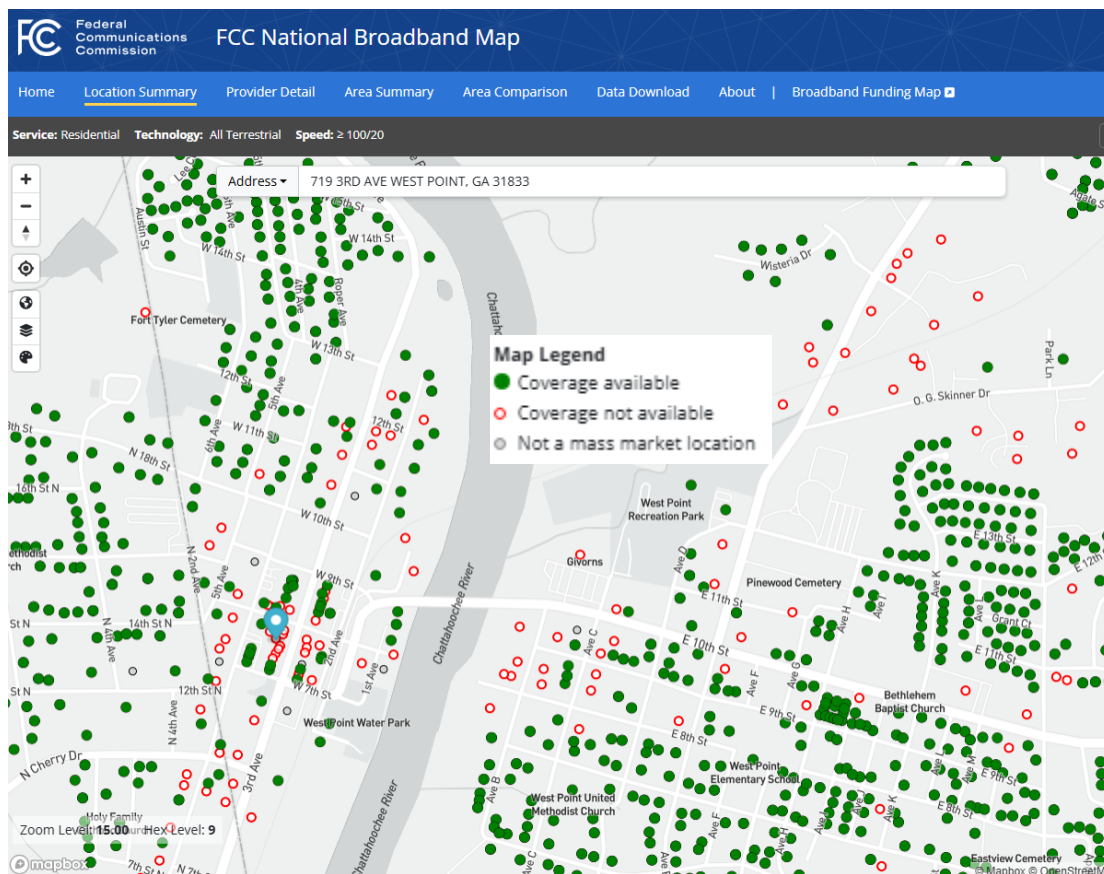
Data As Of: Dec 31, 2024 (latest) (Last Updated: 9/3/25)

Fixed Broadband | Mobile Broadband

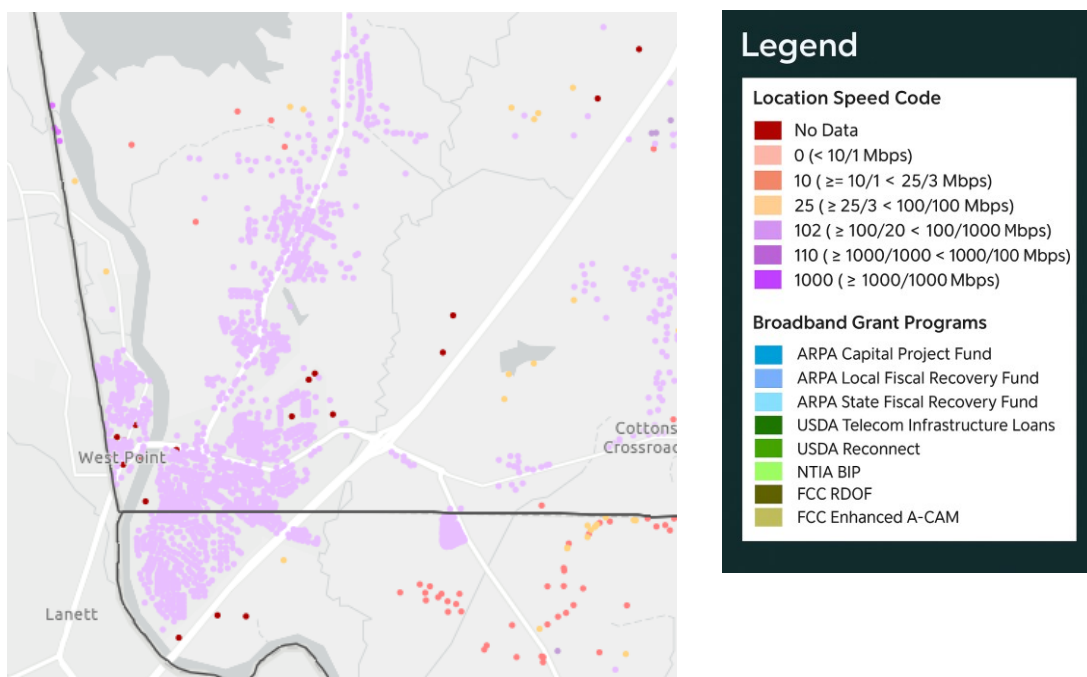
Selected Location: 719 3RD AVE WEST POINT, GA 31833
Status: **Not Served** | Business | Unit Count: 1

Broadband Availability

Provider	Technology	Down (Mbps)	Up (Mbps)	Chall.
AT&T	Licensed Fixed Wireless	25	3	
HughesNet	GSO Satellite	100	5	
Starlink	NGSO Satellite	220	30	
Viasat Inc	GSO Satellite	100	3	
Business-only Service				
Spectrum	Cable	1000	35	
Verizon	Licensed Fixed Wireless	50	6	
Viasat Inc	GSO Satellite	100	4	
WOW Internet, Cable & Phone	Cable	1200	50	



The city does have sites where coverage is not available, as can be seen in the above map of the downtown core. According to the 2025 Georgia Broadband Availability Map, see below, much of the City of West Point is served by broadband and at speeds 1 Gig and up.



Character Areas and Future Land Use

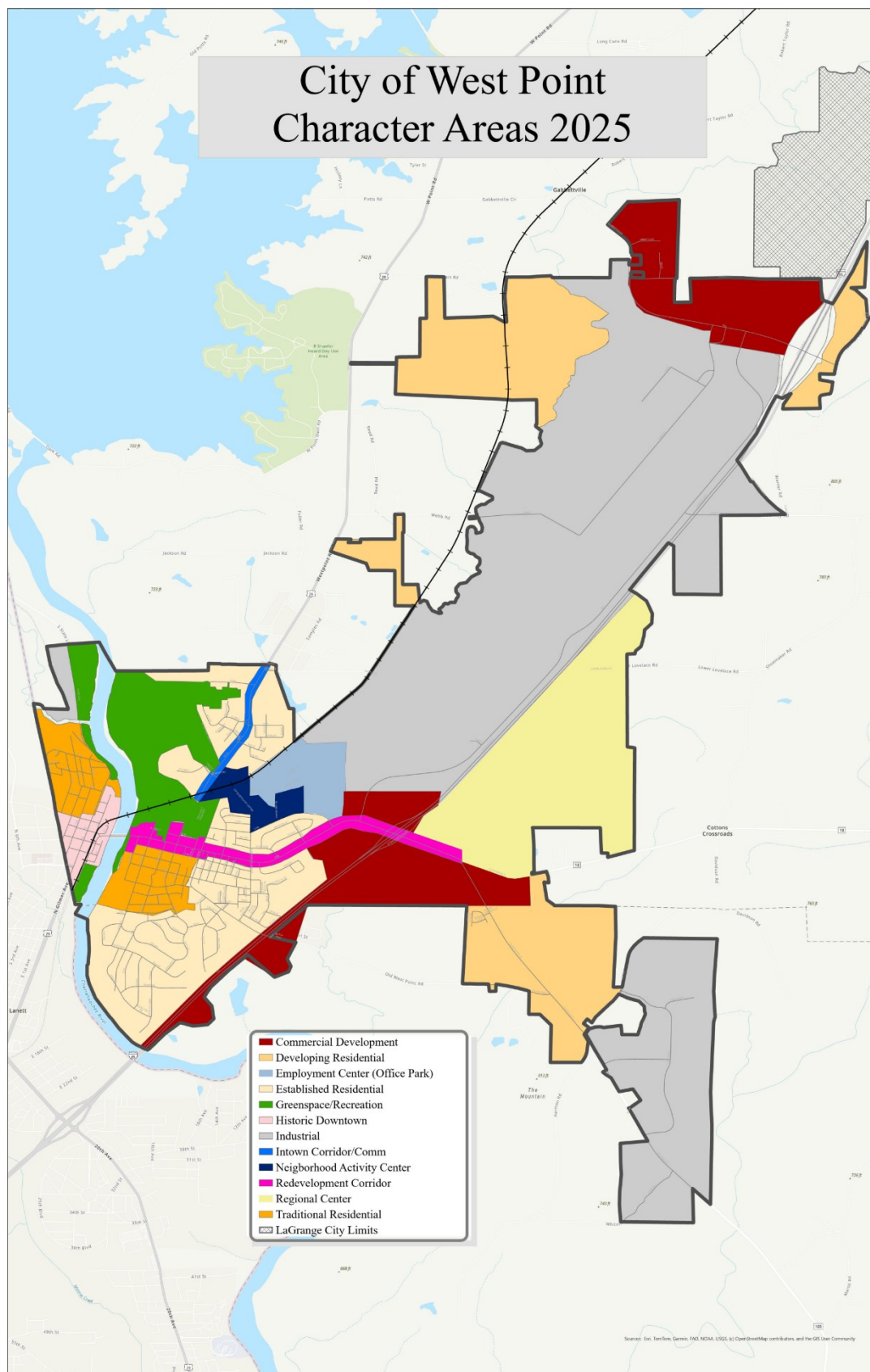
Character Areas are subareas of a community that have unique or special characteristics or physical form; have potential to evolve into a unique area when provided specific and intentional guidance; or require special attention due to unique development issues.

West Point Character Areas:

- Historic Downtown
- Traditional Residential
- Established Residential
- Greenspace and Recreation
- Redevelopment Corridor
- Intown Corridor
- Neighborhood Activity Center
- Regional Center
- Employment Center/Office Park
- Commercial Development
- Developing Residential
- Industrial



Character Areas Map



Historic Downtown

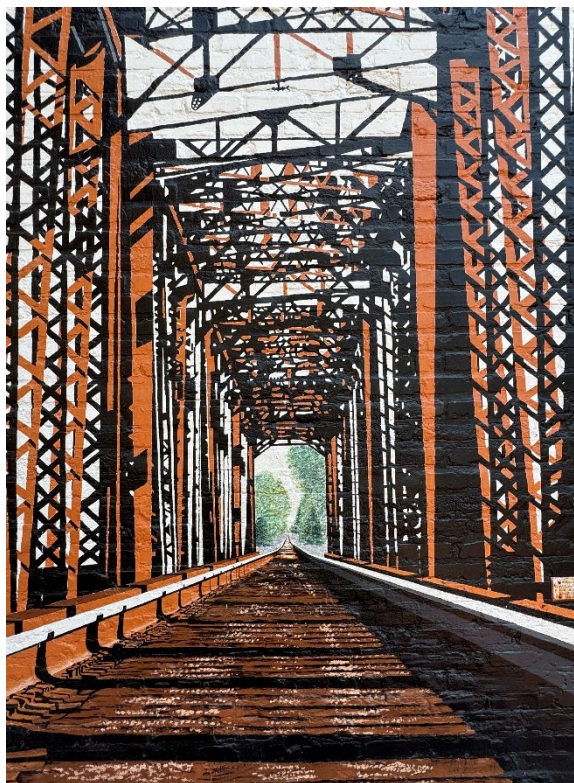
Downtown West Point is the economic and cultural center of the city. Much of the area is located within the National Register listed West Point Commercial Historic District. Commercial activity in West Point is concentrated here along with government services and post-secondary institutions with Point University's main campus. Point University has brought much vitality to downtown with adaptive re-use of structures and and an infusion of pedestrian activity. Revitalization efforts initiated by the city continue to strengthen the vitality of downtown with projects such as streetscape improvements and the new Downtown River Park and pavilion on the banks of the Chattahoochee River.

Land Uses

Commercial, Mixed-Use, Public, Institutional, Park space, Residential

Development Strategies

- Utilize and implement the West Point Downtown Master Plan
- Promote mixed use to increase the amount of citizens living within downtown
- Maintain and expand sidewalks, crosswalks and streetscape to encourage pedestrian use and safety
- Promote historic tax incentives for the rehabilitation of historic structures
- Promote and encourage the use of a façade grant program for the maintenance of the fronts of commercial buildings
- Encourage parking in the rear of buildings especially on downtown approach streets
- Encourage the continued reuse of historic structures for Point University
- Promote appropriate infill development
- Promote placemaking and public art



Traditional Residential

The traditional residential area which includes homes and neighborhoods built prior to WWII are located adjacent to historic downtown. Characteristics of this area include high pedestrian orientation, sidewalks, a mature tree canopy, small and regular lots, structures located close to the street and to the front of the property line. Homes within this area have distinct architectural. The National Register listed Westside Historic District and Eastside Historic District are located in this area. Public buildings such as the National Register listed West Point School are located within the area and give a great example of possible adaptive reuse projects.

Land Uses

Single-Family Residential

Neighborhood Commercial, Public, Institutional

Development Strategies

- Promote the use of neighborhood associations and neighborhood watch groups
- Promote landscaping and utilize strict code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles
- Encourage and promote the use of historic tax incentives for the rehabilitation of historic structures
- Maintain and expand sidewalk network
- Encourage home ownership
- Encourage appropriate infill opportunities for vacant property
- Expand pedestrian and bicycle activity and
- Encourage scaled mixed use and neighborhood commercial at appropriate nodes



Established Residential

The majority of post-war residential development in West Point has taken place on the east side of the city and south into Harris County. The residential area in Harris County is known as Booker Hills. Development patterns within this character area exhibit suburban style residential with curvilinear streets and large lots with little sidewalk connectivity.

Land Uses

Single-Family Residential, Public/Institutional, Parks and Greenspace

Development Strategies

- Continue building & code enforcement efforts to ensure the upkeep of established residential homes as they age.
- Extend existing sidewalk network



Greenspace and Recreation

The City of West Point has made great strides in increasing the amount of park, greenspace, and areas for recreation in recent years. Through partnerships with agencies such as the Trust for Public Land and the Army Corps of Engineers. Parkland along the Chattahoochee River. This area also includes active recreation space, historic cemeteries, and underutilized land which could be converted to park space or commercial redevelopment later in the future. The city cemetery is also included in this area.

Land Uses

Passive and active parks, Greenspace, city cemetery

Development Strategies

- Promote the use of landscaping
- Encourage community gardens
- Increase passive recreation opportunities
- Acquire vacant land to use as additional park space
- Create links to established neighborhoods, schools, and downtown
- Minimize impact of surrounding development



Redevelopment Corridor

West Point contains a corridor which is in great need for redevelopment. The GA HWY 18 and 10th Street corridor from the river to State Route 103 includes a mix of residential, commercial and civic uses. Vacant land which has never been developed also exists here. This corridor is the main transportation link between Interstate 85 and downtown. A redevelopment plan was developed in 2011 to address the future of the corridor and this particular character area.

Ongoing improvements include the intersection of MLK and 10 street, the Villages, and the GDOT roundabouts at the I-85 interchange.

LAND USES

Commercial, Mixed Use, Public/Institutional, Park space

DEVELOPMENT STRATEGIES

- Utilize and implement the 10th Street Redevelopment Plan
- Update and enforce the sign ordinance
- Increase frequency of landscaping
- Minimize front parking and encourage rear parking
- Extend sidewalks and crosswalk along the corridor to promote pedestrian access and to connect adjacent residential neighborhoods and employment centers.
- Retrofit structures for new uses.
- Continue to locate utilities underground in new developments
- Minimize center turn lanes to use as landscaped islands to improve safety and aesthetics.
- Enforce and enhance the Quality Development Corridor Overlay



Intown Corridor

This area includes established residential with pockets of commercial along northern Highway 29 in West Point. Residential is well maintained and much of it is historic. Commercial should be limited and follow standards in the Quality Development Corridor Overlay. Commercial development exists just north of the city limits that is in need of redevelopment or revitalization.

Land Uses

Single family residential, mixed use, small scale commercial.

Development Strategies:

- Extend and maintain sidewalk network
- Consider including the area as part of a local historic district.
- Monument signs are required for commercial property
- Encourage beautification and landscaping for commercial property
- Gateway signage into West Point



Neighborhood Activity Center

Adjacent parcels within this area include West Point Elementary, West Point Housing authority site, and small scale commercial. Although within close proximity to each other and adjacent parcels but with no connectivity. Redevelopment of the housing authority property, connections to senior center and learning center and West Point Elementary could create a neighborhood activity node with connected streets and sidewalks.

Land Uses

Public/institutional, mutli-family housing, single family housing, small scale commercial.

Development Strategies:

- Increase connectivity between uses and parcels
- Enhance entry roads
- Future school expansion
- Quality design
- Housing programs such as CDBG or CHIP
- Safe Routes to School planning



Regional Center

West Point at Exit 2 is a gateway into the city. GA HWY 18 to State Route 103 includes commercial and industrial uses. Vacant land which is yet to be developed has been acquired for mixed-use. Primarily high density residential, commercial retail, and warehousing and distribution centers due to their location just off I-85. This corridor is the main transportation link between Interstate 85 and a gateway onto the 10th Street corridor. A redevelopment plan was developed in 2011 to address the future of the corridor and this character area. Nearly completed improvements include the GDOT roundabouts at the I-85 interchange as well as the intersection at Highway 103.

Land Uses

Commercial, Industrial, Mixed Use, Public/Institutional, High Density Residential, and Park space.

Development Strategies

- Utilize and implement the Comprehensive Plan with working on this growth
- Continue to update and enforce the sign ordinance
- Increase frequency of landscaping with more open space in the future residential development and buffers for the industrial development.
- Minimize front parking and encourage side to rear parking
- Extend sidewalks and crosswalk along the corridor to promote pedestrian access and to connect adjacent residential neighborhoods and employment centers
- This mixed-use development is a concentration of retail, industry, and high density residential is very much seen along the I-85 corridor, as in Hogansville, LaGrange, and up to Coweta County.

- Continue to locate utilities underground in new developments, whenever possible
- Improve exit of development along the roundabouts requiring traffic studies, and GDOT analysis
- Enforce and enhance the Quality Development Corridor Overlay



Employment Center/Office Park

The West Point Business Park contains a major employer Interface at the entrance of the Park's drive. It also contains other industries, such as Carpet for Kids, metal fabricators, fire alarm installers, warehouse and distribution facilities, and institutional office for the Active Life, CARES youth center, Chattahoochee Early Learning Center, Fire and Paramedic training, Election Center, and the Community Development Department. You could say this is a mixed-use business park with much more developable parcels for this character area. Ongoing improvements include new soccer fields, playground, and expansion of the cemetery.

Land Uses

Industrial, Office Park, Public/Institutional, and Park space

Development Strategies

- Increase connectivity between uses and parcels
- Continue to update and enforce the sign ordinance
- Increase frequency of landscaping
- Minimize front parking and encourage side to rear parking
- Extend sidewalks and crosswalk along the corridor to promote pedestrian access and to connect adjacent residential neighborhoods and employment centers
- Retrofit structures for new uses
- Continue to locate utilities underground in new developments, whenever possible
- Minimize center turn lanes to use landscaped islands to improve safety and aesthetics
- Enforce and enhance the Quality Development Corridor Overlay as well as the Protective Covenants of the West Point Business Park.



Commercial Development

The greatest potential for new commercial development to occur in West Point is within these designated developing commercial nodes. These areas are located around and adjacent to the two Interstate 85 interchanges. KIA Motors Manufacturing has the potential to drive new commercial development at the northern end of KIA Boulevard which could include mixed uses and future residential development. The primary entry into the City of West Point along interstate 85 at GA Highway 18 may still have the greatest momentum for growth. As employment opportunities, institutions such as Point University, and overall activity within West Point continue to increase so will the demand for additional retail and hotel capacity which will likely occur in these sections of the city.

Land Uses

Mixed Use, Commercial, Office,
Public/Institutional, Park space

Development Strategies

- Enforce and maintain zoning regulations
- Ensure consistent code enforcement
- Utilize appropriate development standards to ensure quality building and sign design
- Require landscaping for any new development
- Pedestrian connectivity between developments
- Enforce the Quality Corridor Overlay



Developing Residential

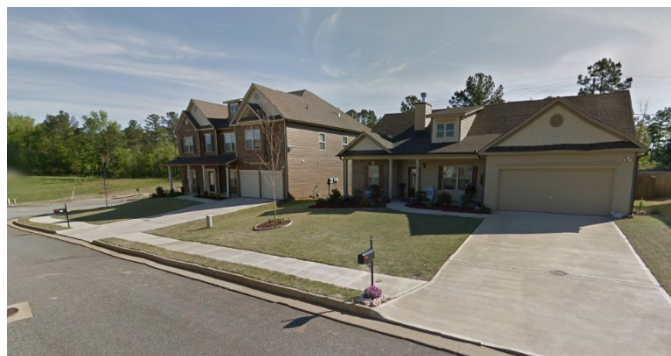
New residential development within the City of West Point has been underway across the city. These are primarily located on the outer edges of the community along State Route 29, State Route 103 and along Interstate 85.

Land Uses

Single-Family Residential, Multi-Family Residential, Mixed Use, Neighborhood Commercial, Park space

Development Strategies

- Promote the development of conservation subdivisions to conserve greenspace.
- Encourage residential development to connect to existing streets
- Encourage the use of the traditional street grid when residential development occurs adjacent to traditional established neighborhoods.
- Encourage the connections between new developments within and not only through access roadways.
- Promote the development of higher density residential close to downtown to encourage increased connectivity and neighborhood cohesiveness.
- Promote street design which encourages traffic calming



Industrial

Industry within the greater Chattahoochee Valley area, which includes the City of West Point, has historically been centered on manufacturing and more specifically textiles. Although the textile industry in the area has all but disappeared, manufacturing remains the dominate sector of industry. This is due in large part by the presence of KIA Motors Manufacturing. Industry continues to diversify with other companies located in West Point. Industrial uses are expanding into the Harris County portion of West Point along State Route 103.

Land Uses

Heavy and Light Industrial, highway commercial.

Development Strategies

- Promote a diverse range of businesses and industry
- Encourage a mix of uses to serve industry employees to increase access to retail and park space
- Connect sites to adjacent commercial and residential



Community Work Program

2021-2025 Report of Accomplishments

West Point Community Work Program 2021-2025 Report of Plan Accomplishments		
Project or Activity	Status*	Explanation
Develop West Point Villages Phase I	Complete	
Develop West Point Villages Phase II	Underway	LITHC has not been approved. Moved to new CWP.
Apply for CDBG for water and sewer improvements	Dropped	Areas within West Point not eligible for funding
Establish and maintain good communications with the Ray C. Anderson Foundation or “The Ray” I-85 Corridor	Complete	Most goals have been achieved. Maintain relationship. Moved to goals and strategies.
Attract a grocery store to the City	Cancelled	Working with Givorns to make improvements. Still a need. Moved to strategies.
Update the City’s historic resources survey	Postponed	No forms by GA DNR – HPD. Moved to new CWP.
Seek funding sources to revitalize the old West Point High School building on Highway 29	Underway	Strategy and need. Also undergoing environmental assessment. Moved to new CWP.
Develop a citywide wayfinding signage plan	Dropped	No longer a city priority
Develop an industrial districts park management plan/ with the comprehensive land use plan	Cancelled	A tool for the zoning of industrially zoned properties. Moved to strategies.
Develop an ordinance addressing accessory dwelling units	Dropped	Large contingency of residents do not support this use.
Make improvements to recreation and parks throughout the City	Underway	Multiple projects underway and moved to new CWP.
Apply for GICH Alumni status	Complete	Still involved as GICH alumni. Ongoing strategy.

2025-2030 Community Work Program

City of West Point Community Work Program				
2025-2030 NEW				
Activity	Years	Responsible Party	Cost	Funding Sources
Develop West Point Villages Phase II	2025-2027	City, DCA, Developer	\$15 Million	WPHA, Grants
Complete Georgia Placemaking Collaborative program initiative	2025-2026	City, Development Authority, GMA	Staff time	Grants, Philanthropic
Update the City's historic resources survey	2026-2027	City, Consultant	\$15,000	City, Grants
Redevelop housing authority site	2026-2028	City, Housing Authority	TBD	City, Grants
Park and Recreation improvements: Multi-use field	2025-2030	City, County	\$2.5 million	SPLOST City, County GF Budget
Construct Dog Park on OG Skinner Drive	2025-2026	City	\$75,000	City, SPLOST
Heritage River Park trail development and improvements	2025-2030	City	\$500,000	City, SPLOST, Grants, Philanthropic
Park maintenance – forest management and invasive species control	2026-2028	City	\$20,000	City
Refurbish tennis courts	2027	City, County	\$50,000	SPLOST City, County GF Budget
Revitalize the old West Point High School building on Highway 29	2026-2030	City, Development Authority	TBD	City, Grants
Establish Vacant property registry – or land bank	2026-2030	City	Staff time	Troup County, with Cities
Construct gateway signage at major roadway entry points	2027	City	\$50,000	GDOT Grant, City
Multi-modal river bridge at 8 th Street	2027-2030	City	\$4 Million	To be continued in existing 10 th Street Corridor Redevelopment Plan
Purchase bike racks and place in strategic downtown locations	2026-2028	City	\$5,000	GDOT, DNR, Downtown Development Authority
Conduct walk/safety audit at school - SRTS	2026-2030	City, Safe Routes to School Resource Center	Staff time	Co-op with Schools, DOT, and City

City of West Point Community Work Program				
2025-2030 NEW				
Activity	Years	Responsible Party	Cost	Funding Sources
Extend sidewalks into Harris County – Ave C	2025-2030	City	\$50,000	City
Improve sidewalks along MLK and numbered streets	2025-2030	City	\$20,000	City
Extend sidewalks along south side of 10 th Street to Villages	2026-2030	City, GDOT	\$75,000	GDOT, Grant
Improve O G Skinner and 10 th Street intersection – crosswalks	2026-2030	City, GDOT	TBD	GDOT, Grant
Construct new fire station	2025-2030	City, County	\$3 million	Grant, City
Improved water intake facility and park in partnership with Army Corps	2025-2030	City, Army Corps of Engineers	\$8 million	City, Federal Appropriation
Wastewater plant improvements – 3 rd Avenue	2025-2030	City	\$20 million	City, Bonds
Stormwater infrastructure mapping	2026-2030	City	TBD	Grant, City
Brownfield assessment – Phase 2	2026-2030	City, Development Authority	TBD	Grants
Façade grant to 10 th Street corridor	2026-2030	Development Authority	\$10,000	West Point Development Authority
Downtown master plan implementation	2025-2030	City, Development Authority	TBD	City, Grants, Private

Appendix

- Committee Sign In Sheets
- Survey Results – Summary and Raw Data
- SWOT Analysis
- Public Hearing Ad Proof of Advertisements



West Point Comprehensive Plan Update
Steering Committee Meeting #1
June 23, 2025

Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
<i>Lizanne Martin</i> <i>Bob Thacker</i>	<i>Pres. Council on Aging Drivers Advisory</i>	<i>CREAMC@charter642@gmail.com</i>	<i>706-588-0455</i>
<i>Liz Bober</i>	<i>Zoning</i>	<i>lbober15@gmail.com</i>	<i>706-456-7275</i>
<i>Greg Panzer</i>	<i>Citizen + Harris Co Econ Development</i>	<i>gpanzer@harriscountygov</i>	<i>706/457-3780</i>
<i>Dennis Dutton</i>	<i>City of West Point</i>	<i>dennis.dutton@cityof westpointga.com</i>	<i>(706) 645-3534</i>
<i>Steve Trammell</i>	<i>City of West Point</i>	<i>Steve.Trammell@cityof westpointga.com</i>	<i>706-643-6172</i>
<i>Roderick S. Palmer</i>	<i>City of West Point</i>	<i>Roderick.Palmer@ CityofWestPointga.com</i>	<i>(706) 588-8003</i>
<i>Meghan Richardson</i>	<i>City of West Point</i>	<i>meghan.richardson@ cityofwestpointga.com</i>	<i>706-586-8004</i>
<i>Vernona Andrews</i>	<i>City of West Point</i>	<i>vernona.andrews@ cityofwestpointga.com</i>	<i>706-585-1919</i>
<i>Stephen Wagner</i>	<i>TRC</i>	<i>swagner@harriscountygov</i>	<i>(678) 692-0570</i>
<i>Derrick Staley</i>	<i>West Point Fire Dept</i>	<i>derrick.staley@cityofwestpointga.com</i>	<i>(706) 588-8504</i>
<i>Cody Royster</i>	<i>Citizen</i>	<i>cody.royster@newsflash.com</i>	<i>706 773 4271</i>
<i>Trudy Johnson</i>	<i>"</i>	<i>Trudyjohnson@charter.net</i>	<i>706-957-9722</i>



West Point Comprehensive Plan Update
Steering Committee Meeting #2
June 30, 2025

Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Dianne Davidson			
Liz Bobber			
Dennis Dutton			
Bill Gladden		Bill@WCGladDen.com	706-773-1095
Greg Panzer			
Ben Hamilton	DWPDA	hamilton.ben15@gmail.com	
Trudy Johnson	Planning Board / Vol.	Trudy.johnson@charter.net	706-957-9722
Norma Williams	Planning B	wmsnorma@yahoo.com wmsnorma@gmail.com	706-585-0142
Meghan Richardson			
Vershona Andrews			
Tiffany Welch			
Corinne Thornton			

Maryanne Lovejoy

Troup Strategy
center

mlovejoy@trouppcountyga.gov



West Point Comprehensive Plan Update
Steering Committee Meeting #3
July 7, 2025

Sign-In Sheet

NAME	ORGANIZATION	SIGN OR INITIAL
Dennis Dutton	City of West Point Community Development	Dennis Dutton
Dianne Davidson	Council on Aging	Dianne Davidson
Liz Bober	Planning and Zoning Board	
Bill Gladden	Citizen	Bill Gladden
Greg Panzer	Citizen, Harris County Economic Development	Greg Panzer
Ben Hamilton	Downtown West Point Development Authority	
Trudye Johnson	Citizen	
Norma Williams	Planning and Zoning Board	Norma Williams
Meghan Richardson	City of West Point Economic Development	Meghan Richardson
Vershona Andrews	City of West Point Economic Development	
Tiffany Welch		
Stephanie Wagner	Three Rivers Regional Commission	
Corinne Thornton	Georgia Department of Community Affairs Region 4	Corinne Thornton



West Point Comprehensive Plan Update
Steering Committee Meeting #3
July 7, 2025

NAME	ORGANIZATION	EMAIL ADDRESS
Kevin Patrick	West Point City Council	keampatrickwp@gmail.com
Derick Staley	West Point Fire Dep	derick.staley@cityofwestpointga.com



West Point Comprehensive Plan Update
Steering Committee Meeting #4
July 14, 2025

Sign-In Sheet

NAME	ORGANIZATION	SIGN OR INITIAL
Dennis Dutton	City of West Point Community Development	Dennis Dutton
Dianne Davidson	Council on Aging	DIANNE DAVIDSON
Liz Bober	Planning and Zoning Board	
Bill Gladden	Citizen	WCG
Greg Panzer	Citizen, Harris County Economic Development	Greg Panzer
Ben Hamilton	Downtown West Point Development Authority	
Trudye Johnson	Citizen	Trudye Johnson
Norma Williams	Planning and Zoning Board	
Meghan Richardson	City of West Point Economic Development	
Vershona Andrews	City of West Point Economic Development	
Tiffany Welch		
Stephanie Wagner	Three Rivers Regional Commission	S Wagner
Corinne Thornton	Georgia Department of Community Affairs Region 4	
Kevin Patrick	West Point City Council	



West Point Comprehensive Plan Update
Steering Committee Meeting #4
July 14, 2025

Sign-In Sheet

NAME	ORGANIZATION	SIGN OR INITIAL
Dennis Dutton	City of West Point Community Development	Dennis Dutton
Dianne Davidson	Council on Aging	DIANNE DAVIDSON
Liz Bober	Planning and Zoning Board	
Bill Gladden	Citizen	WCG
Greg Panzer	Citizen, Harris County Economic Development	Greg Panzer
Ben Hamilton	Downtown West Point Development Authority	
Trudye Johnson	Citizen	Trudye Johnson
Norma Williams	Planning and Zoning Board	
Meghan Richardson	City of West Point Economic Development	
Vershona Andrews	City of West Point Economic Development	
Tiffany Welch		
Stephanie Wagner	Three Rivers Regional Commission	S Wagner
Corinne Thornton	Georgia Department of Community Affairs Region 4	
Kevin Patrick	West Point City Council	

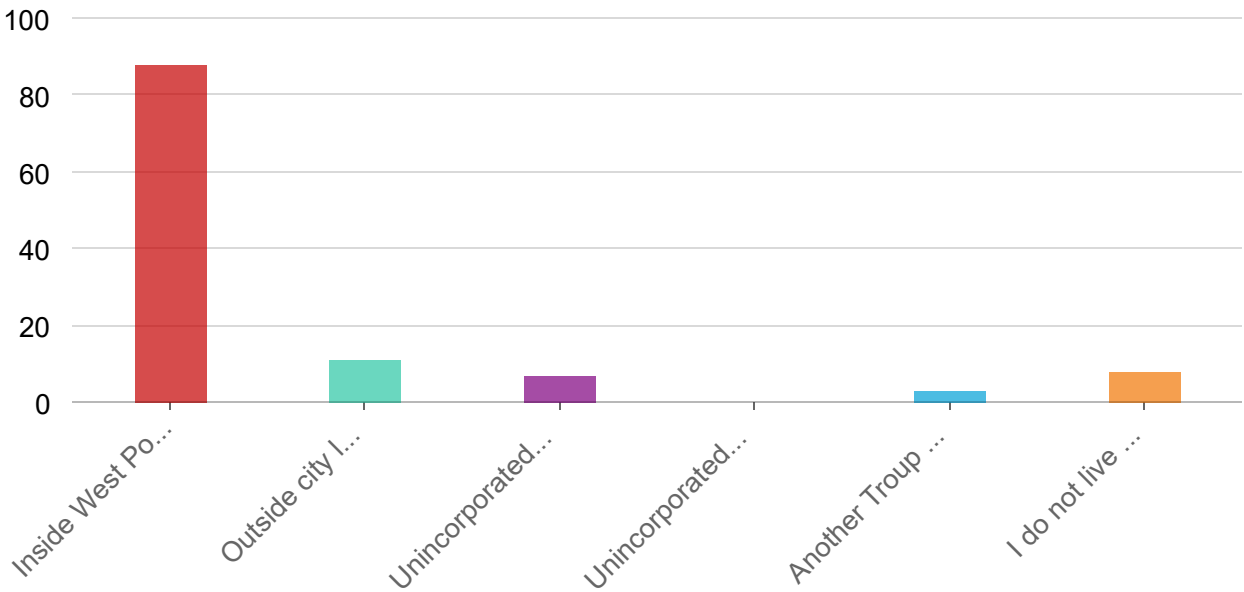


West Point Comprehensive Plan Update
Steering Committee Meeting #4
July 14, 2025

NAME	ORGANIZATION	SIGN OR INITIAL
Derick Staley	West Point Fire Department	
Meryl Dailey	West Point Comm. Dev't	Meryl Dailey
Calvin Royster	Citizen, WPE PTO	Calvin Royster

City of West Point Community Survey

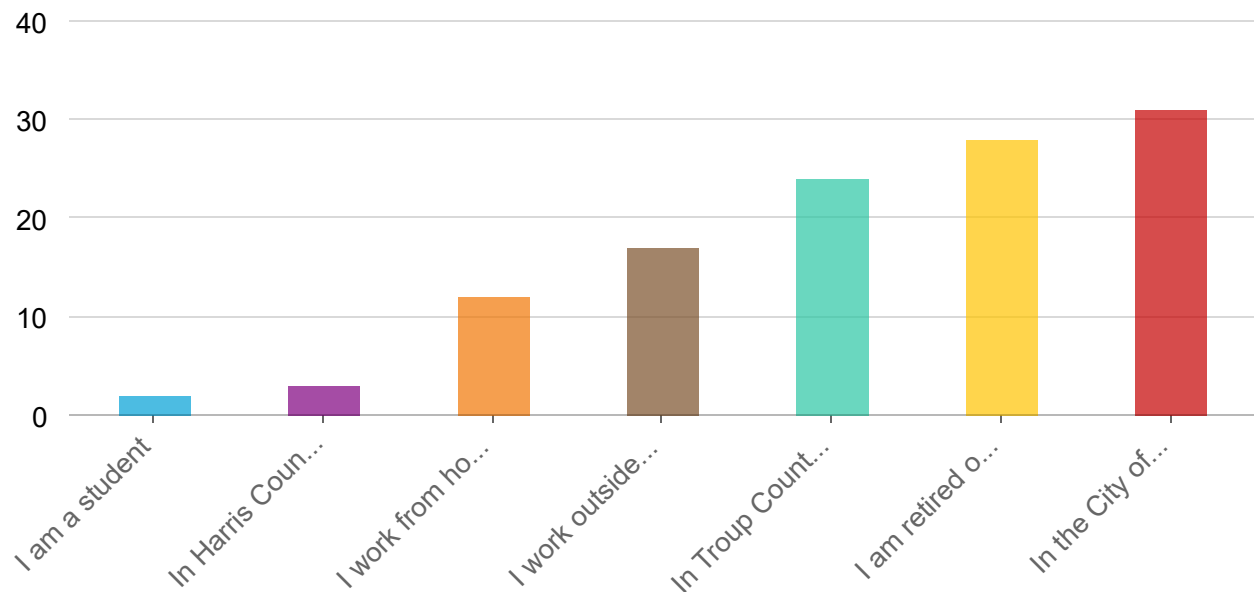
Where do you live?



Answers	Count	Percentage
Inside West Point city limits	88	75.21%
Outside city limits but within the West Point zip code	11	9.4%
Unincorporated Troup County/Outside West Point zip code	7	5.98%
Unincorporated Harris County/Outside West Point zip code	0	0%
Another Troup County city	3	2.56%
I do not live in Troup or Harris County	8	6.84%

Answered: 117 Skipped: 0

Where do you work?



Answers	Count	Percentage
I am a student	2	1.71%
In Harris County	3	2.56%
I work from home	12	10.26%
I work outside of Troup County or its cities	17	14.53%
In Troup County	24	20.51%
I am retired or not employed	28	23.93%
In the City of West Point	31	26.5%

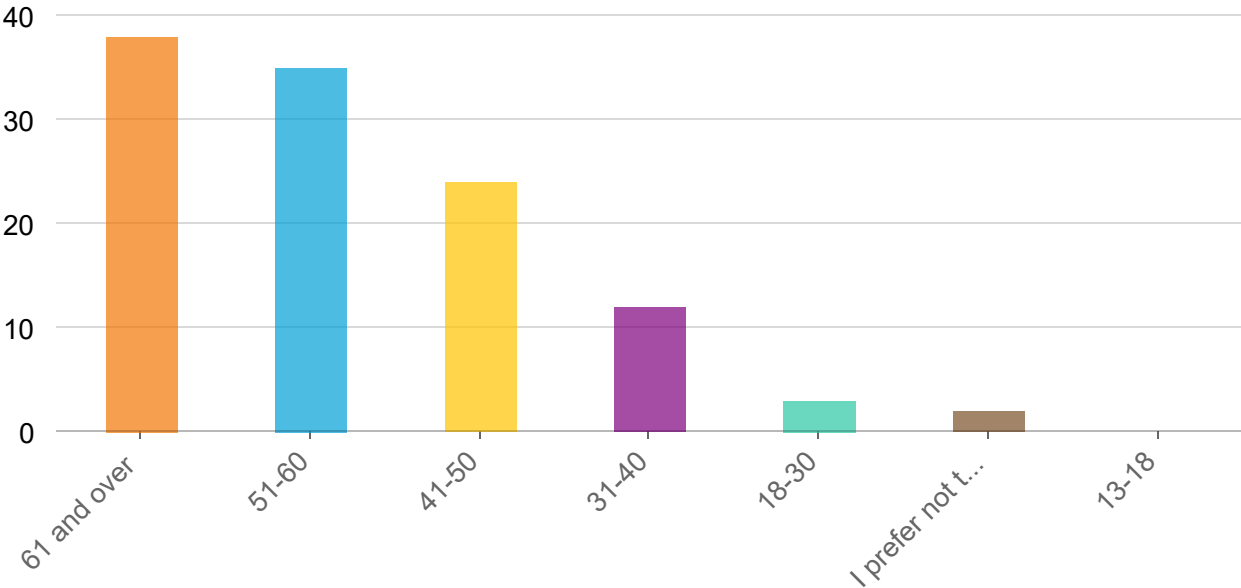
Answered: 117 Skipped: 0

Your Neighborhood and Favorite Places



Answered: 85 Skipped: 32

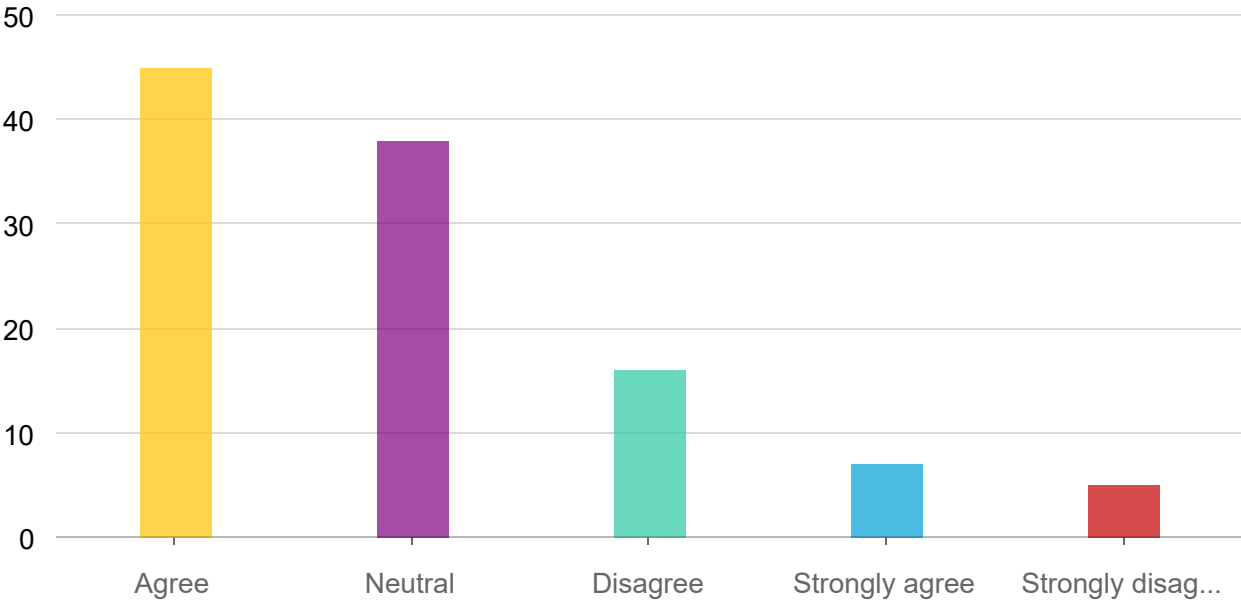
https://survey123.arcgis.com/surveys/11d260cd8da64bb48ca0caf2c7f053f6/analyze?chart=0.your neighborhood and favorite:{"show":"responses"};... 3/20



Answers	Count	Percentage
61 and over	38	32.48%
51-60	35	29.91%
41-50	24	20.51%
31-40	12	10.26%
18-30	3	2.56%
I prefer not to answer	2	1.71%
13-18	0	0%

Answered: 114 Skipped: 3

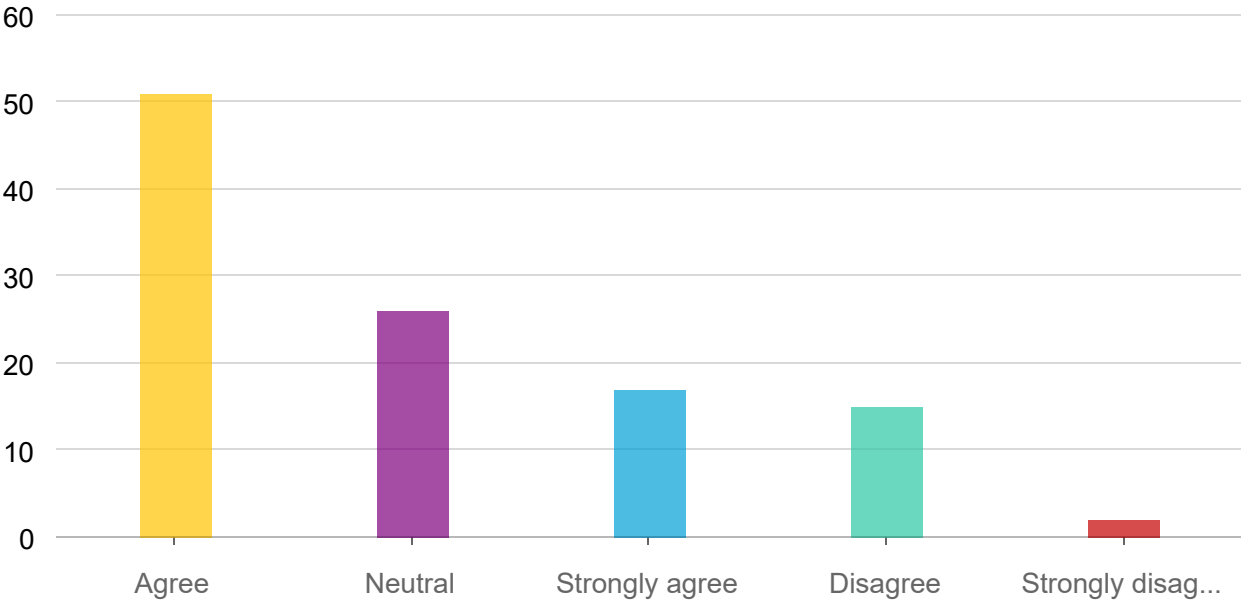
Adequate parks are available



Answers	Count	Percentage
Agree	45	38.46%
Neutral	38	32.48%
Disagree	16	13.68%
Strongly agree	7	5.98%
Strongly disagree	5	4.27%

Answered: 111 Skipped: 6

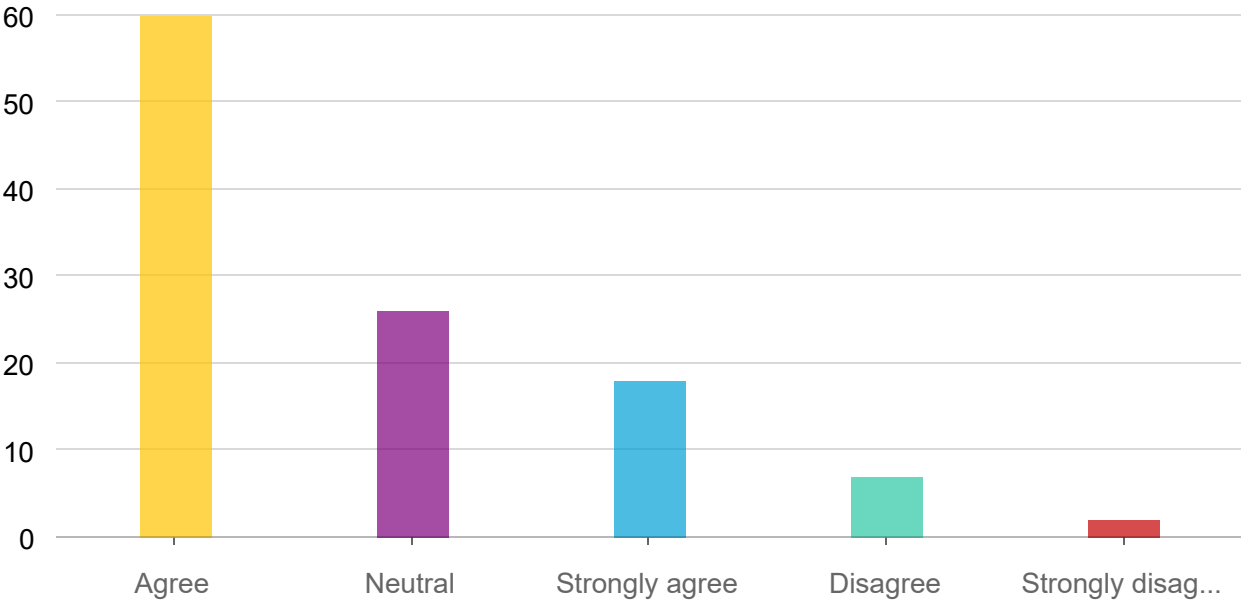
I feel safe with current police protection



Answers	Count	Percentage
Agree	51	43.59%
Neutral	26	22.22%
Strongly agree	17	14.53%
Disagree	15	12.82%
Strongly disagree	2	1.71%

Answered: 111 Skipped: 6

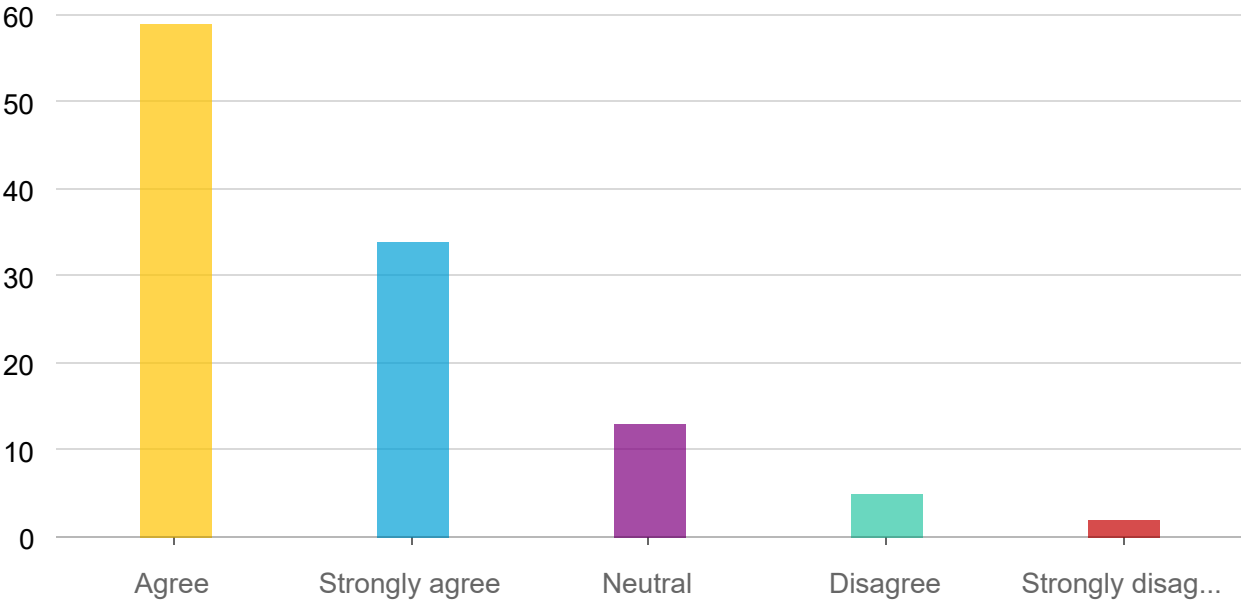
I feel protected from fire with current services



Answers	Count	Percentage
Agree	60	51.28%
Neutral	26	22.22%
Strongly agree	18	15.38%
Disagree	7	5.98%
Strongly disagree	2	1.71%

Answered: 113 Skipped: 4

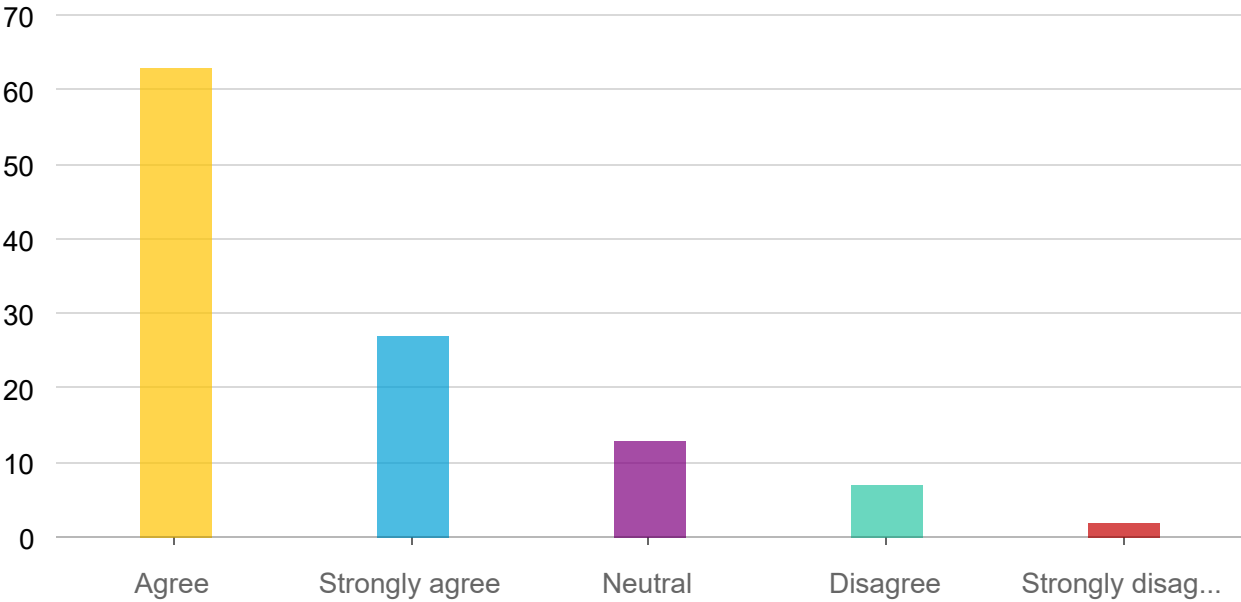
I have dependable water supply



Answers	Count	Percentage
Agree	59	50.43%
Strongly agree	34	29.06%
Neutral	13	11.11%
Disagree	5	4.27%
Strongly disagree	2	1.71%

Answered: 113 Skipped: 4

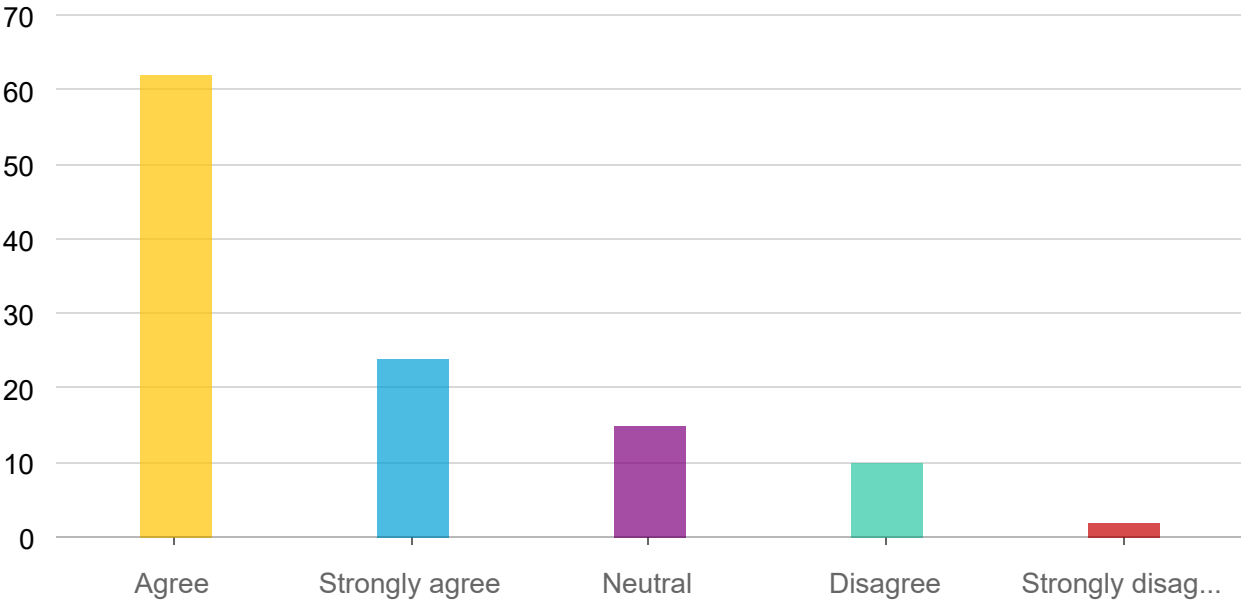
I have dependable sewer services



Answers	Count	Percentage
Agree	63	53.85%
Strongly agree	27	23.08%
Neutral	13	11.11%
Disagree	7	5.98%
Strongly disagree	2	1.71%

Answered: 112 Skipped: 5

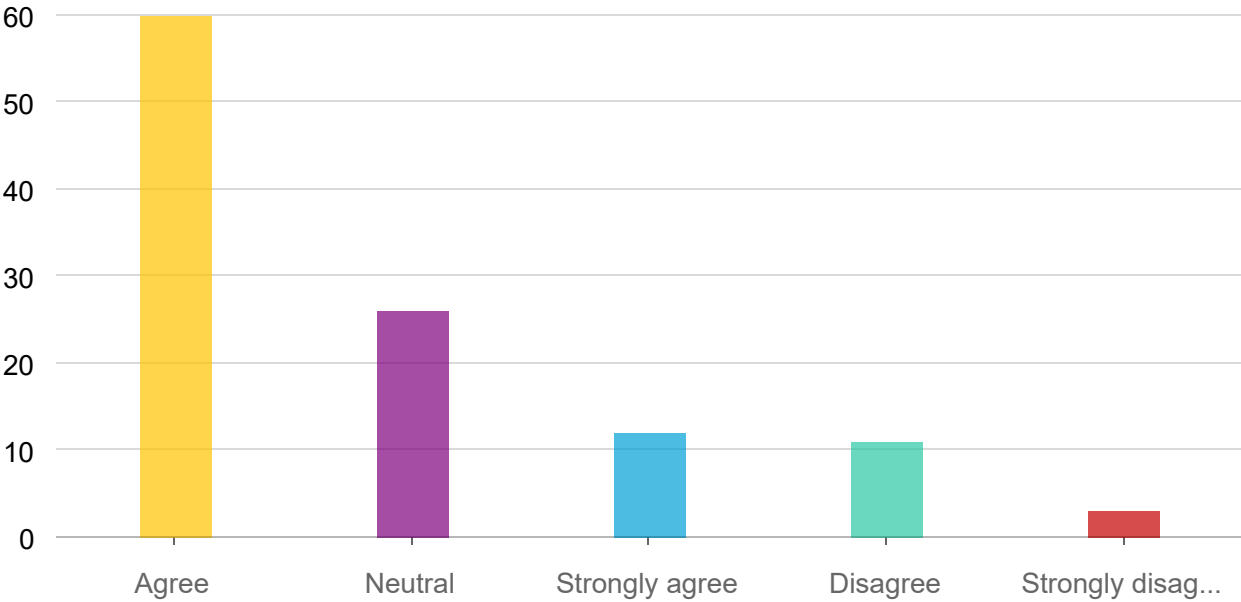
I have dependable electric services



Answers	Count	Percentage
Agree	62	52.99%
Strongly agree	24	20.51%
Neutral	15	12.82%
Disagree	10	8.55%
Strongly disagree	2	1.71%

Answered: 113 Skipped: 4

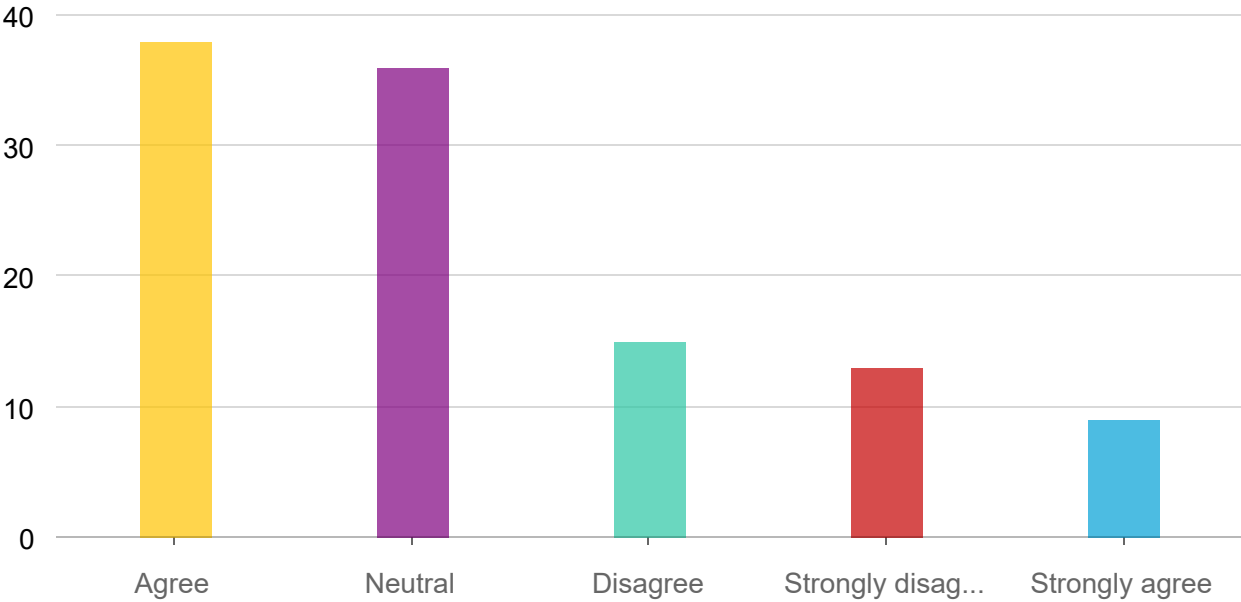
I have dependable broadband services



Answers	Count	Percentage
Agree	60	51.28%
Neutral	26	22.22%
Strongly agree	12	10.26%
Disagree	11	9.4%
Strongly disagree	3	2.56%

Answered: 112 Skipped: 5

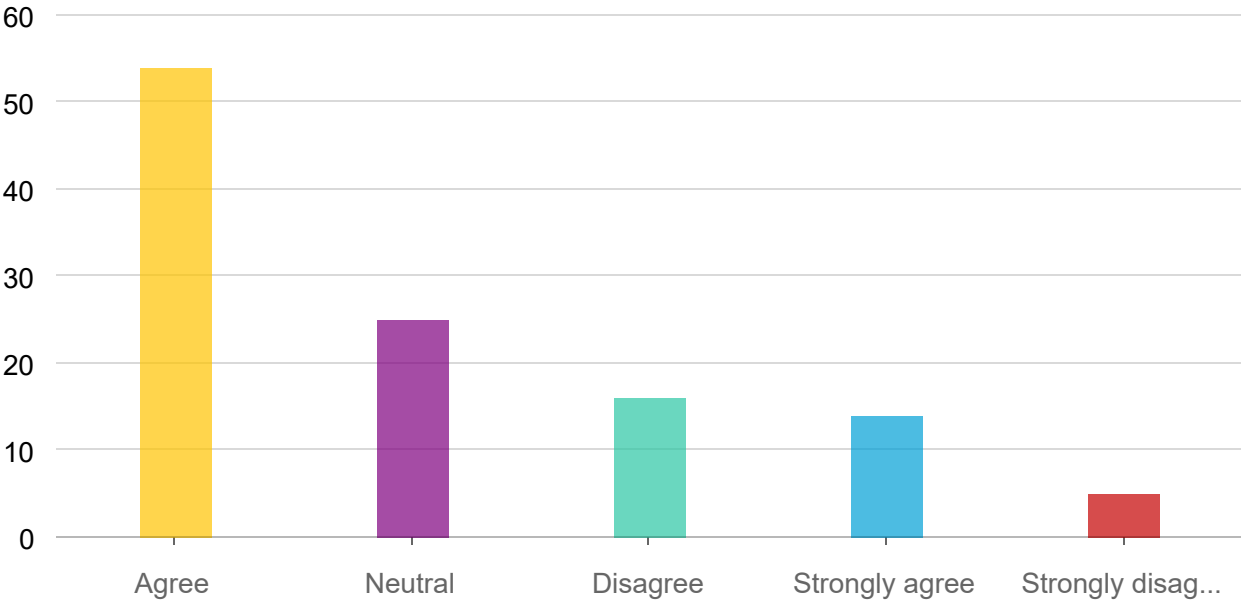
I have an affordable city tax structure (note: not including school or county...



Answers	Count	Percentage
Agree	38	32.48%
Neutral	36	30.77%
Disagree	15	12.82%
Strongly disagree	13	11.11%
Strongly agree	9	7.69%

Answered: 111 Skipped: 6

I am able to walk as much as I want to places in the city



Answers	Count	Percentage
Agree	54	46.15%
Neutral	25	21.37%
Disagree	16	13.68%
Strongly agree	14	11.97%
Strongly disagree	5	4.27%

Answered: 114 Skipped: 3

More on connectivity: please describe any challenges or barriers you encounter when...



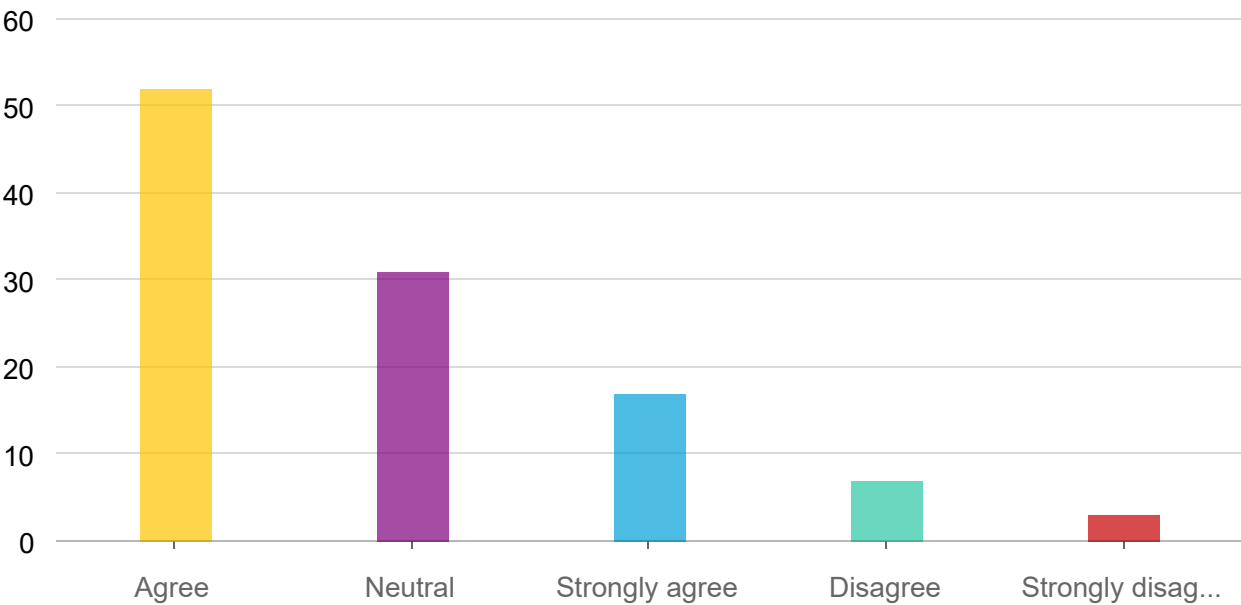
Response Category	Percentage
Agree	65%
Neutral	28%
Strongly agree	14%
Disagree	7%
Strongly disagree	0%

[https://survey123.arcgis.com/surveys/11d260cd8da64bb48ca0caf2c7f053f6/analyze?chart=0.your neighborhood and favorite:{\"show\":\"responses\"...](https://survey123.arcgis.com/surveys/11d260cd8da64bb48ca0caf2c7f053f6/analyze?chart=0.your%20neighborhood%20and%20favorite%3A%7B%22show%22%3A%22responses%22%2C%22type%22%3A%22bar%22%7D) 14/20

Strongly disagree	0	0%
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Answered: 114 Skipped: 3

I am willing to volunteer to serve the city and help make improvements



Answers	Count	Percentage
Agree	52	44.44%
Neutral	31	26.5%
Strongly agree	17	14.53%
Disagree	7	5.98%
Strongly disagree	3	2.56%

Answered: 110 Skipped: 7

Further Discussion: Quality of Life and Citizen Happiness



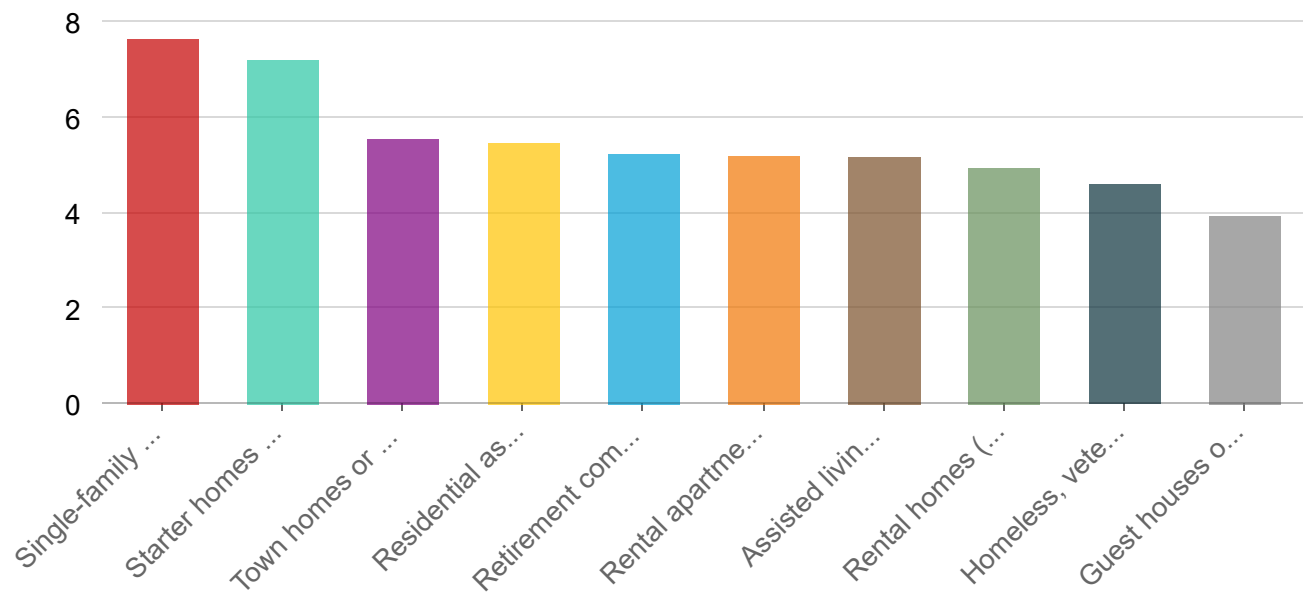
Answered: 65 Skipped: 52

16/20



Answered: 85 Skipped: 32

[https://survey123.arcgis.com/surveys/11d260cd8da64bb48ca0caf2c7f053f6/analyze?chart=0.your neighborhood and favorite:{"show":"responses"...](https://survey123.arcgis.com/surveys/11d260cd8da64bb48ca0caf2c7f053f6/analyze?chart=0.your%20neighborhood%20and%20favorite%3A%5B%7B%22show%22%3A%22responses%22%2C%22type%22%3A%22bar%22%7D%5D) 17/20



Rank	Answers	1	2	3	4	5	Average score
6	Rental apartments	6	7	10	8	13	5.20
		4.08%	12.24%	8.16%	10.2%	10.2%	
		4	12	8	10	10	
7	Assisted living facilities	8	9	2	9	17	5.17
		8.16%	9.18%	2.04%	9.18%	17.35%	
		8	9	2	9	17	
8	Rental homes (long-term, such as 6 months+)	7	4	9	10	11	4.95
		7.14%	4.08%	9.18%	10.2%	11.22%	
		7	4	9	10	11	
9	Homeless, veteran, and/or special needs housing	7	4	7	7	13	4.60
		7.14%	4.08%	7.14%	7.14%	13.27%	
		7	4	7	7	13	
10	Guest houses or Accessory Dwelling Units	0	6	7	10	7	3.94
		0%	6.12%	7.14%	10.2%	7.14%	
		0	6	7	10	7	

Answered: 98 Skipped: 19

Additional Input



Answered: 50 Skipped: 67

19/20



SWOT Analysis for West Point's 2025 Comprehensive Plan Update

Strengths, Weaknesses, Opportunities, and Threats	
S T R E N G T H S	<ul style="list-style-type: none"> • Strong industrial base (KIA, suppliers, industrial park) • Point University presence and student housing • Vibrant downtown, with restaurants, murals, New Horizon Community Theater, pavilion • Strategic location (river, lake, I-85) • Track record of revitalization projects (e.g. streetcapes) • Historic mill village street grids and neighborhoods • Overlays to avoid undesirable and unattractive development along corridors (e.g. Quality Development Corridor Overlay)
W E A K N E S S E S	<ul style="list-style-type: none"> • Public schools: dropout rates, poor perception, outdated facilities, no middle or high school • Aging housing stock and limited housing choices • Old buildings with redevelopment issues: former high school has asbestos • Minimum square footage requirements may limit redevelopment and infill • Transportation: road safety, traffic congestion, limited connectivity and multi-modal options • Limited healthcare options (some people travel to Alabama) • No public pool • Large part of the population is low-income and have low-paying jobs; limited tax revenue and people busy working multiple jobs and cannot participate in community activities
O P P O R T U N I T I E S	<ul style="list-style-type: none"> • Tourism and recreation: Chattahoochee Blueway, River Park for kayaking, walking, picnicing • Downtown revitalization: art, branding, placemaking, hotels, loft housing • Become a stronger gateway from Alabama into Georgia (West Point is the first stop from I-85) • Housing: increase options for variety of prices, ownership types, and formats • Encourage infill development and adaptive reuse • Redevelopment potential: Hwy 29, 10th St, vacant properties • Partnerships: Chamber of Commerce, university, industries, The Ray, other jurisdictions • More public events that create community, sense of pride, collaboration, downtown clientele • Historic preservation: National Register districts provide tax incentives for rehabilitation • Streetscapes in commercial and downtown corridors to promote community aesthetics and pedestrian traffic • Upgrade public spaces in terms of retrofitting with better designs and amenities
T H R E A T S	<ul style="list-style-type: none"> • Strains on infrastructure and services • Dependence on KIA and auto sector • Community division between affluent and low-income areas • Environmental risks: resource depletion, brownfields • Limited healthcare access • Apprehension about change and growth • No local newspaper

Proof

Client	CITY OF WEST POINT	Phone	(706) 645-3534
Address	P.O. BOX 487	EMail	kristin.lester@cityofwestpoint-ga.com
	WEST POINT, GA 31833	Fax	
AD #	1978736	Requested By	CITY OF WEST POINT
Account	253351	PO #	
Class	2610	Created By	BRITTANY.SCH
Start Date	04/19/25	Creation Date	04/16/2025
End Date	04/26/25	Dimensions	3 X 5.5
Run Dates	2	Price	\$417.55
Pubs	LaGrange Daily News		
Order #	1978736		
Sales Rep	Brittany Schofield	Phone	
		EMail	brittany.schofield@shelbycountyreporter.com
		Fax	

NOT AN INVOICE

**CITY OF WEST POINT
PUBLIC HEARING NOTICE FOR
2025-2045 COMPREHENSIVE PLAN UPDATE**

The City of West Point is initiating the process to begin an update of its local comprehensive plan. The comprehensive plan is utilized to establish and promote the City's vision for the future. The update will be prepared according to rules for local comprehensive planning adopted by the Georgia Department of Community Affairs (DCA). The plan update will also allow the City of LaGrange to maintain its Qualified Local Government (QLG) status, and therefore be eligible for state grant funds, loans, and permits.

The purpose of the public hearing is to brief the community on the process to be used to update the local comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process.

Those interested in learning about and participating in the plan update are encouraged to attend the meeting.

This public hearing will be held at West Point City Hall, 730 1st Avenue, P.O. Box 487, West Point, GA 31833 on May 27, at 5:30 PM as part of the regularly scheduled council meeting.

For questions regarding the comprehensive plan update, please contact city hall at 706.645.2226.

Proof

Client	CITY OF WEST POINT	Phone	(706) 645-3534
Address	P.O. BOX 487	EMail	kristin.lester@cityofwestpoint-ga.com
	WEST POINT, GA 31833	Fax	
AD #	2046311	Requested By	CITY OF WEST POINT
Account	253351	PO #	
Class	2610	Created By	BRITTANY.SCH
Start Date	09/20/25	Creation Date	09/16/2025
End Date	09/24/25	Dimensions	2 X 4.0
Run Dates	2	Price	\$207.60
Pubs	LaGrange Daily News		
Order #	2046311		
Sales Rep	Brittany Schofield	Phone	
		EMail	brittany.schofield@shelbycountyreporter.com
		Fax	

NOT AN INVOICE

**CITY OF WEST POINT
PUBLIC HEARING NOTICE FOR
2025-2045 COMPREHENSIVE PLAN UPDATE**

The City of West Point is in the process of completing the update to the comprehensive plan. The comprehensive plan is prepared according to the rules for local comprehensive planning issued by the Georgia Department of Community Affairs (DCA).

The purpose of the public hearing is to inform the public that the draft comprehensive plan will be available for review and will be submitted to the Department of Community Affairs and the Three Rivers Regional Commission. Those interested in commenting on the plan are encouraged to attend the meeting. Comments will also be received during the 30-day review period. The plan will be available at City Hall, the city website, and on the Three Rivers Regional Commission website. <https://trrc-ga.com>.

This public hearing will be held at West Point City Hall, 730 1st Avenue, P.O. Box 487, West Point, GA 31833 on September 30th at 5:30 PM as part of the regularly scheduled council work session meeting. On October 13th at 5:30 PM, the council will vote to submit the plan for review.

For questions regarding the comprehensive plan update, please contact city hall at 706.645.2226.