

2010  
2030

# Troup County Comprehensive Plan

## Community Agenda

The Community Agenda is the final portion of the Comprehensive Plan and includes three parts, the Character Area Analysis, prioritized Issues and Opportunities and the Implementation Program that includes the Short Term Work Program.



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**COMMUNITY AGENDA  
UNINCORPORATED TROUP COUNTY**

**1.0 INTRODUCTION**

Located in west central Georgia and covering approximately 414 square miles, Troup County is predominantly rural, yet increasingly suburban with some urban landscape. West Point Lake is located in Troup County. It is a 26,900-acre reservoir on the Chattahoochee River built by the U.S. Corps of Engineers for \$155 million.

A National Historic Landmark of note is Bellevue, the Benjamin Harvey Hill House, built from 1853-1855 and located in the City of LaGrange. It is a significant example of the "domesticated temple" form of the Greek Revival style.

Some other tourist attractions include the Callaway Memorial Tower, built in 1929 to honor textile magnate Fuller E. Callaway, Sr. and the Chattahoochee-Flint Heritage Highway, a scenic highway that runs through Coweta, Troup, and Meriwether counties.



**Figure 1 Troup County**

**Purpose**

The *Community Agenda* represents the unincorporated county’s vision, goals, policies, key issues and opportunities (as identified by staff and the various public meetings and forums) and an action plan highlighting the necessary tools for implementing the comprehensive plan. In addition, it outlines desired development patterns and supporting land uses with a future development map for unincorporated Troup County.

**2.0 GENERAL INFORMATION**

**Brief History of Troup County**

The following is a condensed history of Troup County authored by Forest C. Johnson III, Troup County Historian.

**Troup County**

Troup County was created in 1826 on land the United States bought from the Creek Nation in 1825. The Creeks received money and equivalent land they selected west of the Mississippi. Creek history tells that when they had moved to this area, about 1500, they committed genocide on the Indians living here before them.

The county was named for Georgia Governor George Michael Troup. The county seat was named LaGrange to honor American Revolutionary hero, the Marquis de LaFayette. He reportedly remarked on similarities between West Georgia and his French estate, the Chateau de LaGrange-Bleneau-en-Brie. Neither Troup nor LaFayette ever came to Troup County, though Georgia founder, James Oglethorpe, may have in 1739.

Troup County's fertile, well-watered rolling hills and ancient hardwood forests made it desirable. Early settlers accumulated large holdings and so quickly refined Troup's frontier that renowned American historian U. B. Phillips noted that in his landmark works Life and Labor in the Old South. Settlers brought carriages, classics, culture, servants and immediately built physical manifestations such as large churches, schools and colleges, and rambling homes with formal gardens. There were three female colleges, one of which became a male university. The sole survivor of them is LaGrange College, founded in 1831.

Many planters lived in town for social and cultural reasons and to direct their diversified economic interests: law, politics, medicine, education, banking, business, mining, invention, investments, industry, architecture, bridge building, and railroads. The first railroad arrived in 1851. Many prominent statesmen had careers in LaGrange including Hugh Haralson, Julius Alford, Benjamin Harvey Hill, John B. Gordon, A. O. Bacon, Walter and Alfred H. Colquitt, Logan Bleckley, John L. Stephens, and William Dougherty. In 1860, Troup was the fourth wealthiest county in Georgia. After 1865, diversification meant easier recovery for Troup.

War brought Confederate hospitals, a flood of refugees, and small battles: Cameron Bridge, Philpot's Ferry, West Point, Fort Tyler, and the Stand of the Nancy Hart Woman's Militia. The "Nancies" offered battle to save their LaGrange homes in 1865. The invading Union commander, coincidentally named Oscar Hugh LaGrange, was not a house burner, but the LaGrange ladies did not know that. He burned war support industries and the depot and destroyed the railroad and telegraph.

After 1865, whites helped blacks build their own schools and churches by donating land, money, and materials. Federal Occupation troops withdrew in 1868. Prominent blacks such as Horace King, famous bridge builder, located his family and business to LaGrange where they dominated construction until 1900.

Robertson's Woolen Mill in 1846 began Troup's textile industry. Cotton manufacturing dated to Troup Factory in 1848. Textile manufacturing began booming in 1869, directed

out of West Point. By 1889, it reached LaGrange and over a half dozen mills developed by 1920. Local mill owner/investors were all from the former planter aristocracy, including families of Huguley, Lanier, Truitt, Callaway, Dallis, and Dunson.

Each mill included family neighborhoods. Besides housing, mills provided many amenities: schools, churches, playgrounds, pools, kindergartens, art and music, medical care, organizations, clubs, sports teams, and community houses. Foundations created to oversee mill philanthropy eventually extended benefits to the towns. The company which became Callaway Mills eventually incorporated their efforts into Callaway Foundation and Fuller E. Callaway Foundation which still support every public project imaginable. Industrial development, 1890 to 1920, meant Troup's three cities (LaGrange, West Point, and Hogansville) had to organize police and fire services, build public works, and establish public schools. By 1907, three railroads crossed the county.

During World War I, Troup's wealth came to national attention. In every War Bond and Red Cross drive, Troup was first in the nation to oversubscribe its quota and did so the opening day of each drive. During the Great Depression, all textile mills arranged that every family had at least one person employed. In World War II, all local plants won Excellence Awards for war production. The Nineteenth Century's hallmark diversification renewed itself in 1968. Textiles continued as the principal economic base, but leaders began seeking new and varied industries.

### **3.0 COMMUNITY VISION**

The Community Vision section is a picture of what Troup County desires to become and provides complete descriptions of the development patterns envisioned. This section begins with the vision statement for unincorporated Troup County. The Community Vision then presents the Future Development Map subsection that includes the Future Development Map with supporting character area descriptions.

The community vision was developed over meetings with the community to define what Troup County should look like in twenty years. The citizenry went through several exercises to find a vision that embodies all of the elements that describe Troup County in a meaningful way.

#### ***Vision Statement***

Troup County citizens worked very hard to summarize the various aspects of the area that make the area unique and prosperous. While compiling a list of all of the things that make people want to live and work in the area it became apparent that the character of Troup County was truly diverse, progressive and had old southern country charm that deserves to be fostered by future generations.



## Community Agenda

The following statement of vision is a culmination of ideas that promotes economic growth and development, protects our natural and cultural resources, builds a successful future for our children and maintains a rural character that is sustainable:

***Troup County is a vibrant community that promotes economic development and balanced growth, protects natural and cultural resources, and preserves its rural character while maintaining an exemplary quality of life for its citizens.***

### **Future Development**

Citizen forums helped define the character areas for the future development map process. Participants were divided into groups and given a blank map of the county. They were asked to define areas in the county that had similar characteristics. Another exercise was to define the characteristics for each area. The result is the character area map and future development map.

A vital component of the comprehensive planning process is the creation of Future Development Strategies and Map reflecting the growth and development expectations for the twenty- year planning period. This visualization of the future, developed with the extensive public visioning process, is expressed in character areas. Character Area planning focuses on the way an area looks and how it functions. Tailored development strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired character for the future. Character areas have unique or special characteristics that need to be preserved, have potential to evolve into unique areas, or require special attention because of unique development issues. The following pages present the Future Development Maps/Character Area narratives for unincorporated Troup County. Each description includes the following information:

- Development Pattern
- Primary Land Uses
- Implementation Strategies
- Quality Community Objectives

The **development pattern** describes the preferred development in a character area. The description of characteristics that may include:

- Infrastructure required to support development
- Intensity of development
- Open space
- Proper land development practices
- Relationship between land uses or character areas
- Alternative approaches to conventional development

**Community Agenda**

The **primary land use** section lists permissible land uses within each character area. This section identifies a recommended land use for each parcel in a character area.

Finally, the **implementation strategies** section identifies the measures the County may take to ensure that the development pattern described by each character area can be implemented. Typical strategies include capital projects, adoption or amendment of regulations, preparation of supplemental plans or studies, implementation of existing studies, and collaboration between entities to achieve a common goal.

In addition to the three levels of description above, the **Quality Community Objectives (QCO)** analysis for each Character Area is presented after the implementation strategies for each area. The analysis identifies the QCOs that will be pursued in the Character Area. The QCOs were adopted by the Georgia Department of Community Affairs (DCA) to measure how communities preserve their unique resources while accommodating future development. QCOs are mainly directed at urban areas and do not always address rural areas that would like to preserve and protect farmland and agricultural land uses. Definitions of each QCO are located in Appendix A of this document.

The Future Development Map for unincorporated Troup County identifies the following character areas:

- ❖ Agricultural
- ❖ Agricultural Residential
- ❖ Lakeside Rural Residential
- ❖ Lakeside Residential
- ❖ Commercial
- ❖ Scenic Corridor
- ❖ Conservation
- ❖ Urban
- ❖ Suburban
- ❖ Historic

**AGRICULTURAL**

The Agricultural character area describes the area in the county where the primary land use is agricultural in nature. While there is little production of row crops in Troup County, there are large tracts of land used for raising cattle, horse farms, hay fields, organic gardening and timber harvesting. Most of the agricultural areas in the county are in the northwest and southeast portions of the county. Residential development is very low density.



**Figure 2. Organic Farm in Troup County**



***Development Patterns***

In this character area, development patterns should include:

- ✘ Large lot residential
- ✘ Residential developments that design around pastureland, crops, raising livestock and harvesting timber and maintain minimum 5 acre lot size
- ✘ Preservation of farmland, natural resources, habitats, views and agricultural/rural character
- ✘ Conservation subdivisions allowed only as method of protecting an environmentally sensitive area, flora or fauna habitat or viewshed
- ✘ Limit development until services are available

***Primary Land Uses***

- Intense agriculture (cattle farming, hay, horse farms, organic gardening, row crops, etc.)
- Residential (large lot)
- Forestry
- Tree farms
- Turf farms

***Implementation Strategies***

- Provide right-to-farm protections
- Develop transfer or purchase of development rights program or something similar to protect farmland
- Encourage use of Agricultural Best Management Practices(BMP) to protect water quality
- Develop flexible regulations that accommodate smaller organic farming
- Design regulations to protect the rural character of the area while allowing other areas for higher density and more intense land uses

***QCO Analysis – None of the Quality Community Objectives specifically address Agricultural land uses, but the ones that come the closest are:***

- Heritage Preservation
- Open Space Preservation
- Regional Identity

**AGRICULTURAL RESIDENTIAL**

The agricultural residential character area is primarily residential in nature with low-density developed areas. The area has some farming, but undeveloped land interspersed with low density subdivisions are the main characteristics of the area. Rolling hills with hay pastures interspersed with residential development and quiet country living best expresses the rural character of Troup County.



**Figure 3 Low Density residential with pasture**

**Development Patterns**

In this character area, development patterns should:

- ✘ Provide smaller lot sizes that are still large enough to accommodate well and septic systems since there is no public sewer or water in this area of the county
- ✘ Development that maintains rural character
- ✘ Promote small less intense farming
- ✘ Conservation subdivisions only when preserving environmentally sensitive areas, flora or fauna habitat and/or natural resources

**Primary Land Uses**

- ➔ Residential
- ➔ Small less intense agricultural
- ➔ Hunt clubs

**Implementation Strategies**

- ➔ Flexible ordinances and regulations to encourage development that maintains rural character
- ➔ Programs to protect natural resources

**QCO Analysis**

- Environmental Protection
- Heritage Preservation
- Regional Identity

**Lakeside Rural Residential**

This character area is land along the banks of West Point Lake that is in the northwestern portion of the county. This area has minimal population and is characterized by undeveloped lands with very limited services and accessibility to the rest of county. The area is beautiful in its simplicity and long stretches of undeveloped lakefront property. There is one volunteer fire station, no schools in the area, low population and no public water or sewer. The area is known for its vast forestland and several working farms.



**Figure 4 Lakeside Rural Residential - Liberty Hill area**

**Development Patterns**

- ✘ Limited development until services are available
- ✘ Large lots, low density development
- ✘ Development standards that maintain rural character

**Primary Land Uses**

- ➔ Very low density residential
- ➔ Agricultural
- ➔ Farm based businesses

**Implementation Strategies**

- ➔ Develop regulations that limit development in the area
- ➔ Develop transportation routes to the area
- ➔ Develop passive recreation opportunities around the lake

**QCO Analysis**

- Regional Identity
- Environmental Protection
- Heritage Preservation

**LAKESIDE RESIDENTIAL**

This area is along the eastern side of West Point Lake. The lake impounded in the 1970s and development in this area flourished since then. The existing development has leapfrogged from one area to another, and there are very few areas where undeveloped land remains. This area, however, is very environmentally sensitive



**Figure 5 Lakeside Residential**

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since not all of the areas in unincorporated Troup County have public sewer. There is public water in a large part of the area, but development regulations in the past have not provided adequate lot size for individual septic systems. The area is built up with primarily residential development and some commercial. There are several Army Corps parks with camping and fishing availability. The 300-foot buffer around the lake maintains the viewshed.

**Development Patterns**

- ✘ More compact residential development in areas not developed (Cluster)
- ✘ Programs and policies to expand existing sewer into the area
- ✘ Areas not developed as subdivisions (individual lots) maintain a lot size adequate to accommodate individual septic systems
- ✘ Discourage development without public water or sewer
- ✘ Maintain residential character of the area, but promote more mixed use development

**Primary Land Uses**

- Residential
- Neighborhood commercial
- Passive and active recreation
- Clubs and/or lodges

**Implementation Strategies**

- Provide regulations for cluster and mixed use development
- Protect water quality around lake
- Develop flexible regulations to provide adequate creativity in development design
- Develop policies to expand public water and sewer in the area

**QCO Analysis**

- ☑ Traditional Neighborhoods
- ☑ Open Space Preservation
- ☑ Environmental Protection
- ☑ Growth Preparedness
- ☑ Regional Solutions
- ☑ Regional Identity
- ☑ Infill Development

**GENERAL COMMERCIAL**

These are areas of the county where nodes (rather than strip commercial) of commercial development are located. These commercial nodes are a variety of uses that do not always conform to the surrounding area. Some highway strip commercial has emerged over time and there were no standards to guide this development. These areas are usually at the intersections of two state or federal highways.



**Figure 6 Commercial Development along I-185**

**Development Patterns**

- x** Continue nodal development
- x** Discourage strip development
- x** Promote mixed use developments where appropriate

**Primary Land Uses**

- ➔** General commercial
- ➔** Churches
- ➔** Government services buildings

**Implementation Strategies**

- ➔** Breakdown commercial uses into general, limited and neighborhood in the zoning ordinance to allow uses as appropriate for the area
- ➔** Maintain nodal development
- ➔** Provide design guidelines for commercial development

**QCO Analysis**

- Traditional Neighborhoods
- Appropriate Businesses
- Employment Opportunities

**LIMITED COMMERCIAL**

Limited commercial development is located in areas of the county at intersections of state or federal routes and local roads. These areas have less intense commercial uses and are a better fit for their locations. They are uses that have less trip generation than general commercial and more than neighborhood commercial.

**Development Patterns**

- ✘ Continued nodal compact development
- ✘ Less impact to surrounding neighborhood

**Primary Land Uses**

- ➔ Less intense commercial uses Churches
- ➔ Clubs and/or lodges

**Implementation Strategies**

- ➔ Use commercial development design guidelines
- ➔ Maintain nodal development
- ➔ Provide flexibility in development



**Figure 7 Limited Commercial**

**QCO Analysis**

- Traditional Neighborhoods
- Appropriate Businesses
- Employment Opportunities

**NEIGHBORHOOD COMMERCIAL**

Neighborhood commercial is an area where two local roads intersect. This area is designed to accommodate neighborhoods that would otherwise have to drive long distances to meet simple commercial needs. The area would contain the least intense commercial uses and serve small areas.

**Development Patterns**

- ✘ Continued nodal compact development
- ✘ Minimal impact to surrounding neighborhood

**Primary Land Uses**

- ➔ Least intense commercial uses
- ➔ Churches
- ➔ Clubs and/or lodges

**Implementation Strategies**

- ➔ Use commercial development design guidelines



**Figure 8 Neighborhood Commercial**



- ➔ Maintain nodal development
- ➔ Provide flexibility in development

**QCO Analysis**

- ☑ Traditional Neighborhoods
- ☑ Appropriate Businesses
- ☑ Employment Opportunities

**SCENIC CORRIDOR**

The viewshed it offers and the historic and cultural resources that are available in the area define the scenic corridor. The only steel bridge in Georgia is located on this corridor as well as historic churches and some of the most beautiful scenery in the state. There is a local designated scenic corridor and a state Scenic Corridor. The local corridor is located in the southeastern part of the county along Salem Road to the Harris County line.

**Development Patterns**

- ✗ Development limited in the corridor area.
- ✗ Tree protection in the corridor
- ✗ Provide standards and guidelines to protect the viewshed

**Primary Land Uses**

- ➔ Limited low density residential
- ➔ Agriculture

**Implementation Strategies**

- ➔ Buffering on both sides of right-of-way
- ➔ Regulations that limit development inside viewshed
- ➔ National Register nominations where appropriate

**QCO Analysis**

- ☑ Heritage Preservation



**Figure 9 Salem Road Bridge**



**Figure 10 Views along Salem Road**

the

**CONSERVATION**

These areas are natural resource areas: the 300-foot buffer around West Point Lake and the Wildlife Management Area in north Troup County. These areas are protected from development and enhance the character of the county. They also include the Army Corps parks and campgrounds.

### Development Patterns

- ✘ Protected areas with no development allowed

### Primary Land Uses

- ➔ Undeveloped

### Implementation Strategies

- ➔ Maintain protections already in place

### QCO Analysis

- Heritage Preservation

### URBAN

This area consists of the land directly adjacent to the three municipalities in the county. These areas may be annexed into one of the municipalities within the next five years. This area is developed in an urban pattern and has mixtures of uses including commercial, residential and industrial. The area is built up with some undeveloped land remaining but usually not large acreages. The area has major arterials through it, including two interstates, state highways and major county roads.

### Development Patterns

- ✘ Provide regulations for cluster, mixed use developments and/or planned unit developments
- ✘ Promote development that includes walkability
- ✘ Encourage compact development with pedestrian friendly elements
- ✘ Provide for higher density residential, commercial and industrial development

### Primary Land Uses



Figure 11 West Point Lake



Figure 12 West Point Lake



Figure 13 Cluster Development

- Residential
- Commercial
- Industrial
- Churches
- Schools ( Elementary and Secondary)

**Implementation Strategies**

- Promote cluster development
- Design regulations to allow mixed use development
- Promote sidewalk construction
- Provide flexible guidelines for innovative and creative development
- Provide infrastructure for high density development



**Figure 14 Urban Commercial**

**QCO Analysis**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Heritage Preservation
- Open Space Development
- Environmental Protection
- Growth Preparedness
- Educational Opportunities
- Appropriate Businesses
- Employment Options
- Housing Opportunities
- Regional Cooperation
- Regional Solutions
- Regional Identity

**SUBURBAN**

This area is the area along the interstate corridor and includes areas surrounding the three municipalities but outside the urban character area. This area has subdivision development that does not adhere to compact development principles. These developments leapfrog from place to place where public water is available but not public sewer. This area developed on one acre to ¾-acre tracts with individual septic systems. The area includes commercial,



**Figure 15 Suburban Development**

**Community Agenda**

some limited industrial and residential. There are some large acreage undeveloped tracts that are in danger of being subject to continued pattern of urban sprawl.

**Development Patterns**

- ✘ Provide housing opportunities for all ages and incomes
- ✘ Promote compact development where services exist
- ✘ Promote expansion of services where needed
- ✘ Provide requirements for connectivity of developments
- ✘ Develop requirements for infill developments that compliment the rural character
- ✘ Preserve historic structures and areas

**Primary Land Uses**

- ➔ Compact residential
- ➔ Neighborhood commercial
- ➔ Public buildings in scale to the surrounding development
- ➔ Churches, clubs and/or lodges

**Implementation Strategies**

- ➔ Provide flexible regulations that encourage innovative and creative design
- ➔ Tree Protection requirements
- ➔ Provide non-residential design guidelines
- ➔ Protect environmentally sensitive areas

**QCO Analysis**

- Traditional Neighborhoods
- Infill Development
- Sense of Place
- Transportation Alternatives
- Heritage Preservation
- Open Space Development
- Environmental Protection
- Growth Preparedness
- Educational Opportunities
- Appropriate Businesses
- Employment Options
- Housing Opportunities
- Regional Cooperation
- Regional Solutions
- Regional Identity

**HISTORIC**

This area of the county includes two historic areas that were defined during the public input process as areas that are especially important to the character of Troup County. While there are many structures in the county in the National Register, these two areas were decided on as areas that needed additional protection from development because of their locations. One is off West Point Road at the intersection with Long Cane Road where development has been fast paced and requests for commercial zoning are increasing. The other is the oldest settlement in Troup County, the Mountville area.



**Figure 16 Historic Church in Troup County**

**Development Patterns**

- ✘ Maintain character and historic value

**Primary Land Uses**

- ➔ Residential
- ➔ Churches
- ➔ Commercial

**Implementation Strategies**

- ➔ Use overlay zone as additional protection
- ➔ Produce Tree Protection ordinance
- ➔ Provide adequate buffers between new and historic development
- ➔ Develop design guidelines for new development

**QCO Analysis**

- Heritage Preservation
- Environmental Protection



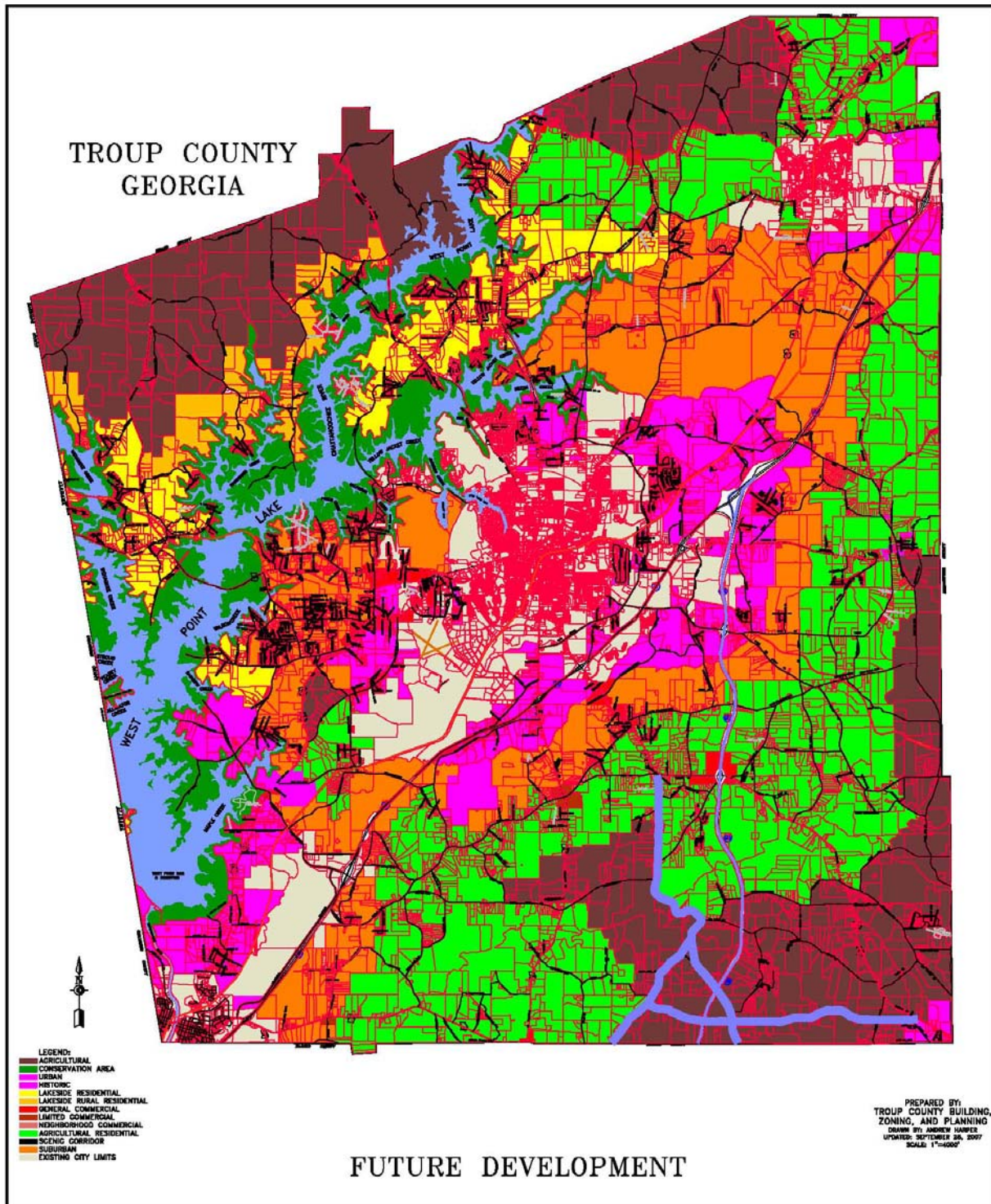


Figure 17 Future Development Map



**4.0 ISSUES AND OPPORTUNITIES**

**Population**

**Issues**

- ☞ Providing services and housing for an aging population
- ☞ Some older communities need rehabilitating
- ☞ Providing housing for special needs populations

**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
- ☞ With aging population, increase social services for seniors

**Economic Development**

**Issues**

- ☞ Providing new industry and businesses with a skilled workforce from Troup County
- ☞ Transportation network does not provide for good traffic flow and connectivity to major employers

**Opportunities**

- ☞ Use existing excellent educational facilities to develop workforce and entrepreneurial endeavors
- ☞ Kia and associated supplier companies will bring economic development opportunities that would otherwise have been difficult to attract to the county

**Housing**

**Issues**

- ☞ Lack of affordable housing for first-time buyers, special needs, seniors, and low and moderate-income citizens
- ☞ There appears to be a large number of substandard housing units
  
- ☞ Large number of foreclosures on housing mortgages

**Opportunities**

- ☞ Increase in population will allow for a variety of housing options

**Community Facilities**

**Issues**

- ☞ Lack of county water system
- ☞ Lack of county sewer availability
- ☞ Lack of a public transportation system
- ☞ Lack of deputies for Sheriff's department and need updated equipment, vehicles and satellite stations throughout the county to accommodate projected population increase
- ☞ Provide state-of-the-art educational facilities and teachers to raise the graduation rate among high school students.
- ☞ Consistent and equal enforcement of codes and ordinances to cut down on litter, dilapidated housing units and nuisances in the county
- ☞ Few youth activities and programs that provide positive reinforcement
- ☞ Underutilization of recreational opportunities at West Point Lake
- ☞ Littering is an enormous problem in the unincorporated area

**Opportunities**

- ☞ Use existing community volunteers in more programs and activities

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- ☞ Develop cooperation between existing programs thus providing better and more varied activities for youth and seniors
- ☞ Study water and sewer options for county and develop a strategy to implement systems that are feasible
- ☞ Provide education for citizens on codes and ordinances
- ☞ Develop recreational opportunities for West Point Lake

**Natural and Cultural Resources**

**Issues**

- ☞ Preserving and protecting water quality
- ☞ Preserving habitats and protecting endangered flora and fauna
- ☞ Preserving trees to improve air quality
- ☞ Existing recycling programs not adequate
- ☞ Protection of groundwater
- ☞ Greenspace requirements for developments
- ☞ Erosion and sedimentation problems including runoff
- ☞ The county is losing historic and cultural areas and buildings
- ☞ Water conservation
- ☞ Current development practices are not sensitive to natural and cultural resources

**Opportunities**

- ☞ Educate citizens on recycling
- ☞ Identify areas where endangered flora and fauna exist in the county
- ☞ Identify historic and cultural options regarding preservation of buildings and areas of importance

**Land Use**

**Issues**

- ☞ Too many subdivisions developed with individual wells and septic tanks
- ☞ Residential development is intruding into historically rural areas
- ☞ County water system and sewer options in order to develop in designated areas with higher density and more open/green space
- ☞ Present development regulations not adequate to control or manage growth
- ☞ Environmentally sensitive areas not considered in developments
- ☞ Existing land use regulations are not preserving rural character or giving developments any flexibility of design
- ☞ Existing lot size regulations are not large enough for individual wells and septic tanks
- ☞ Developers clear cutting trees
- ☞ There is typically neighborhood opposition to new/innovative or higher density developments
- ☞ Annexation of land with zoning not compatible with adjacent properties located in the unincorporated area
- ☞ No coordination with cities regarding land use
- ☞ Commercial and industrial development in inappropriate areas

**Opportunities**

- ☞ Develop policy and regulations to address issues
- ☞ Designate scenic corridors

**Transportation**

**Issues**

- ☞ Not enough bike and pedestrian trails
- ☞ There is no connectivity between developments and job opportunities

- ☞ The road network is not promoting good traffic flow, especially along east-west corridor
- ☞ Maintenance of the roads
- ☞ Need for public transportation in some areas

**Opportunities**

- ☞ Utilize transportation plan to address issues

**Intergovernmental Coordination**

**Issues**

- ☞ There are frequent conflicts between our development plans and those of adjacent communities
- ☞ There is little regional coordination and cooperation
- ☞ All political jurisdictions do not share plans or planning information

**Opportunities**

- ☞ Bring all jurisdictions together to coordinated planning activities

5.0 IMPLEMENTATION PROGRAM

SHORT TERM WORK PROGRAM -TROUP COUNTY 2010-2015

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
<b>Economic Development</b>				
Set up workforce development website to coordinate job availability and training opportunities	2010-2015	Troup, LaGrange	\$100,000	Public, Private partnership
Work with West Georgia Technical College and local industries to meet industry needs for employees	2010-2015	Troup	unknown	Grants, partnership with local industry
Use TADs to attract businesses and aid in redevelopment of appropriate areas	2011-2015	Troup and municipalities and developers	unknown	Troup, cities and developers
Implement recommendations in the Multi-Modal Transportation Plan to provide connectivity and good traffic flow to major employers	2010-2015	Troup, GDOT	unknown	Grants, Troup, GDOT
<b>Housing</b>				
Complete Housing Survey	2010-2011	Troup Staff	\$5,000	Troup
Rehabilitate substandard housing	2011-2015	Troup	\$500,000	CHIP, HOME, Troup, DASH
Educate homebuyers on importance of good credit and budget management	2011-2015	Troup, DASH	\$10,000	Grants, Troup, Public/Private partnerships
Review minimum standards for housing units to ensure that affordable housing units are not "zoned out"	2011	Troup Staff	\$0	N/A
Provide for special needs housing in the zoning ordinance	2012	Troup Staff	\$0	N/A
<b>Community Facilities</b>				
Feasibility Study to determine the feasibility of a countywide water and sewer system	2010-2011	Troup, Consultant	\$50,000	Troup
Review Troup Transit routes and ridership and develop a plan to enhance and improve public transportation	2010-2012	Troup staff, GDOT	\$25,000	Troup, GDOT, grants
Utilize Impact Fees to pay for public safety, road improvements, parks and recreation, and libraries	2010-2015	Troup	unknown	New development
Review code of ordinances to insure equal and consistent regulations	2011	Troup Staff	\$0	N/A
Coordinate with School System to assist with projects to decrease dropout rate and increase graduation rates.	2010	Troup, Troup County Board of Education	unknown	Troup, Troup BOE
Training for Code enforcement officers	2010-2015	Troup	\$5,000	Troup



**Community Agenda**

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Construct a multi-purpose recreational facility at Pyne Road Park	2010-2013	Troup	\$8 million	Troup, Public-private partnerships, Grants, and fund raisers
Develop education program for citizens on codes and ordinances	2011-2012	Troup	\$7,500	Troup
Educational program about littering and enforce littering ordinances	2010-2015	Troup	\$15,000	Troup, Public-private partnerships
Actively and financially support Boys and Girls Clubs and other activities that provide positive reinforcement for county's youth	2010-2015	Troup	Unknown	Troup
<b>Natural and Cultural Resources</b>				
Increase lot sizes for areas with individual well and septic tanks	2010	Troup	\$0	N/A
Provide density bonuses in areas where appropriated for increased stream buffers and preservation of historic and cultural structures and areas.	2011	Troup Staff	\$0	N/A
Develop a recycling program that requires residential recycling	2010-2015	Troup Staff	\$1 mil	Troup, Grants, Loans, Jurisdictional partnerships
Enforce Part V Environmental Standards as adopted	2010	Troup Staff	\$0	N/A
Hire a full time Certified Arborist for development compliance with the Tree Protection Ordinance	2012	Troup	\$40,000	Troup
Develop regulations for large acreage developments that preserve greenspace, protect habitat and provide public or decentralized sewer system and public or community water system	2010	Troup Staff	\$0	Troup
Identify areas of endangered flora and fauna	2010	Troup Staff, DNR	\$10,000	Troup
Develop program for citizens to upgrade home hardware and bathroom facilities for water conservation models.	2012-2015	Troup Staff, DASH, CAFI	\$500,000	Troup, public-private partnership
<b>Land Use</b>				
Review and rewrite or amend zoning ordinance as necessary to be consistent with comprehensive plan and identified land use issues ( manage growth, maintain rural character, provide flexibility of design and protect trees)	2010	Troup staff	\$5,000	Troup

**Community Agenda**

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Educate citizens on high density development	2011	Troup Staff, UGA	\$6,000	Troup, grants
Study various methods of farmland protection	2010-2012	Troup Staff, UGA	\$5,000	Troup, grants
Promote and educate on right-to-farm laws	2010-2011	Troup, RC, UGA	unknown	Troup, grants
Develop a joint planning committee with other jurisdictions	2010	Troup, LaGrange, Hogansville, West Point	\$10,000	Troup and all municipalities
Develop additional programs and policies to protect environmentally sensitive areas	2010	Troup, DNR, DCA, RC	unknown	Troup
Study and develop alternatives to individual septic systems and wells	2010	Troup, consultant	\$50,000	Troup
Develop transferrable or purchase of development rights programs	2011-2012	Troup Staff, local committees	unknown	Troup
Review character area map, future development map and zoning on an annual basis to adjust as necessary for changing conditions.	2010-2015	Troup Staff, Planning Commission	\$0	N/A
<b>Transportation</b>				
Develop work program to implement recommendations from the Multi-Modal Transportation Plan including development of bike and pedestrian trails and public transit	2010-2015	Troup Roads and Engineering, GDOT	unknown	Troup, grants and public/private partnerships
Improve east-west corridor for traffic flow	2013	Troup Roads and Engineering, GDOT	\$5 mil	GDOT, Troup, LaGrange, grants
Develop a road maintenance schedule	2010-2015	Troup Roads and Engineering	unknown	Troup
Develop regulations to provide connectivity between developments	2010	Troup Staff	\$0	N/A
<b>Intergovernmental Cooperation</b>				
Develop Joint Planning Commission	2010-2011	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities
Hold quarterly meetings with planning staff of other jurisdictions	2010	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities
Promote and be a leader in regional initiatives (Chattahoochee Trace project)	2010-2015	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities

**Long Range and Ongoing Activities****Housing**

- ✦ After completion of the housing survey, develop a housing rehab program that provides safe, habitable units for low to low-moderate income citizens and seniors.

**Economic Development**

- ✦ Work with Chamber of Commerce to attract business and industry that diversify the workforce

**Transportation**

- ✦ Continue implementation of the Multi-Modal Transportation Plan

**Community Facilities**

- ✦ Coordinate with municipalities to expand sewer service to include currently underserved developed areas and to areas where growth is appropriate

**Policies**

Policies are adopted to provide ongoing guidance and direction to County officials. They provide a basis for making decisions in implementing the Comprehensive Plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities.

**Housing**

- ✓ Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- ✓ Eliminate substandard housing in the county.
- ✓ Create affordable housing opportunities to ensure that all who work in the county have a viable option to live in the county.
- ✓ Accommodate our diverse population by encouraging a compatible mixture of housing types, appropriate densities and costs in neighborhoods.
- ✓ Encourage housing policies, choices and patterns that allow the public to move toward homeownership.
- ✓ Encourage traditional neighborhood development where appropriate.

***Economic Development***

- ✓ Support programs for retention, expansion and creation of businesses that are a good fit for the county's economy in terms of job skill requirements and linkages to existing businesses.
- ✓ Take into account access to housing and impacts on transportation, infrastructure and natural resources in decision making on proposed economic development projects.
- ✓ Carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- ✓ Encourage the use of public-private mechanisms or private initiatives, such as Tax Allocation Districts to finance improvements in underutilized areas and blighted areas.

***Community Facilities***

- ✓ Ensure that new development does not cause a decline in existing levels of service for the county's residents and employers.
- ✓ Seek ways that new growth does not impose an additional tax burden to the existing population but in terms of public investment in infrastructure and services to support the development, it pays for itself.
- ✓ Work with the Troup County Board of Education to encourage school location decisions that support the county's overall growth and development plan
- ✓ Ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- ✓ Discourage septic tanks within areas designated for urban and suburban growth during the planning period and promote the use of packaged systems that can later tap into an expanded sewer infrastructure.
- ✓ Invest in parks and open space to enhance the quality of life for the citizens of Troup County.

***Natural and Cultural Resources***

- ✓ Protection and conservation of county's resources will play an important role in making decisions about future growth and development.

**Community Agenda**

- ✓ Minimize inefficient land consumption and encourage compact urban development in order to preserve green open space and natural resource areas when developments are proposed in areas with adequate infrastructure.
- ✓ Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, historic, archeological or cultural resources from encroachment.
- ✓ Factor potential impacts on air and water quality in making decisions on new development and transportation improvements.
- ✓ Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- ✓ Promote the protection and maintenance of trees and green open space in all new development.
- ✓ Promote low impact development that preserves the natural topography and existing vegetation of development sites.
- ✓ Work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of the county.
- ✓ Ensure safe and adequate supplies of water through protection of ground and surface water sources.
- ✓ Promote enhanced solid waste reduction and recycling initiatives.
- ✓ Promote passive-use tourism and recreation uses for environmentally sensitive areas and historic resources areas, which are not suitable for development
- ✓ Promote the use of Best Management Practices (BMP) for water quality protection.

**Land Use**

- ✓ Review and update the Comprehensive Plan at least annually to ensure that the planning and zoning decisions are compatible and that the county is adjusting to any changing conditions.
- ✓ Decisions on new development will contribute to, not take away from, the rural character of the county and sense of place.

**Community Agenda**

- ✓ Promote development whose design, landscaping, lighting, signage and scale add value to our county.
- ✓ Preserve the rural character of the county and provide the opportunity for agricultural and forestry activities to remain a vital part of the county.
- ✓ Gateways and corridors will create a “sense of place” for the county.
- ✓ Commit to creating walkable, safe and attractive neighborhoods throughout the county, where people have easy access to schools, parks and necessary services (grocery and drug stores) without having to travel by car.
- ✓ Create recreational facilities and set-aside greenspace.
- ✓ Commit to providing pleasant, accessible public gathering places and parks throughout the county.
- ✓ Commit to redeveloping and enhancing existing commercial and industrial areas within the county in preference to new development in Greenfield (previously undeveloped) areas of the county.
- ✓ Support appropriate residential and non-residential infill development and redevelopment in ways that complement surrounding areas.
- ✓ Encourage mixed-use developments that are human-scale and less auto-oriented.
- ✓ Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increase in density.
- ✓ Support new land uses that contribute to protecting the environmental, preserving meaningful open space.
- ✓ Support new land uses that enhance housing options.
- ✓ Encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- ✓ Remain open to land planning and development concepts that may be new to the county but have been implemented successfully in other places.



**Transportation**

- ✓ Encourage walking, biking, car-pooling and other alternative transportation choices.
- ✓ Target transportation improvement to support desired development patterns for the county, recognizing that ready availability of transportation creates demand for land development in adjacent areas.
- ✓ New and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, as well as vehicular circulation.
- ✓ Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations to enhance community aesthetics and to minimize environmental impact.
- ✓ Promote connectivity of road network (such as fostering a grid network of streets, multiple connections between subdivisions).
- ✓ Support creation of a countywide pedestrian/bike path network.
- ✓ Ensure (through traffic calming and other design considerations) excessive vehicular traffic will not harm the peaceful nature of residential streets.

**Intergovernmental Coordination**

- ✓ Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- ✓ Work jointly with neighboring jurisdictions on developing solutions for shared regional issues (West Point Lake, watershed protection, and growth management).
- ✓ Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- ✓ Consult other public entities in our area when making decisions that are likely to impact on them.
- ✓ Provide input to other public entities when they are making decisions likely to have an impact on the county or county plans for future development.
- ✓ Engage in cooperative planning between the county commission and school board about the appropriate location and use of schools as community facilities.

***Supplemental Plans***

The following are incorporated into this document by reference. When making decisions the county considers the following plans essential to an informed decision:

-  Troup County Multi-Modal Transportation Plan
-  Troup County Solid Waste Management Plan
-  Preparing for the Future – Strategic Plan for Sustainable Development

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**APPENDIX A**

**QUALITY COMMUNITY OBJECTIVES DEFINITIONS**

**TRADITIONAL NEIGHBORHOODS**

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**INFILL DEVELOPMENT**

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**

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.

**TRANSPORTATION ALTERNATIVES**

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.

**HERITAGE PRESERVATION**

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging 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**

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. Compact development ordinances are one way of encouraging this type of open space preservation.

**ENVIRONMENTAL PROTECTION**

Environmentally sensitive areas should be protected from negative impacts of development, 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.

**GROWTH PREPAREDNESS**

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

**EDUCATIONAL OPPORTUNITIES**

Educational and training opportunities should be readily available in each community to permit community residents to improve their job-skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**APPROPRIATE BUSINESSES**

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.

**EMPLOYMENT OPTIONS**

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**HOUSING OPPORTUNITIES**

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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

**REGIONAL COOPERATION**

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 or development of a transportation network.

**REGIONAL SOLUTIONS**

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.

**REGIONAL IDENTITY**

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**APPENDIX B**

**REPORT OF ACCOMPLISHMENTS**

The Report of Accomplishments (ROA) provides a status of each work item identified in the 2003-2008 Short Term Work Programs for Troup County. For each activity the ROA identifies whether it was completed, postponed, or dropped, or if it is underway. Reasons provided for a dropped or postponed activity, and a projected completion date is provided for items that are underway.

**Unincorporated Troup County**

ELEMENT	ACTIVITY	STATUS			
		COMPLETE	UNDER WAY	POST-PONED	DROPPED
<b>Community Facilities</b>					
	Begin new courthouse construction and renovation.	✓			
	Mobley Bridge Park (Hogansville Sportsplex Construction)	✓			
	Begin Hillcrest Elementary recreational facilities improvements	✓			
	Continue Whitesville Road soccer complex construction (Phase II)	✓			
	Begin Granger Park Tennis Complex Construction	✓			
	Complete George F. Harris baseball complex construction	✓			
	Begin (major) Pyne Road Park Improvements	✓			
	Complete West Point Senior Citizens Center Construction	✓			
	Begin West Point City Park Construction	✓			
	Begin Mountville Elementary recreational facility				Dropped due to lack of funding and a change in priorities
	Complete Troup County Super Recreation Center construction	✓			
	Finish Griggs Recreation Center construction	✓			
	Begin South Loop right-of-way acquisition	✓			
	Widen and reconstruct Callaway Church Road to Upper Big Springs Road (2 <sup>nd</sup> segment)				Dropped due to a change in priorities
	Begin construction on Rosemont Elementary recreational facility improvements	✓			
	Ramps at I-85 and Cannonville Road				Dropped due to construction of interchange at Kia

Community Agenda

ELEMENT	ACTIVITY	STATUS			
		COMPLETE	UNDER WAY	POST-PONED	DROPPED
	Begin to widen West Point Road from Vernon Road to Teaver Road		2020		
	Relocation of Lloyd Tatum fire station and convenience center		✓		
<b>Economic Development</b>					
	Create and promote tourism development opportunities for West Point Lake		Ongoing/ this is an ongoing project with no projected end date		
<b>Land Use</b>					
	Develop Greenspace Plan			Postponed until comp plan is adopted	
	Develop a PUD ordinance	✓			
	Update existing land survey	✓			
	Develop a computerized land use data system		Under Way 2012		
<b>Natural and Historic Resources</b>					
	Evaluate feasibility of packaged sewerage treatment facilities or extending city sewer services to unincorporated area	✓			
<b>Other</b>					
	Apply for TEA funds for Young's Mill Bridge Bike Trail project	✓			
	Evaluate comprehensive plan and initiate updates	✓			

**A RESOLUTION  
TROUP COUNTY GEORGIA  
ADOPT THE 20-YEAR COMPREHENSIVE PLAN 2010-2030**


**WHEREAS**, Troup County has completed the Troup County Comprehensive Plan 2010-2030; and

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


**WHEREAS**, this document is prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act 1989, and the required public hearing was held on August 26, 2010 with additional meetings held August 30 and August 31, 2010.

**NOW, THEREFORE LET IT BE RESOLVED**, that the Troup County Board of Commissioners does hereby adopt the Troup County Comprehensive Plan 2010-2030.

Adopted the 2<sup>nd</sup> day of November 2010

  
\_\_\_\_\_  
Commission Chairman

ATTEST:

  
\_\_\_\_\_  
County Clerk