

CITY OF HOGANSVILLE 2010-2030

COMPREHENSIVE PLAN



COMMUNITY AGENDA

prepared by:

Three Rivers Regional Commission

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Introduction

The following pages present the Hogansville 2010-2030 Comprehensive Plan's Community Agenda. The Comprehensive Plan was developed during the summer and fall of 2010. As required by State Law, the plan was developed in stages, with the following work products.

- Community Assessment
- Community Participation Program, and
- Community Agenda

The Community Assessment provides professional analysis of planning trends (population, housing, economic development, etc.), preliminary list of issues and opportunities, and supporting documentation.

The Community Participation Program explains how a broad range of citizens and groups were involved in developing the Community Agenda.

This Community Agenda is an action plan for the City to adopt, with a final list of local issues and opportunities, community vision, future development map, and implementation program.

Although this Community Agenda is the only part of the plan the City is required by law to adopt, all three parts of this plan were reviewed by the State of Georgia and a large list of interested parties. The Three Rivers Regional Commission helped draft this plan.

The plan has a 20 year span, but must by law be updated approximately every 10 years, according to a State schedule. In addition, the Community Agenda's 5-Year Short Term Work Program must be updated every five years, and if Hogansville ever decides to adopt a comprehensive Capital Improvements Element, then that CIE will need to be updated yearly. The City is also free to amend its new 2010-2030 plan any other time if needed, to keep it up-to-date and workable.

The City of Hogansville is on the cusp of many important developments and decisions, so this is a good time for this 2010-2030 comprehensive plan.

Vision Statement

“Hogansville – working toward a future of innovation and collaboration without losing the elegance of our past or the friendliness of our present.”



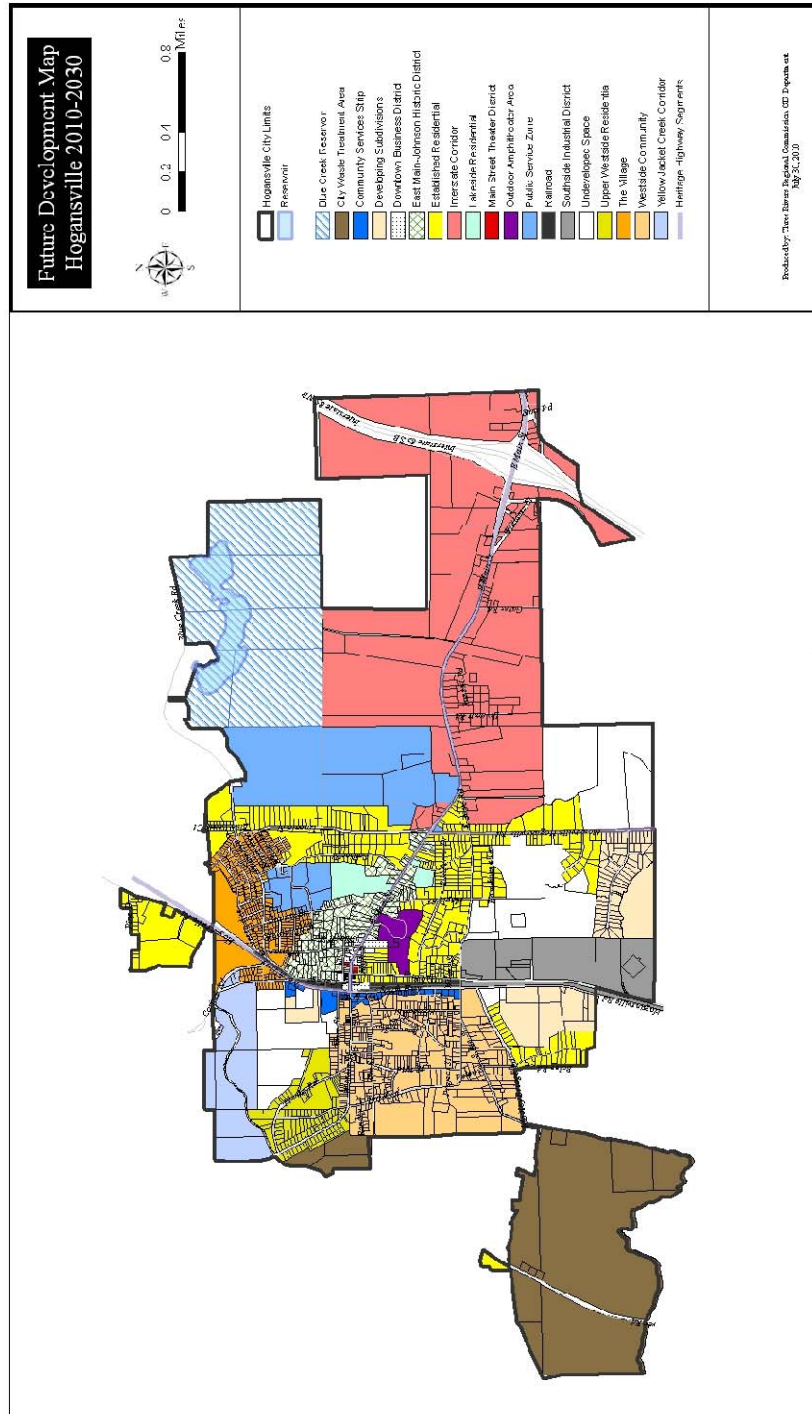
Hogansville c.1950

Hogansville is located in the northeast corner of Troup County, with Atlanta to the north and Columbus to the south. The City is approximately 6.6 square miles in size. This is a historic mill town, with an active railroad, and a population that steadily decreased between the years 1940 and 2000, from 3,866 to 2,774, before starting to increase again, to approximately 2,900 residents now.

The City's population is expected to continue its comeback, due in part to actively growing Coweta County immediately north, a new KIA automotive plant in nearby West Point, and plans to expand Fort Benning. New development at Hogansville's I-85 interchange include the Meriwether Industrial Park, with two KIA suppliers onboard so far, and the Turkey Run mega-landfill adjacent to the park.

Hogansville owns and operates its own water, sewer, electric, gas and solid waste utilities. In 2008 the City began importing finished water from City of LaGrange and from Coweta Utilities in 2009, and then closed the local Blue Creek drinking water reservoir. The City is looking into selling its electric utilities to Diverse Power, which will help retire bond debt and generate city funds. Also, Hogansville's wastewater treatment system is under EPD consent order, so the City is making major changes to that system as well.

Future Development Map



State Quality Community Objectives

Georgia Planning Law sets forth a number of State Quality Community Objectives for Hogansville to address.

- **Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.
- **Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- **Educational Opportunities Objective:** Educational and training opportunities should be readily available in each community – to permit community residents to improve their jobs skills, adapt to technological advances, or to pursue entrepreneurial ambitions.
- **Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encourage new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

- **Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.
- **Regional Solutions Objective:** Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Character Areas – Defining Narrative

For each of the City’s Character Areas, the following tables include proposed zoning and implementation strategies for the State objectives these strategies will meet.

The 5-Year Short Term Work Program at the end of this Community Agenda (page 48) provides additional implementation details, including specific projects, estimated costs for these projects, a preliminary schedule, and who will be responsible for those projects.

Downtown Business District



East Main, Looking West, 5-17-10



East Main, Looking East, 5-17-10

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Downtown Business District</p> <p>This area has been the focus of the Hogansville Downtown Development Authority and also the non-profit Hogansville Charitable Trust, which organized in 2001 to help the City with community development projects. Members of this group represent the City of Hogansville, the DDA, local businesses, Hogansville Historic Preservation Commission, and others.</p>	<ul style="list-style-type: none"> ▪ Traditional Neighborhoods ▪ Infill Development ▪ Sense of Place ▪ Transportation Alternatives ▪ Heritage Preservation ▪ Open Space Preservation ▪ Appropriate Businesses ▪ Employment Options 	<p>DD (Downtown District)</p> <p>C- (Commercial)</p>	<ul style="list-style-type: none"> ▪ The Downtown Business District should include a mix of office, retail, services, employment and residential. ▪ Banners and signs should continue to denote Downtown Business District, but not overly clutter. ▪ Provide pedestrian oriented, walkable connections between the various uses. ▪ Off-street parking should be established behind buildings. ▪ Create a more pedestrian- and bicycle-friendly environment by improving sidewalks to link to nearby communities and facilities like schools, health facilities, parks, and libraries.

East Main Johnson Historic District



East Main and Johnson, May 21, 2007



Johnson Street, February 20, 2008

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>East Main Johnson Historic District</p> <p>This area is composed of historic properties along two of Hogansville’s main streets. This district was National Register listed in 2001. Homes on these streets were built from the mid-19th century through WWII.</p>	<ul style="list-style-type: none"> ▪ Traditional Neighborhoods ▪ Sense of Place ▪ Heritage Preservation ▪ Open Space Preservation 	<p>DD (Downtown District)</p> <p>R-1 (single family residential)</p> <p>R-2 (single family plus duplexes)</p>	<ul style="list-style-type: none"> ▪ Promote rehab of older homes. ▪ Encourage pedestrian and bicycle travel to Historic Downtown District and East Main Johnson Historic District ▪ Sidewalks should be increased, upgraded and maintained.

Main Street Theater District



Developing Theater District, 5-17-10



Grand Hotel, 5-17-10

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Main Street Theater District</p> <p>This area is located in the center of historic downtown Hogansville. It includes the historic and National Register listed Royal Theater (now occupied by City Hall), the historic Grand Hotel, and the growing West Georgia Children's Theater.</p>	<ul style="list-style-type: none"> ▪ Appropriate Businesses ▪ Sense of Place ▪ Heritage Preservation 	<p>DD (Downtown District)</p> <p>C- (Commercial)</p>	<ul style="list-style-type: none"> ▪ Encourage pedestrian and bicycle travel to Historic Downtown District and Main Street Theater District ▪ Sidewalks should be increased, upgraded and maintained. ▪ Royal Theater interior should be rehabbed per existing preservation plans. ▪ City Hall should consider moving to a new downtown location, provided Royal Theater remains in use, preferably for a theater-related use. ▪ Grand Hotel should become more active. ▪ Children's Theater should be supported.

Community Services Strip



US 29 South at US 29S at Main, looking south, 5-28-10



Vacant former Ford dealership along US 29 North, May 2007

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Community Services Strip</p> <p>Stretches along US Highway 29 North and South, from the mill village to Boyd Street.</p> <p>Businesses include restaurants, car repair shops, a hair salon, grocery store, drug store, attorney, antique stores, and others. Westside residents often walk to these businesses. Sidewalks are located along this strip.</p>	<ul style="list-style-type: none"> ▪ Infill Development ▪ Transportation Alternatives ▪ Environmental Protection ▪ Growth Preparedness ▪ Appropriate Businesses ▪ Employment Options 	<p>C-(Commercial)</p>	<ul style="list-style-type: none"> ▪ Encourage a pedestrian-friendly mode of transportation by increasing, upgrading and maintaining sidewalks. ▪ Provide adequate infrastructure capacity. ▪ Improve truck route to ease congestion. ▪ Encourage diversity of businesses. ▪ Promote businesses that maintain attractively landscaped entrances and grounds. ▪ Environmentally sensitive areas near the commercial district should be protected. ▪ Encourage new tenants for vacant buildings.

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Heritage Highway Segments</p> <p>These segments follow the state recognized scenic travel corridor, the Chattahoochee-Flint Heritage Highway route through Hogansville, from the north via US 29 N, turns east onto East Main Street, then south on Mountville-Hogansville Road toward Lagrange and West Point, or south on SR 100 just past the Interstate toward Greenville and Warm Springs.</p>	<ul style="list-style-type: none"> ▪ Environmental Protection ▪ Sense of Place ▪ Heritage Preservation 	<p>DD (Downtown District)</p> <p>C-(Commercial)</p> <p>R-1 (Single Family Residential)</p>	<ul style="list-style-type: none"> ▪ Encourage pedestrian and bicycle travel along these segments ▪ Sidewalks should be increased, upgraded and maintained. ▪ Consider the addition of bike lanes along these segments ▪ Environmentally sensitive areas near these segments should be protected. ▪ Billboards should be discouraged

Interstate Corridor



I-85 Vicinity, 5-17-10



Interstate Corridor, further west, 5-17-10

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Interstate Corridor</p> <p>This area extends from I-85 on the east edge of town, westward along East Main to the city cemetery. The area closer to the interstate is developing commercially. Businesses at the Interchange include gas stations, restaurants, truck stops, a large Ingles grocery store, a motel, and others. Key growth drivers include the Kia plant, and the Fort Benning military base expansion, just a few exits south.</p>	<ul style="list-style-type: none"> ▪ Infill Development ▪ Environmental Protection ▪ Growth Preparedness ▪ Appropriate Businesses ▪ Employment Options 	<p>C-(Commercial)</p> <p>Light Industrial</p> <p>Industrial</p> <p>R-3 (Single Family, Duplex or Multi-family Residential)</p> <p>R-1 (Single Family Residential)</p>	<ul style="list-style-type: none"> ▪ Provide adequate infrastructure capacity. ▪ Improve truck route to ease congestion. ▪ Encourage diversity of businesses. ▪ Promote businesses that maintain attractively landscaped entrances and grounds. ▪ Environmentally sensitive areas near the commercial district should be protected. ▪ Develop and adopt a Quality Corridor Management Plan for this corridor, using a Troup County model.

Southside Industrial District



US 29 South, May 17, 2010

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Southside Industrial District</p> <p>This Character Area is located along the south end of US 29. Industries here include Bo-Tex Sales Corp (fabrics), with 40 employees, and John Bean Sprayers (pesticide sprayers), also with 40 employees.</p>	<ul style="list-style-type: none"> ▪ Infill Development ▪ Transportation Alternatives ▪ Environmental Protection ▪ Growth Preparedness ▪ Appropriate Businesses ▪ Employment Options 	<p>Light Industrial</p> <p>Industrial</p>	<ul style="list-style-type: none"> ▪ Supply adequate infrastructure capacity and improve truck routes. ▪ Provide adequate room for expansion of industrial park. ▪ Promote businesses that maintain attractively landscaped entrances and grounds. ▪ Environmentally sensitive areas near the industrial park should be protected.

Village



Village Housing, SR 100 Across From Mill, May 17, 2010



Specialty Fabrics Mill, May 20, 2007

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Village</p> <p>This neighborhood area consists of mill housing, ranging from large, former mill superintendents' homes to smaller mill worker cottages. It contains approximately 400 houses, a public park, a deteriorating vacant and historic community building, and a mill complex with a brick cotton warehouse, a power house, and a water tower.</p>	<ul style="list-style-type: none"> ▪ Traditional Neighborhoods ▪ Sense of Place ▪ Heritage Preservation ▪ Open Space Preservation 	<p>R-2 (Single Family or Duplex Residential)</p> <p>Public</p>	<ul style="list-style-type: none"> ▪ Promote rehab of older homes. ▪ Encourage pedestrian and bicycle travel to Historic Downtown District and East Main Johnson Historic District ▪ Sidewalks should be increased, upgraded and maintained. ▪ Employ a preservation architect to document community building condition and viability of rehabilitation the building, and market this resource to prospective buyers ▪ Eliminate blight in this district ▪ Provide strong police presence in this district

Westside Community



West Main, May 17, 2010



Westside Community, May 17, 2010

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Westside Community</p> <p>This is the city’s poorest area. It contains mostly rental housing. It has the city’s highest concentration of lower income residents, has been historically black and has a nearly 99% black population today. 98% of its residents are low/moderate income. The West End Center, Inc. and two of the city’s three housing projects are located in this area. Much of the housing is dilapidated or deteriorating, and absentee landlords are a common theme.</p>	<ul style="list-style-type: none"> ▪ Traditional Neighborhoods ▪ Sense of Place ▪ Heritage Preservation ▪ Open Space Preservation 	<p>R-2 (Residential)</p> <p>Public</p>	<ul style="list-style-type: none"> ▪ Promote rehab of older homes. ▪ Encourage pedestrian and bicycle travel to Historic Downtown District, Southside Industrial and Community Services Strip ▪ Sidewalks should be increased, upgraded and maintained. ▪ Eliminate blight in this district ▪ Provide strong police presence in this district ▪ Provide information and transportation to better connect residents to services they need in Hogansville and LaGrange.

Upper Westside Residential



Upper West Main Street, May 19, 2010



Upper West Main Street, May 19, 2010

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Upper Westside Residential</p> <p>This area is located at the City’s western edge, south of the Yellow Jacket Creek corridor and east of the wastewater treatment plant. The housing here is markedly better shape than the housing directly south in the Westside Community. Newer housing, larger lots, and well maintained homes are common. The majority of the residents own their own homes.</p>	<ul style="list-style-type: none"> ▪ Traditional Neighborhoods ▪ Sense of Place ▪ Environmental Protection ▪ Open Space Preservation 	<p>R-2 (Medium Density Residential)</p>	<ul style="list-style-type: none"> ▪ Promote rehab of older homes. ▪ Encourage pedestrian and bicycle travel to Historic Downtown District ▪ Sidewalks should be increased, upgraded and maintained. ▪ Environmentally sensitive areas should be protected.

Lakeside Residential



Mallard Lake Subdivision, 5-28-10



Mallard Lake Subdivision, 5-28-10

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Lakeside Residential</p> <p>This area contains the Mallard Lake Subdivision on the north side of East Main Street, and a small private lake on the south side of East Main Street. The Mallard Lake Subdivision is less than one-half built out.</p>	<ul style="list-style-type: none"> ▪ Housing Options ▪ Transportation Alternatives ▪ Environmental Protection ▪ Growth Preparedness 	<p>R-1 (low density)</p>	<ul style="list-style-type: none"> ▪ Encourage a pedestrian-friendly mode of transportation by increasing, upgrading and maintaining sidewalks. ▪ Provide adequate infrastructure capacity. ▪ Review development guidelines. ▪ Environmentally sensitive areas should be protected. ▪ Do not encourage new subdivisions until the City's existing subdivisions are at least 2/3 built out.

Developing Subdivisions



Shallow Creek Subdivision, May 21, 2007



Villages of Huntcliff, May 17, 2010

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Developing Subdivisions</p> <p>Residential developments accessible from a limited number of points. These developments usually contain <i>cul-de-sacs</i>. The housing styles are more uniform and newer than those in the Established Residential areas. These subdivisions (and Mallard Lake) together have about 400 permitted units of which only 1/4 are built out.</p>	<ul style="list-style-type: none"> ▪ Housing Options ▪ Transportation Alternatives ▪ Environmental Protection ▪ Growth Preparedness 	<p>R-2 (medium density)</p> <p>R-3 (high density)</p>	<ul style="list-style-type: none"> ▪ Encourage a pedestrian-friendly mode of transportation by increasing, upgrading and maintaining sidewalks. ▪ Provide adequate infrastructure capacity. ▪ Review development guidelines. ▪ Environmentally sensitive areas should be protected. ▪ City should limit new subdivisions until these permitted subdivisions are at least 2/3 built out.

Established Residential



Taliaferro Street Home, c. 1840, 5-28-10



Main Street at Collier Street, 5-28-10

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Established Residential</p> <p>This area consists of all housing not otherwise included in one of the other housing character areas. They represent highly intact historic neighborhoods.</p> <p>Streets are laid out in a grid pattern, often having sidewalks, and there are no <i>cul-de-sacs</i>. The neighborhoods have a mixture of housing styles.</p>	<ul style="list-style-type: none"> ▪ Traditional Neighborhoods ▪ Transportation Alternatives ▪ Heritage Preservation ▪ Open Space Preservation ▪ Housing Choices 	<p>R-1 (low density)</p> <p>R-2 (medium density)</p> <p>R-3 (high density)</p>	<ul style="list-style-type: none"> ▪ Encourage a pedestrian-friendly mode of transportation by increasing, upgrading and maintaining sidewalks. ▪ Environmentally sensitive areas should be protected. ▪ Promote rehab of older homes.

Public Service Zone



City Police Station on Lincoln Street, May 2010



City Garage on Lincoln Street, May 17, 2010

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Public Service Zone</p> <p>Located off of East Main and Lincoln Street, this area includes the City Cemetery, Police Department, Senior Center, City Garage and other City property. It also includes the Troup County Fire Station on East Main Street.</p>	<ul style="list-style-type: none"> ▪ Educational Opportunities ▪ Transportation Alternatives ▪ Environmental Protection ▪ Growth Preparedness ▪ Employment Options 	<p>Public</p>	<ul style="list-style-type: none"> ▪ Encourage a pedestrian-friendly mode of transportation by increasing, upgrading and maintaining sidewalks. ▪ Provide adequate infrastructure capacity. ▪ Seek funding sources to add public recreational areas and to augment current resources by providing bicycle /pedestrian access and connectivity.

City Waste Treatment Area

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>City Waste Treatment Area</p> <p>This area includes the 0.65 mgd wastewater treatment plant in the northwest section of the city, and the spray fields in the city’s southwest corner. In mid-2010, the City entered into Consent Order agreement with Georgia EPD due to permit violations.</p>	<ul style="list-style-type: none"> ▪ Environmental Protection 	<p>Public</p>	<ul style="list-style-type: none"> ▪ Provide adequate infrastructure capacity. ▪ Continue to pursue USDA 75% forgivable loan to construct a new wastewater treatment system.

Blue Creek Reservoir

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Blue Creek Reservoir</p> <p>Located in the northeast corner of the city and extending into Meriwether County, the Blue Creek Reservoir covers about 100 acres. It was once used by the public for fishing. The reservoir then became a drinking water source and closed to the public. Since 2009, the city has been importing all of its drinking water from City of Lagrange and Coweta County Water and Sewer Authority. The Reservoir is no longer a drinking water source.</p>	<ul style="list-style-type: none"> ▪ Environmental Protection ▪ Open Space Preservation 	<p>Public</p>	<ul style="list-style-type: none"> ▪ Environmentally sensitive areas should be protected ▪ Explore the possibility of reopening the reservoir to the public for fishing, boat launch, or other light recreation

Outdoor Amphitheater



WPA-Era Outdoor Amphitheater
1916 concrete water tower in background, 4-4-07



Hogansville Elementary School, 5-17-10

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Outdoor Amphitheater</p> <p>Along the south side of East Main Street, just east of the downtown business district, this area includes the elementary school complex, school tennis courts, 1916 concrete water tower on a hill behind the school, the new Hogansville Water Tower Trail, and outdoor amphitheater, built in 1939 as a National Youth Corps project. In 2010 a popular West Georgia Idol Contest was held at the amphitheater.</p>	<ul style="list-style-type: none"> ▪ Environmental Protection ▪ Open Space Preservation 	<p>Public</p>	<ul style="list-style-type: none"> ▪ Environmentally sensitive areas should be protected ▪ Provide interpretive signage at the trailheads and Tower ▪ Coordinate with historic preservation planners concerning any plans for the outdoor amphitheater ▪ Continue the West Georgia Idol Competition, possibly as an annual event.

Yellow Jacket Creek Corridor



Westside Creek Bridge, May 19, 2010



Yellow Jacket Creek from Bridge, May 19, 2010

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Yellow Jacket Creek Corridor</p> <p>This area is in the northeast part of the City. This creek feeds into the Chattahoochee River and West Point Lake. If Hogansville builds a new advanced wastewater treatment plant, Yellow Jacket Creek will be the discharge point for the treated wastewater.</p>	<ul style="list-style-type: none"> ▪ Environmental Protection ▪ Open Space Preservation ▪ Educational Opportunities 	<p>R-1</p>	<ul style="list-style-type: none"> ▪ Environmentally sensitive areas should be protected ▪ Explore the possibility of involving the Hogansville Elementary School in utilizing the creek for student projects and lessons.

Railroad



CSX Rail, looking south from downtown, 5-28-10



Historic RR Water Tank, owned by CSX, 5-28-10

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Railroad</p> <p>The railroad parallels US 29. This area extends from the Mill Village in north Hogansville, where the railroad serves the mill, to the City’s Southside Industrial District, where the rail becomes a part of that Character Area.</p> <p>This historic railroad spurred the development of Hogansville. The water tank and dam from the original branch of the railroad still exist.</p>	<ul style="list-style-type: none"> ▪ Heritage Preservation ▪ Transportation Alternatives ▪ Environmental Protection 	<p>Light Industrial</p> <p>Industrial</p> <p>Commercial</p> <p>Residential</p>	<ul style="list-style-type: none"> ▪ Environmentally sensitive areas near the railroad should be protected. ▪ Explore the possibility of using the rail for commuter rail ▪ Historic water tank should not be removed.

Undeveloped Space

Character Area	Quality Community Objectives	Land Use/Zoning for this area	Implementation Strategies
<p>Undeveloped Space</p> <p>This area consists of the undeveloped spaces found throughout the City. Most of these spaces are wooded, but some are cleared.</p>	<ul style="list-style-type: none"> ▪ Traditional Neighborhoods ▪ Transportation Alternatives ▪ Heritage Preservation ▪ Open Space Preservation ▪ Housing Choices 	<p>R-1 (low density)</p> <p>R-2 (medium density)</p>	<ul style="list-style-type: none"> ▪ Encourage a pedestrian-friendly mode of transportation by increasing, upgrading and maintaining sidewalks. ▪ Environmentally sensitive areas should be protected. ▪ Vacant tracts should be zoned and developed with an eye to their surroundings. ▪ Greenspace should be promoted.

Community Issues and Opportunities

POPULATION

Issues

- Need to provide services and housing for an increasing aging population.
- Need to provide housing for special needs populations.
- Inconsistence with other local governments, the local school board, and other decision-making entities using the same population projections

Opportunities

- To promote the development of housing options that will fit both new residents and existing population including aging citizens, first time buyers and low to moderate-income buyers.
- To give the youth a reason to stay and raise their families in Hogansville.
- To work with other local governments, school boards, and other decision-making entities together for the betterment of Hogansville

ECONOMIC DEVELOPMENT

Issues

- Lack of a diverse job base.
- Need to provide new industry and businesses with a skilled workforce from Hogansville.
- Need to promote the tourism opportunities of Hogansville with its new reservoir and nearby West Point Lake.
- Need to provide and promote existing recreational and cultural opportunities to attract people to Hogansville.

- Some smaller businesses are closing.
- High unemployment, as with nation as a whole.

Opportunities

- Excellent nearby educational facilities to train and diversify the workforce.
- Availability of tourism and nearby recreational activities.
- Good I-85 location to attract associated supplier companies to the newly located Kia plant in southern Troup County.
- New West Georgia Idol contest, Home Grown Market program.
- In July 2010 Hogansville voters passed a first-time referendum enabling Tax Allocation Districts under the State's Redevelopment law, as an incentive for retail and housing development.

HOUSING

Issues

- There appears to be a large number of substandard housing units.
- Landlords are not providing standard or above standard rental units.
- Subdivisions are many have empty lots; not "built-out".

Opportunities

- Variety of housing units ranging from lakeside residential to traditional.
- Encourage new developments to follow traditional neighborhood development patterns to reduce auto trips and create a strong sense of place that can help maintain Hogansville's small town character.
- Seek funding for improving substandard housing.
- New state law enables higher tax rates for owners of vacant, substandard housing.

COMMUNITY FACILITIES

Issues

- EPD consent order on the wastewater system.
- Promote recreational opportunities better.
- Need for community swimming pool.
- Library is overcrowded.
- Provide state-of-the-art educational facilities and teachers to raise the graduation rate among high school students.
- Provide consistent and equal enforcement of codes and ordinances to cut down on litter, dilapidated housing units and nuisances in the county.

Opportunities

- New drinking water sources – LaGrange and Coweta County– have made the Blue Creek Reservoir available for sensitive public use once again.
- City’s 2010-2014 wastewater system plan addresses the EPD Consent Order.
- Use existing community volunteers in more programs and activities.
- Develop cooperation between existing programs, thus providing better and more varied activities for youth and seniors.
- Provide education for citizens on codes and ordinances.

NATURAL AND CULTURAL RESOURCES

Issues

- Preserving and protecting water quality.
- Preserving habitats and protecting endangered flora and fauna.
- Preserving trees to improve air quality.

- Need better recycling programs.
- Need groundwater protection.
- Need greenspace requirements for developments.
- Erosion and sedimentation problems including runoff.
- Address littering problem.
- Historic Community Building is vacant and endangered.

Opportunities

- Educate citizens on recycling.
- Enforce existing codes and ordinances on littering and erosion and sedimentation control.
- Enlist Georgia DNR – Historic Preservation Division to assess viability and cost of rehabilitating Community Building.
- Identify areas where endangered flora and fauna exist in the city.

LAND USE

Issues

- Environmentally sensitive areas not being considered in developments.
- Existing land use regulations are not preserving character or giving developments any flexibility of design.
- Developments are clear cutting trees.
- There is typically neighborhood opposition to new/innovative or higher density developments.

Opportunities

- Adopt policies, ordinances and regulations to address issues.
- Coordinate Land Use Planning with Troup County, West Point, LaGrange.

TRANSPORTATION

Issues

- Need more bike and pedestrian trails.
- No connectivity between developments and job opportunities.
- No requirements for new sidewalks to connect to existing sidewalks whenever possible.
- Need to address heavy truck traffic on Main Street.

Opportunities

- Take advantage of all grants to establish bike and pedestrian trails that connect to recreation areas, downtown, residential neighborhood, employment centers, etc.
- Develop a sidewalk ordinance.

CITY OF HOGANSVILLE 2010-2014 SHORT TERM WORK PROGRAM

Program/Activity	Year Program/Activity Takes Place					Responsible Party	Estimated Cost, \$	Funding Source
	2010	2011	2012	2013	2014			
COMMUNITY FACILITIES AND INFRASTRUCTURE								
Address solid waste reduction goals in 2008-2018 Troup/ Hogansville Solid Waste Plan	X	X	X	X	X	City	NA	City
Design, construct and install 21 lights at I-85 entrances and exits			X			GDOT	775,8000	GDOT
Conduct infiltration/inflow study and map wastewater collection system	X					City	6,000	City
Replace Sequencing Batch Reactor decanter and actuator seal at Water Pollution Control Plant	X					City	20,000	SPLOST/ Other
Replace effluent pump No. 2 at WPCP	X					City	60,000	SPLOST/ Other
Repair existing sewer line and manholes: 540 LF on Boyd Road	X					City	25,000	SPLOST/ Other
Repair existing sewer line on Brooks Road	X					City	15,000	SPLOST/ Other
Replace existing sewer line and manholes: 2,380 LF on Poplar Street	X					City	120,000	SPLOST/ Other
Replace Sequencing Batch Reactor Controls (programmable logic controller panel, etc.) at Water Pollution Control Plant		X				City	45,000	SPLOST/ Other
Repair positive displacement blower at Water Pollution Control Plant		X				City	15,000	SPLOST/ Other
Repair sprayfield irrigation pump		X				City	10,000	SPLOST/ Other
Ongoing sewerage system rehabilitation: repair lines and replace sewer lines and manholes		X	X	X	X	City	TBD	SPLOST/ USDA Rural Dev
Upgrade Water Pollution Control Plant to 1.0 mgd and convert to direct discharge	X	X	X	X		City	5,000,000	USDA Rural Dev
Modify raw sewage pump stations electrical for auxiliary power; purchase portable generator			X			City	60,000	USDA Rural Dev
Construct Yellow Jacket Creek pump station and force main for interceptor relief			X			City	300,000	USDA Rural Dev
Decommission Land Application System; salvage equipment				X		City	TBD	USDA Rural Dev
Construct new Library				X	X	City, Troup-Harris Lib.	750,000	State
Move City Hall into former Library bldg					X	City	100,000	City
Expand Troup Transit Hogansville ridership to children, others	X	X	X	X	X	Troup County	NA	GDOT Section 5311 Program

**CITY OF HOGANSVILLE 2010-2014 SHORT TERM WORK PROGRAM
(CONTINUED)**

Program/Activity	Year Program/Activity Takes Place					Responsible Party	Estimated Cost, \$	Funding Source
	2010	2011	2012	2013	2014			
Improve E. Main sidewalks and crossing safety at Elementary School	X	X				City	250,000	GDOT TE = \$200,000 City = \$50,000
Provide interpretive signs at Water Tower Trail	X					City/ Charitable Trust	8,000	Charitable Trust
Extend Water Tower Trail to Oak Street			X	X		City/ Charitable Trust	125,000	GA DNR = \$100,000 Local - \$25,000
Improve Commerce Street pedestrian alley to link Main Street to new parking lot – fix water leak along alley	X	X				City	< 1,000	City
Improve Main Street with landscaping	X	X				City/ DDA	50,000	USDA RBEG grant
Re-roof City Maintenance Building			X			City	50,000	City
Rehab Westside Center parking lot						City	18,000	City
Sell City utilities to Diverse Power	X					City, Diverse Power	NA	NA
DEVELOPMENT PATTERNS								
Prepare, adopt 2010-2030 Hogansville Comp Plan Update	X					City, Three Rivers RC	27,000	City
Update city codes to coordinate with comprehensive plan		X	X	X		City	Staff Time	
Develop Interstate Corridor Plan		X				City	Staff Time	City
Consolidate planning, zoning functions with Troup, LaGrange and West Point		X	X	X		Troup County and cities	Staff Time	Troup County and cities
Review, update development guidelines		X	X	X		City	Staff Time	City
Promote Planned Unit Development in city's NE corner	X	X	X	X	X	City	NA	City
RESOURCE CONSERVATION								
Develop public lake, park, restrooms at former Blue Creek drinking water reservoir			X	X	X	City/ Troup County	250,000	
Conduct Yellow Jacket Creek project at Elementary School			X		X	Hogansville Elementary, Troup BOE	NA	Troup BOE
Develop future plan for Royal Theater		X	X			City, DDA, Children's Theater,	TBD	City/DDA
Rehabilitate Royal Theater interior				X	X	City	TBD	City, grants

**CITY OF HOGANSVILLE 2010-2014 SHORT TERM WORK PROGRAM
(CONTINUED)**

<i>Program/Activity</i>	<i>Year Program/Activity Takes Place</i>					<i>Responsible Party</i>	<i>Estimated Cost, \$</i>	<i>Funding Source</i>
	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>			
Employ preservation architect to assess historic Community Building		X				City	7,500	GA DNR HPD, DDA
Market Community Building to prospective new tenant		X	X			City/DDA/ Bldg Owner	NA	DDA
SOCIAL AND ECONOMIC DEVELOPMENT								
Continue utility discount program	X	X	X	X	X	City	10,000/yr	City
Survey existing housing conditions every five years	X					City	Staff Time	City
Continue industrial recruitment programs	X	X	X	X	X	City/DDA	NA	City/ DDA
Explore options that help retain existing businesses.	X	X	X	X	X	City/DDA	NA	City/ DDA
Conduct blight removal program	X	X	X	X	X	City	NA	City
Explore options that help retain existing businesses.	X	X	X	X	X	City/DDA	NA	City/ DDA
Develop beautification awards program	X	X	X	X	X	City/DDA	500/yr	City/ DDA
Market US 29 buildings to prospective buyers	X	X	X	X	X	City/DDA	NA	City/ DDA
Promote greater use of former train depot	X	X	X	X	X	City/DDA	TBD	Private owner
Develop Farmers Market	X	X	X	X	X	City/DDA	NA	City/ DDA
Recruit, encourage new mid-range clothing/shoe store	X	X	X	X	X	City/DDA	NA	DDA
Continue West Georgia Idol Contest	X	X	X	X	X	DDA	2,000	Entry fees, other
Continue to support Hummingbird Festival and other community events	X	X	X	X	X	City/DDA	NA	DDA
Support Youth Basketball						City	500/year	City
Promote food pantry locations	X	X	X	X	X	City, West End Center	NA	NA
Support West Georgia Children's Theater	X	X	X	X	X	City	NA	NA
Hire a Better Hometown Coordinator			X			City	15,000/yr	City/ DDA
Maintain an official Hogansville website				X	X	City BHT Coordinator	TBD	City
Monitor need to move social and job training services (such as CAFI) from LaGrange back to Hogansville	X	X	X	X	X	West End Center, Inc.	NA	West End Center, Inc.
Advertise, promote local job training and job seeking resources	X	X	X	X	X	West End Center,/Troup Strategy Committee	NA	Troup/ Other

Long Term Projects

In addition to the projects described in the City's 2010-2014 Short Term Work Program, there are several long term projects envisioned for years beyond that span.

MAIN STREET TRUCK BYPASS

Trucks ease their way downtown as frequently as one each 30 seconds. When trains are stalled at the CSX tracks, these trucks and other traffic back up. Main Street is a Georgia Highway (GA Hwy 54). Plans for a bypass will involve Georgia DOT.



Train stalls and traffic backs up 8-3-2010



WESTSIDE CENTER BUILDINGS

The West End Center is a private, community- based, non-profit corporation that administers several children's programs out of its facility in the former school building at 301 Pine Street. The facility has three buildings, two of which are renovated and in current use. The space includes offices, classrooms, a library, a cafeteria and an auditorium.

The school buildings here are at least 50 years old, but in good shape. The City owns the buildings and property. This is a good location for West Side services, and buildings of this vintage have been successfully rehabilitated elsewhere for various uses. In Grantville, for example, the former Thomas Glanton School now houses City Hall, the City Police Department, Senior Center and Library. In Manchester an older school houses the Community Action for Improvement and other services.

As part of this plan, the City and West End Center will determine whether any of the community services that recently moved from Hogansville need to be returned to the City, and if so, any need for further rehabilitating the former Pine Street School for this or other public uses.

Continued rehabilitation of these buildings, if undertaken, will be a longer term project. Grants may be available to help, through the Community Development Block Grants administered by Georgia Department of Community Affairs and/or from programs of the Historic Preservation Division of Georgia DNR.

INDOOR RECREATION CENTER

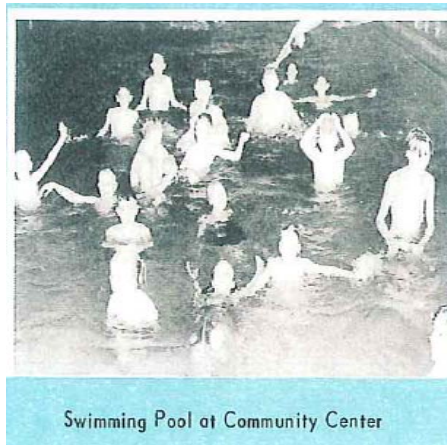
Hogansville has an active gym and softball fields, but no swimming pool. An indoor recreation center could also feature ping pong, billiards, etc. The existing Community Center historically served this need, but the building is now uninhabitable and needs work. It is privately owned.

The Community Building was built in 1919 by New England Southern, the mill owner, for the mill workers, providing an indoor basketball court, indoor pool, and bowling alley for these workers. Such a facility, for rank and file workers, was progressive for its time. The building served various uses until 1998, when the County Health Department moved to another site in Hogansville.

This 19,000 square foot, two-story, Craftsman style building is located on Johnson Street, within the Stark Mill and Mill Village National Register Historic District, a good location for a community swimming pool. This Comprehensive Plan recommends that an architect be engaged to assess the viability and cost of rehabilitating this historic Hogansville landmark.



Hogansville Community Center, 11-15-07



Swimming Pool at Community Center

Hogansville Community Center, c. 1950

COMMUTER RAIL

Steering committee members for this plan expressed interest in future commuter rail to include Hogansville.

REPORT OF ACCOMPLISHMENTS
CITY OF HOGANSVILLE 2003-2008 SHORT TERM WORK PROGRAM

Project or activity from previous STWP	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for postponed or Not Accomplished activity
HOUSING					
1. Continue utility discount program	X	X			Continuous activity.
2. Survey existing housing conditions every 5 years.	X				
3. Housing rehab grant			X		Dropped due to lack of grant
NATURAL AND HISTORIC RESOURCES					
4. Develop stormwater management program			X		Postponed pending revamp of codes with Troup County, cities
5. Renovate Royal Theater building	X				Exterior work completed
COMMUNITY FACILITIES					
6. Westside water and sewer development			X		Incorporated into City's 2010 WW System Plan
7. Lead paint abatement for city water storage	X				Tank was repainted.
8. Meet GA's solid waste reduction goal of 25%.		X			GA dropped 25% rule. City's goal - reduce disposed waste from 7.6 lbs/person/ day in 2008 to 6.1 in 2018.
9. Lighting project for I-85 entrance and exits			X		GDOT will pay for 21 poles in 2012, if City provides power and maintenance.
10. Bass Crossroad - increase pavement thickness and widen from 20' to 24'				X	Dropped – This was to have diverted heavy truck traffic from Main St, but Bass Crossroad proved too hilly for trucks.
ECONOMIC DEVELOPMENT					
11. Continue industrial recruitment programs	X	X			Continuous activity.
12. Explore options which aid in retention of existing businesses.	X	X			Continuous activity.
13. Hogansville Streetscape Phase II	X				
LAND USE					
14. Ordinance Codification			X		Postponed pending revamp of codes with Troup and cities

POLICIES

DEVELOPMENT PATTERNS

- We will consider our strategic I-85 location between Atlanta and Columbus, when planning new types of development.
- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-aside of greenspace are important to our city.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We support creation of a community-wide pedestrian/bike network.
- We will encourage (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

RESOURCE CONSERVATION

- The protection and conservation of our community's resources, including but not limited to Yellow Jacket Creek and Blue Creek Watershed, will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives per our Solid Waste Management Plan.
- We will encourage our Elementary School and other student programs to design school projects that focus on our local natural resources.

COMMUNITY FACILITIES AND INFRASTRUCTURE

- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will work to keep City Hall downtown.
- We will not abandon structurally sound city-owned buildings before arranging for their safe futures.
- We will seek alternatives to demolishing landmark buildings.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- Our community will use planned infrastructure expansion to support development in areas identified (in the comprehensive plan) as suitable for such development.

- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the Troup County Board of Education to encourage school location decisions that support the community's overall growth and development plans.

SOCIAL AND ECONOMIC DEVELOPMENT

- We will seek to balance the supply of housing and employment in our community and consider their locations in relation to each other.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods and in our partially built subdivisions.
- We will promote decent affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).

- We will periodically survey housing conditions.
- We will offer utility discounts to low income elderly and disabled.
- We will help residents find the services they need.
- We will support youth development programs such as Boys and Girls Club, Youth Basketball and West Georgia Children's Theater.
- We will support job training programs.

GOVERNMENTAL RELATIONS

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection).
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

SUPPLEMENTAL PLANS (BY REFERENCE)

- A – Five Year Capital Improvement Plan Project Summary for the City of Hogansville Sewerage System – July 2010 by G. Ben Turnipseed Engineers, Atlanta

- B – Troup County Joint Multi-Modal Transportation Plan 2006

- C – Troup County - Hogansville 2008-2018 Solid Waste Management Plan

Full copies of the above plans are available for review at Hogansville City Hall, 400 E. Main Street, Hogansville GA 30230.

Additionally, the 2006 Multi-Modal Transportation Plan and Troup-Hogansville 2008-2018 Solid Waste Management Plan are available electronically from the Three Rivers Regional Commission, Franklin, Georgia 30217 (lmiller@threeriversrc.com).



The City of Hogansville
400 East Main Street
Hogansville, Ga. 30230
Phone 706-637-8629
Fax 706-637-4813

CITY OF HOGANSVILLE RESOLUTION TO TRANSMIT

WHEREAS, the City of Hogansville has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

WHEREAS, the document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on August 16, 2010.

BE IT THEREFORE RESOLVED, that the City of Hogansville does hereby transmit the Community Agenda portion of the 20-year Comprehensive Plan Update to the Three Rivers Regional Commission and the Georgia Department of Community Affairs for official review.

By: _____

Jimmy Jackson

Attest: _____

[Signature]



The City of Hogansville
400 East Main Street
Hogansville, Ga. 30230
Phone 706-637-8629
Fax 706-637-4813

**A RESOLUTION OF THE CITY OF HOGANSVILLE, GEORGIA TO ADOPT
THE 20-YEAR COMPREHENSIVE PLAN 2010-2030**

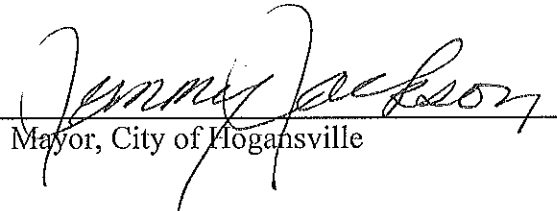
WHEREAS, the City of Hogansville has completed the City of Hogansville Comprehensive Plan 2010-2030.

WHEREAS, the City of Hogansville's Comprehensive Plan 2010-2030 describes the growth management framework needed to assure effective management of change, taking into account the City of Hogansville's public health, safety and general welfare.

WHEREAS, this document was prepared according to the Standards and Procedures for a Comprehensive Plan effective May 1, 2005 and established by the Georgia Planning Act 1989, and the required public hearing was held July 6, 2010 with an additional meeting held August 16, 2010.

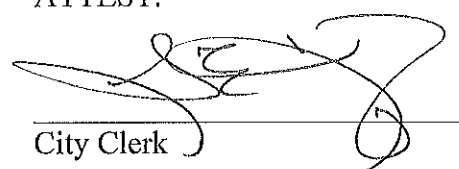
BE IT THEREFORE RESOLVED, that the City of Hogansville's City Council does hereby adopt the City of Hogansville's Comprehensive Plan 2010-2030.

Adopted the 18th day of October 2010



Mayor, City of Hogansville

ATTEST:



City Clerk