

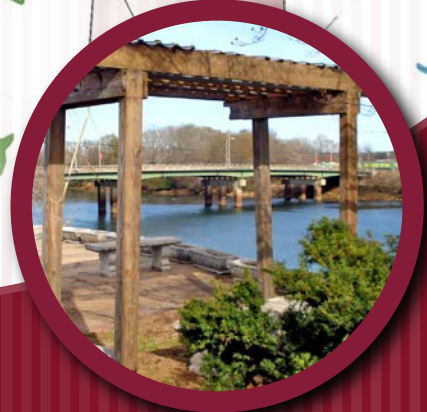
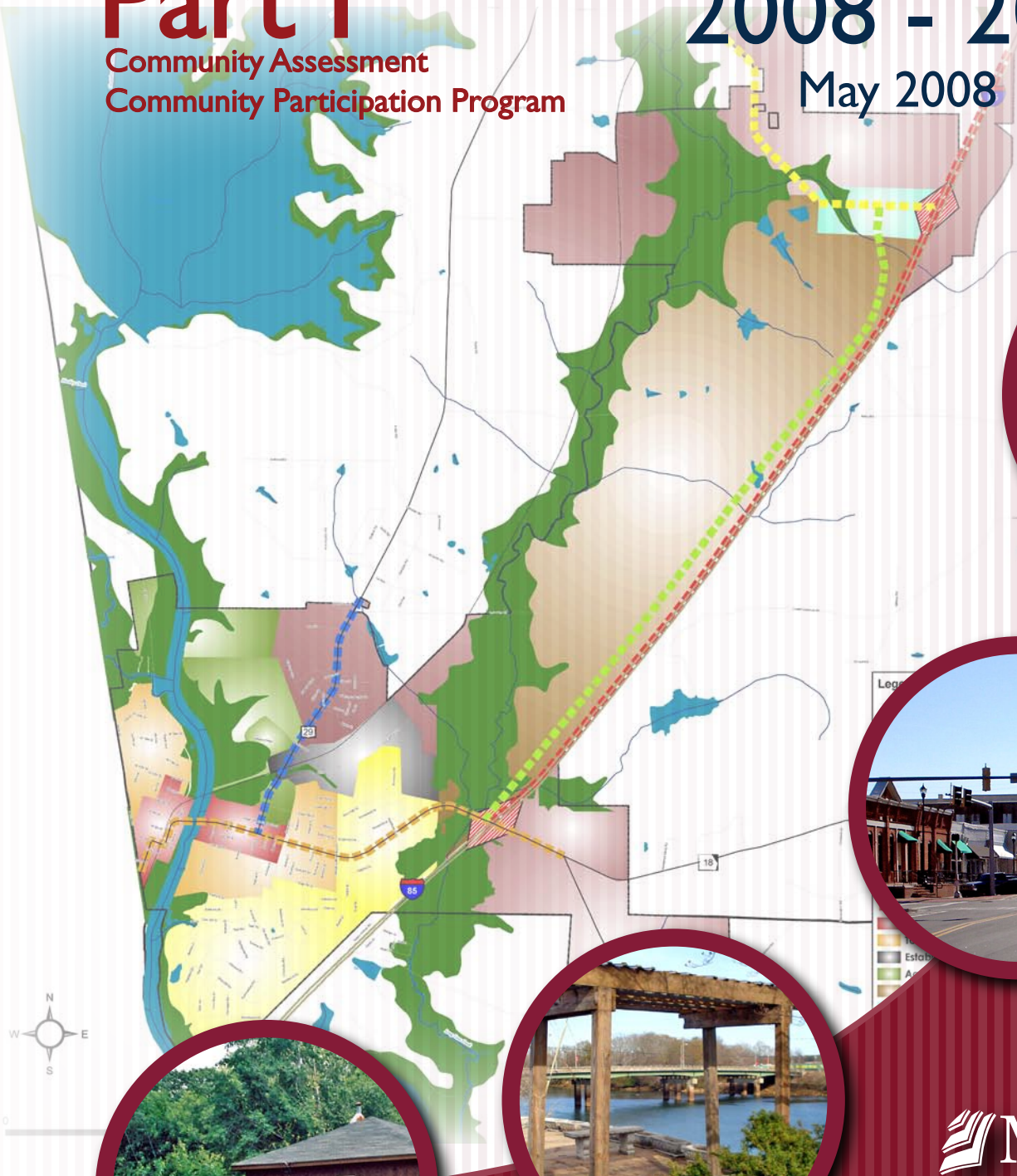
City of West Point Comprehensive Plan

Part I

Community Assessment
Community Participation Program

2008 - 2028

May 2008



Prepared By:



Prepared For:

City of West Point



FINAL DRAFT

**City of West Point
Comprehensive Plan 2008-2028**

PART I

**COMMUNITY ASSESSMENT,
COMMUNITY PARTICIPATION PROGRAM
& ANALYSIS OF SUPPORTING DATA**



Prepared for:

City of West Point
West Point, Georgia

By:



MACTEC, Inc. – Planning & Design Group
Atlanta, Georgia

June 5, 2008



CITY OF WEST POINT, GEORGIA

RESOLUTION TO TRANSMIT

WHEREAS, the City of West Point Mayor and City Council have completed the West Point Comprehensive Plan Update 2008-2028 *Part 1: Community Assessment and Community Participation Program*.

WHEREAS, these documents were 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 July 14, 2008.

BE IT THEREFORE RESOLVED, that the City of West Point Mayor and City Council does hereby transmit the West Point Comprehensive Plan Update 2008-2028 *Part 1: Community Assessment and Community Participation Program* to the Chattahoochee-Flint Regional Development Center and the Georgia Department of Community Affairs for official review.

BY:


A. Drew Ferguson, IV, Mayor

ATTEST:


Richard McCoy, City Clerk

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Comprehensive Plan 2008-2028**

**COMMUNITY
ASSESSMENT**



Prepared for:
City of West Point
West Point, Georgia

By:



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Introduction

Introduction to the Community Assessment for the City of West Point

Purpose

The *Community Assessment* is the first step in the process to prepare the *City of West Point Comprehensive Plan 2008-2028*. It provides a factual and conceptual foundation for the remaining work involved in preparing the *City of West Point Comprehensive Plan 2008-2028*. Production of the *Community Assessment* involved the collection and analysis of community data and information. The *Community Assessment* provides an executive summary of community analyses in order to provide an easy reference for stakeholders who will need to refer to the information throughout the planning process. More detailed data and analysis can be found in the attached *Analysis of Supporting Data*. This report will form the basis for developing the *Community Agenda*. The *Community Agenda* expresses the community's vision, goals, policies, key issues and opportunities that the community chooses to address.

The *City of West Point Comprehensive Plan 2008-2028* updates the *City of West Point Comprehensive Plan* that was adopted in 1993 by the Mayor and City Council. Like the 1993 plan, this 2008 update will serve as the official Comprehensive Plan for the City of West Point. The *Community Assessment* serves the purpose of meeting the intent of the DCA "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005, which is essential in order to maintain the City's status as a Qualified Local Government.

Scope

The *Community Assessment* encompasses the incorporated area of the City of West Point and includes the following information, as required by the DCA Standards:

- Listing of issues and opportunities
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives



Historic school in West Point



Historic home in West Point

CHAPTER
2

Identification of Issues & Opportunities

Identification of issues and opportunities based on an analysis of supporting data and initial stakeholder input

The issues and opportunities described below have been identified from a review of the *Analysis of Supporting Data* for the *Community Assessment*, discussions with government staff, review of recently completed plans, review of plans currently under development, and other initiatives. This analysis included an examination of the Quality Community Objectives. This section organizes the issues and opportunities by the major topics defined in the DCA Local Planning Requirements. The assessment topics include the following areas:

- Population
- Housing
- Economic Development
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

Population

Issues

Negative population growth trend – West Point’s population decreased from 3,382 in 2000 to 3,352 in 2006, which represented a 0.9% decrease from 2000 to 2006.

Growing Hispanic community – The persons of Hispanic origin population increased by 47% within Troup County. There will be a growing need in the City for education and other services to assist non-English speaking residents.

Decrease in Median Household Income – West Point’s median household income decreased by 0.6% from 1989 to 2000 compared to the state and national increases of 10.9% and 4.6% respectively.



Chattahoochee River



Historic post office in Downtown West Point

Opportunities

Population growth projections – With the arrival of the Kia Automotive Plant, West Point is projected to grow to a population of 8,256 by 2030, an increase of 144.1% from year 2000 population of 3,382.

Economic Development

Issues

Dependence on few industries – There is a growing concern about the dependence on manufacturing industries, especially with the upcoming arrival of the Kia Automotive Plant.

Preserving existing industry– With the expected arrival of Kia Automotive, existing industries are in jeopardy of losing their existing workforce for new and possibly higher paying jobs associated with Kia. West Point will be challenged with protecting and preserving existing industry.

Opportunities

Unique vantage point – West Point enjoys a unique geographic and economic vantage point by straddling the Chattahoochee River at the border of Georgia and Alabama and being inextricably linked with the cities of Valley and Lanett.

Kia Automotive Plant – With the arrival of the Kia Automotive Plant and other support industries, there becomes a number of advantages for West Point. Some projected advantages include an increase in the number of jobs and qualified workforce, an expected increase in government revenues and an increase in community recognition.

Local education and job training resources – West Point is located within proximity to local institutions that provide higher education and job training, including LaGrange College, West Georgia Technical College (LaGrange and West Point campuses), Southern Union State Community College (Valley, Alabama campus) and the custom training center for the Kia Automotive Plant.

West Point Lake – While West Point Lake is not located inside the City, the proximity of the lake to the City offers economic opportunities for West Point. These include the development of an expanded tourism economy and residential developments inside the City that take advantage of the proximity to the lake.

A regional downtown – Because West Point has always served as a traditional downtown for “The Valley” area, the City can build upon that tradition to attract residents of the entire region to downtown.



Kia Boulevard adjacent to the under-construction Kia plant in 2007



Downtown West Point hopes to attract specialty shoppers as a revitalization strategy

Housing

Issues

Additional housing needs relative to employment – A significant percentage of West Point residents leave the City to work in other cities, counties and states, while a majority of workers at West Point businesses live outside of West Point city limits.

Lack of housing in downtown – The lack of available residences in downtown business district area contributes to the neglected feel of the area, especially during the weekend and on weekdays after 4:00 PM. Loft housing located in upper floors of existing downtown buildings would provide a means for adding vibrancy to downtown.

Opportunities

Increase in housing stock – With the development of the Kia Automotive Plant, West Point has the opportunity to increase its housing stock with workforce housing.



Chattahoochee River flows through the center of West Point

Natural and Cultural Resources

Issues

Environmental planning with future land use and development – Environmental considerations are needed in the context of future land use planning and development to protect and preserve eco-systems and watersheds.

Greenspace, parks and trails – As West Point continues to grow in population, there will be a need for land for active and passive parks and greenspace. Future parks should provide for outdoor recreation opportunities for all age groups of the population. The Riverwalk project provides an excellent example of the park space that will be needed to serve future population.

Preservation of West Point Lake – With the arrival of the Kia Automotive Plant and associated industries, stakeholders see an increase in residential development surrounding West Point Lake. Thus, more environmental protection regulation and planned development is needed to ensure environmental preservation while also accommodating potential growth.



West Point's historic cemetery provides opportunities for passive park space

Opportunities

Promotion of West Point Lake as tourist and recreation destination – West Point Lake could be leveraged for more recreational opportunities, protection and as a potential location for tourism development.

Chattahoochee River– The river is a “hidden resource” with potential for enhanced access to provide recreation and educational opportunities to West Point residents.

Environmental leadership– With the development of Kia Automotive Plant, newly established local industries interested in environmental innovation can help lead the way to environmental stewardship and sustainability.

Historic building stock – The historic building stock in and around downtown is an important asset to the city and provides an immediate sense of permanence and endurance.

Potential historic district – The residential neighborhood east of the river is considering local historic district designation that will impact the type and form of appropriate development for the area.

Historic cemetery – West Point Historic Cemetery can be a positive attribute by functioning as passive park space for a community.

West Point City Park – This well maintained community park bordering the Chattahoochee River offers a number of recreational opportunities, including walking trails, baseball/softball and more. The recreational and natural resources that are offered should continue to be enhanced while maintaining a balance between the two.

Community Facilities and Services

Issues

Sewer / Water Expansions – The City is investing heavily to increase the capacity of sewer and water during the next five years in order to accommodate new industrial and residential growth.

Education system – High school drop out rates pose a challenge for Troup County and the city of West Point.

Riverfront Properties – City-owned property along the Chattahoochee Riverfront does not take advantage of the potential benefits of that location to contribute to downtown revitalization.

Opportunities

Increase in community services – With the new Kia Automotive Plant, more community services, such as fire, public safety, health care, parks and recreation will be needed to support the increase in population and employment.

Redevelopment of City-Owned Riverfront Property – With the relocation of the fire station and public works facilities that are a visual detriment to the area, this property could be redeveloped as a public park and gathering place for community events.



Most city services are headquartered at West Point City Hall

Land Use

Issues

Lack of commercial and retail land uses – There is a lack of commercial and retail businesses for West Point residents.

Dilapidated commercial structures – There is a need to revitalize older storefront structures within West Point's downtown.

Outdated auto-oriented commercial development – Commercial development designed for access solely by car dominates the commercial corridors of the City. While most of this development is not located in large strip malls, as is the case in some cities, this highway scale does in many ways discourage pedestrian traffic.

Vacant lots and buildings – Vacant commercial and industrial buildings along U.S. 29 and vacant lots used for parking near downtown detract from the potential vitality of the areas.

Potential for increased industrial and commercial development – With the arrival of Kia Automotive and recent annexations, new industrial and commercial properties have the probability of being located adjacent to existing residential properties and rural areas.

Maintaining rural character of U.S. 29 – With recommendations for improvements along U.S. 29, West Point will be challenged to maintain the rural character of the land while enhancing navigability for future population.

Increase in city annexation – In expectation of the Kia Automotive Plant arrival, West Point has nearly doubled the city's geographic area within the last two years. West Point must ensure that this increase in land, coupled with any future annexations, is planned accordingly to adequately provide community services to existing and future residents.

Opportunities

Quality development overlay district – With minor edits to the purpose and intent of the City's Quality Development Overlay District, the regulations could foster the creation of more walkable neighborhoods.

Growth of commercial and retail – As a result of the development of the Kia Automotive Plant, there are opportunities for ripple-effect development, one of which is more retail and commercial development.

Master development plans – The City could prepare master development plans for areas where growth is expected near the Kia site and along the SR 18 and U.S. 29 corridors. These plans could provide the blueprint for the type and scale of development envisioned in addition to ensuring that the effective multi-modal transportation infrastructure is provided.



Traditional neighborhood near Downtown West Point



A neighborhood commercial uses adjacent to residential area

Growth of residential – With the arrival of Kia Automotive and associated industries, stakeholders see increased residential growth for areas in the City and surrounding area.

Transportation

Issues

Maintenance and design of some of the City's pedestrian infrastructure – The City's pedestrian infrastructure requires attention. While maintained in many areas, an evaluation by the DCA Quality Growth Resource Team in January 2008 found that many neighborhood sidewalks are overgrown with weeds, while many of the sidewalks along busy corridors present an unfriendly walking environment with narrow designs built to the edge of the pavement of the highway.

Increase in transportation needs – With the development of Kia Automotive, West Point will be faced with the challenge of improving the existing transportation system by providing better navigability, multi-modal mobility and traffic flow.

Opportunities

Gateway to Georgia – West Point is the gateway to Georgia for travelers entering the state from Alabama along I-85. The City has an opportunity to dramatically affect the face of Georgia to all incoming and outgoing visitors with development of the Kia Automotive area and its interchange at I-85.

I-85 Corridor – The I-85 corridor connects the City of West Point to Atlanta and Montgomery.



I-85 improvements are in the works to accommodate access to the Kia plant

Intergovernmental Coordination

Issues

Impacted by multiple layers of government – West Point is affected by the governments of two adjacent cities, two counties in Georgia, one county in Alabama and less directly, the governments of the states of Alabama and Georgia.

Lack of cooperation between county and cities – Statewide and Regional Partners recorded that there was a lack of cooperation between the county and all three cities regarding community development. In addition, West Point is geographically located in two Georgia counties that border the Alabama-Georgia state line. It shares its western boundary with Alabama's city of Lanett and Chambers County. As a result, it is imperative that the city work to increase coordination between multiple government entities.

Opportunities

Kia Automotive Plant – With the upcoming development of Kia Automotive, West Point will have the opportunity to coordinate with adjacent government entities regarding land uses and community services.

CHAPTER
3

Analysis of Existing Development Patterns

Analysis of the existing land use, areas requiring special attention, recommended character areas and consistency with Quality Community Objectives

The purpose of this analysis is to understand the development conditions and growth patterns currently occurring on the ground in the City of West Point. The analysis allows the further exploration of issues and opportunities related to the physical environment. The following analysis considers three aspects of the existing development patterns: existing land use, areas requiring special attention, and recommended character areas.

Existing Land Use

An existing land-use map displays the development, or type of use, on the ground grouped into similar types of development categories at a given point in time. For purposes of this analysis, the Existing Land Use Map is based on land use and zoning information provided by the City of West Point. Analysis of aerial photography and windshield surveys provided additional input for the identification of the existing land use of properties.



Single-family home in West Point

Existing Land Use Categories

Existing Land Use Classification categories are as follows:

Commercial – Properties dedicated to non-industrial business uses including retail sales, office, services, and entertainment facilities; may be located as a single use in one building or grouped together in a shopping center or office park.

Industrial – Land dedicated primarily to industrial land uses that include warehousing, wholesale trade and manufacturing facilities; also includes private landfills.

Parks/ Recreation/ Conservation – Properties dedicated to uses that require significant amounts of open space such as public and private parks, golf courses, National Forests, Cemeteries and WMAs.

Residential – Single-family and two-family dwellings including site-built, detached and attached single-family homes and duplexes and manufactured homes on single lots with an area of five acres or less.

Residential uses on lots larger than five acres are classified as Rural/Agricultural.

Multi-Family Residential – Apartments, condominiums and attached single-family housing (more than two on lot); includes manufactured homes in manufactured home parks.

Existing Land Use Analysis

Land classified as Industrial makes up the largest portion of the city. Approximately 47% of the city is categorized as Industrial areas.

Land classified as Parks, Recreation, and Conservation makes up almost 4% of the city's total area. In addition to area near the Chattahoochee River, this category includes, public and private ball fields as well as cemeteries.

Land classified as Residential makes up the second-largest portion of the city at nearly 36%. Roughly 20% of the city is classified as Single-Family Residential. Multi-family Residential is roughly 16% of the city.

Properties classified as Commercial made up 11% while properties classified as mixed-use accounted for nearly 2%.



Downtown West Point commercial use

Areas Requiring Special Attention

Growth inevitably impacts the natural and cultural environments as well as community facilities, services, and infrastructure required to service an area. The paragraphs below outlines areas where the real estate market has and continues to produce development that is dominated by single-function land uses, where aging commercial areas are in need of functional and aesthetic revitalization, where growth should be well managed due to the environmentally-sensitive nature of the land, or where historic districts and elements should be maintained as they contribute heavily to the identity of the City.

Chattahoochee River Corridor

- Significant Natural Resources that should be protected.
- City has initial plans for River-walk System Trail/ Path.
- City owns property (Fire Station and Public Works facilities) that backs up to the riverfront where there are plans for a park and entertainment district, etc.

North 18 River-line Area

- Rural/Agricultural property near the river north of SR 18 is in transition with plans for Mixed Density PUD Development Proposal.
- This Proposed development has the opportunity to either enhance or limit riverfront trail.



Historic school and multi-family housing sit side-by-side.

Highway I8 Corridor

- Rapid development and redevelopment potential.
- Main Corridor to West Point from I-85.
- Heavily commercial zoning.
- Balance redevelopment / infill pressures with preservation.
- Development potential for a large scale commercial center – i.e. Target, etc.

Industrial Area

- Rapid land use change from undeveloped to industrial – includes Kia and associated other industries.
- Large scale industrial development adjacent to Chattahoochee River Tributary.

Eastern Side of River – City Park Area

- East Bank Plaza (next to City Park) is a neighborhood scale shopping center in need of redevelopment.
- There is potential for infill housing in the areas surrounding the park where there is existing single family residential.

Recommended Character Areas

Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character areas in the City can lead to preservation of valued existing areas and help other areas function better and become more attractive. Character area based planning helps to guide future development through policies and implementation strategies that are tailored to each situation. The character areas include the following traits:

- Presently have unique or special characteristics that need to be preserved
- Have the potential to evolve into unique areas
- Require special attention because of unique development issues.

The recommended character areas for the City of West Point are described below and presented in the Recommended Character Areas Map.

Preserve – Undeveloped, natural land areas with significant environmental features including steep slopes, floodplains, wetlands, watersheds, wildlife management areas, conservation areas, and other environmentally sensitive areas not suitable for development of any kind; also includes park and recreation areas.

Agriculture/Rural Reserve – Predominantly rural, undeveloped land areas in an open or cultivated state that are still sparsely settled, including woodlands and farm lands. These areas typically include very large lot single family residential uses or undeveloped land.

Downtown – One and two-story brick buildings, some of which are listed on the National Register of Historic Places. Land use is predominantly commercial with high levels of vacancy.

Downtown Neighborhood – Represented by parcels surrounding Downtown. Land use is predominantly residential with smaller lot sizes. Residential streets are situated in a grid pattern similar to the Downtown area, with sidewalks on one or both sides of the street.

Emerging Suburban – Areas where pressure for conventional suburban residential subdivision development and associated strip commercial development along arterials and major roads is greatest. Without intervention, these areas are likely to evolve in a way that is not pedestrian-friendly, with larger lot sizes and a high to moderate degree of building separation. These areas are predominantly residential with scattered civic buildings, and have varied street patterns (often curvilinear) that include cul-de-sacs.

Established Industrial – Existing industrial buildings located along the railroad and intersection of Highway 29. Area is predominantly existing industrial uses categorized by warehouses.

Interchanges – Represents interchange locations along I-85. The areas are currently sparsely developed with commercial uses that cater to travelers along I-85 or, in the case of the Kia Boulevard area, are currently undeveloped but expected to cater to travelers



West Point City Park in the Preserve character area



Two-story, corner historic buildings in Downtown character area

with the construction of Kia Boulevard. Both areas act as gateways for the City of West Point.

Interstate 85 Corridor – This includes the area surrounding I-85 and the connection to Highway 18 and the future Kia Boulevard. Land use is predominately interstate transportation with a small vegetation buffer between the emerging Kia Parkway on the western side and possible Emerging Suburban uses to the east.

Kia Boulevard & Kia Boulevard Corridor – Area located at the intersection of I-85 and the future Kia Boulevard. Currently, the area is rural and undeveloped; however, the area is expected to accommodate additional commercial development associated with the arrival of the Kia Automotive Plant.

Kia Parkway & Kia Parkway Corridor – The focal point of the Kia Automotive Plant and associated industries, this area will accommodate a high volume of vehicular traffic with manufacturing land uses.

Suburban – Existing suburban residential areas. The area is categorized by residential uses on medium-sized to large-size lots and building separation. In addition, the area accommodates existing single-story strip commercial developments, drive-thru restaurants and banks. Overall, the area is not pedestrian-friendly with curvilinear street networks that include cul-de-sacs.

SR 18 Corridor – Existing residential, single-story strip commercial and vacant land uses along SR 18. The corridor connects Interstate 85 with Downtown West Point, U.S. 29, the Alabama State Line and eventually, the newly constructed Kia Parkway. The corridor is a focal point for visitors as well as residents traveling to downtown and can be categorized as potential redevelopment and or transition.

U.S. 29 Corridor – The area consists of the Chattahoochee River and parcels along U.S. 29. Land use consists of low-density and rural single family residential parcels with a few light industrial areas within the city limits that are currently underused or vacant. The corridor is susceptible for emerging residential development and should be considered during future planning phases.

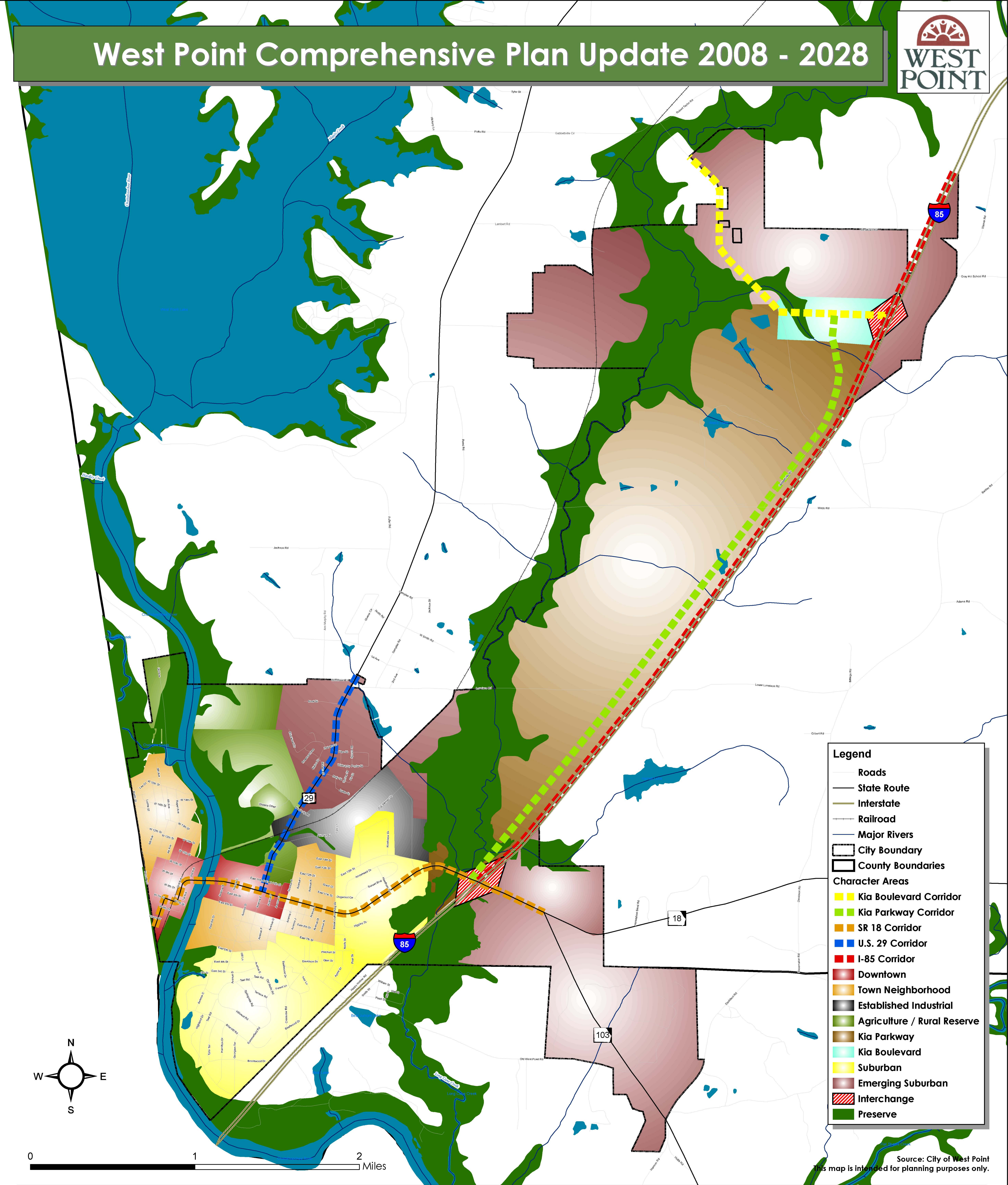
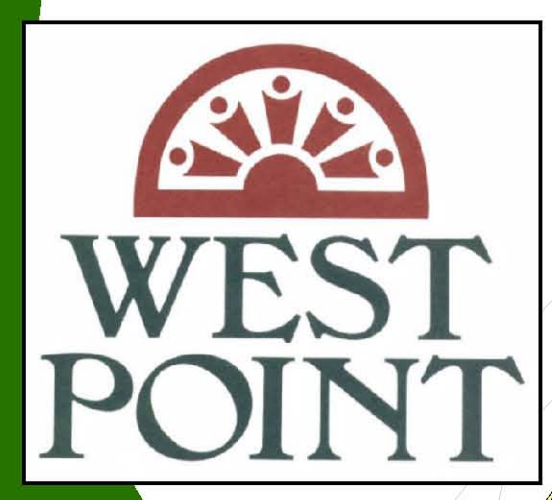


Suburban residences in the Suburban character area



Single-family homes on narrow lots in Downtown Neighborhood character area

West Point Comprehensive Plan Update 2008 - 2028

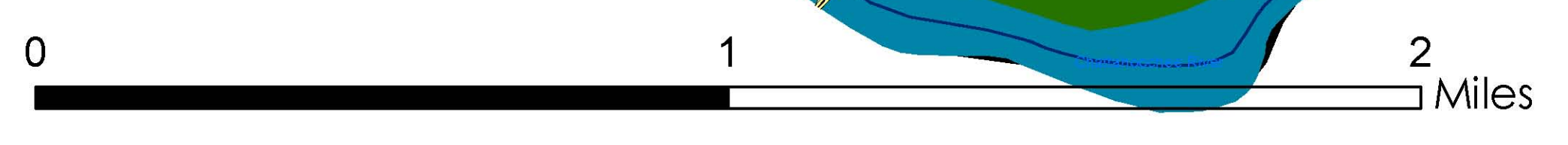
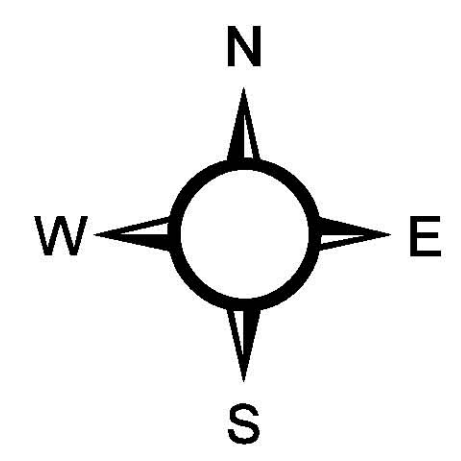


Legend

- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- City Boundary
- County Boundaries

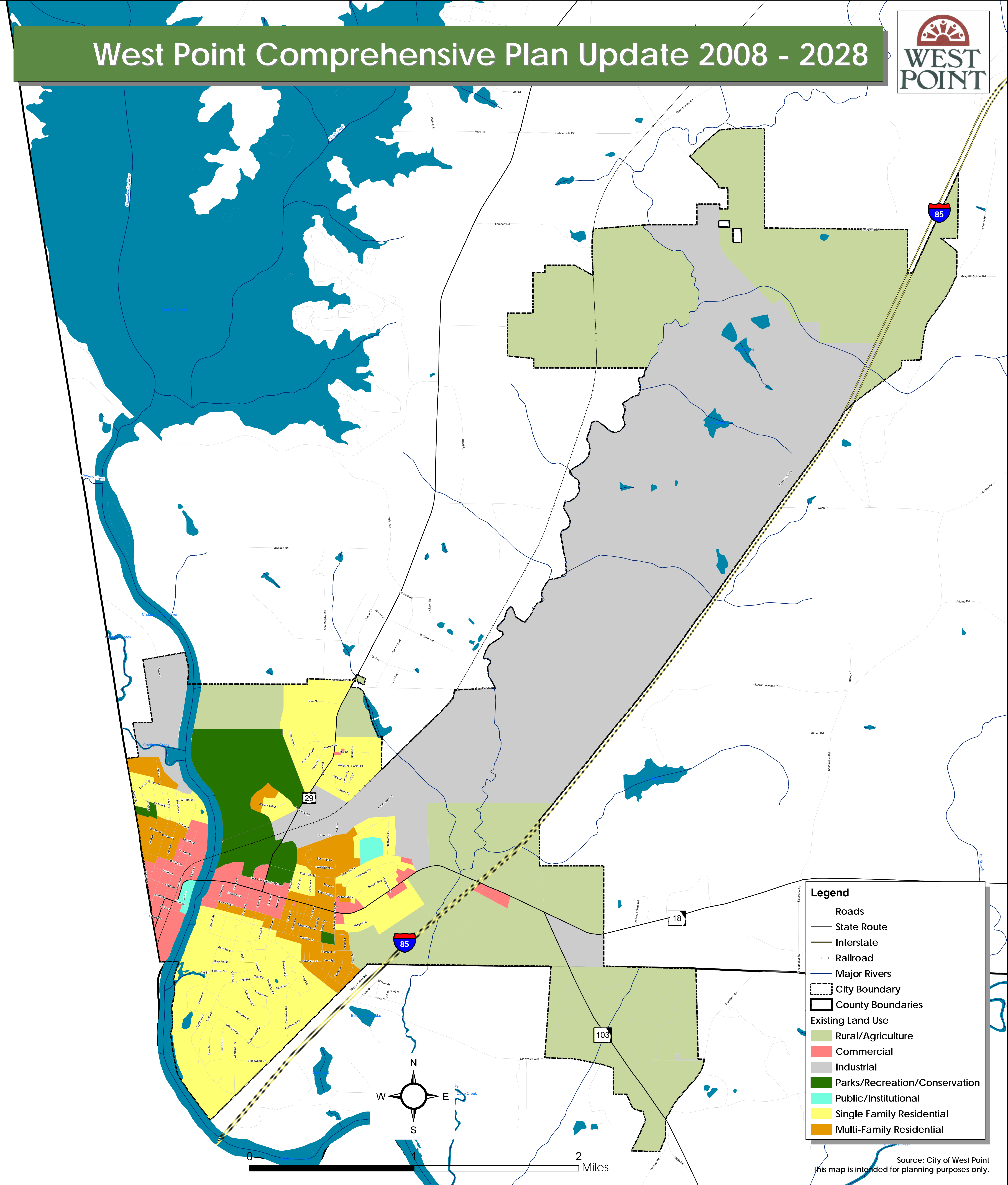
Character Areas

- Kia Boulevard Corridor
- Kia Parkway Corridor
- SR 18 Corridor
- U.S. 29 Corridor
- I-85 Corridor
- Downtown
- Town Neighborhood
- Established Industrial
- Agriculture / Rural Reserve
- Kia Parkway
- Kia Boulevard
- Suburban
- Emerging Suburban
- Interchange
- Preserve



Source: City of West Point
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028



Legend

- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- ▭ City Boundary
- ▭ County Boundaries
- Existing Land Use**
- Rural/Agriculture
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Multi-Family Residential

Source: City of West Point
This map is intended for planning purposes only.

CHAPTER
4

Analysis of Consistency with Quality Community Objectives

Outline of the schedule proposed for preparation, review and adoption of the Comprehensive Plan Community Agenda

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement that the Community Assessment includes an evaluation of the community’s current policies, activities, and development patterns for consistency with the QCO contained in the State Planning Goals and Objectives. The DCA Office of Planning and Quality Growth created the QCO Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. The assessment is meant to give the community an idea of how it is progressing toward reaching these objectives. The following tables function as a guide for assessing the current status of QCO in the City of West Point.

Regional Identity

Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Question	West Point
1. Our community is characteristic of the region in terms of architectural styles and heritage.	YES
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	NO
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	NO
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	YES
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	YES
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	YES

Growth Preparedness

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.

Question	West Point
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	NO
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	NO
3. Our elected officials understand the land-development process in our community.	YES
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	YES
5. We have a Capital Improvements Program that supports current and future growth.	YES
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	YES
7. We have clearly understandable guidelines for new development.	YES
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	NO
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	YES

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, 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.

Question	West Point
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	NO
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	YES
3. We recruit firms that provide or create sustainable products.	YES
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	NO

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.

Question	West Point
1. Our community provides workforce training options for its citizens.	NO
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	NO
3. Our community has higher education opportunities, or is close to a community that does.	YES
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	NO

Employment Options

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

Question	West Point
1. Our economic development program has an entrepreneur support program.	YES
2. Our community has jobs for skilled labor.	YES
3. Our community has jobs for unskilled labor.	YES
4. Our community has professional and managerial jobs.	YES

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.

Question	West Point
1. We have designated historic districts in our community.	YES
2. We have an active historic preservation commission.	YES
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	YES

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.

Question	West Point
1. Our community has a greenspace plan	YES
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	YES
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	YES
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	NO

Environmental Protection

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.

Question	West Point
1. Our community has a comprehensive natural resources inventory.	NO
2. We use this resource inventory to steer development away from environmentally sensitive areas.	NO
3. We have identified our defining natural resources and taken steps to protect them.	YES
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. These ordinances, called the Environmental Planning Criteria, include Water Supply Watersheds, Protection of Groundwater Recharge Areas, Wetlands Protection, River Corridor Protection and Mountain Protection (Chapter 391-3-16). Please indicate which of these have been adopted.	YES
5. Our community has a tree preservation ordinance which is actively enforced.	NO
6. Our community has a tree-replanting ordinance for new development.	NO
7. We are using stormwater best management practices for all new development.	YES
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	YES

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.

Question	West Point
1. We participate in regional economic development organizations.	YES
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	YES
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	YES
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	YES

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.

Question	West Point
1. We have public transportation in our community.	NO
2. We require that new development connects with existing development through a street network, not a single entry/exit.	YES
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	YES
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	YES
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	YES
6. We have a plan for bicycle routes through our community.	NO
7. We allow commercial and retail development to share parking areas wherever possible.	YES

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.

Question	West Point
1. We plan jointly with our cities and county for comprehensive planning purposes.	YES
2. We are satisfied with our Service Delivery Strategy.	YES
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	YES
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	YES

Housing Choices

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.

Question	West Point
1. Our community allows accessory units like garage apartments or mother-in-law units.	YES
2. People who work in our community can also afford to live in the community.	YES
3. Our community has enough housing for each income level (low, moderate and above-average).	NO
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	YES
5. We have options available for loft living, downtown living, or “neo-traditional” development.	YES
6. We have vacant and developable land available for multifamily housing.	YES
7. We allow multifamily housing to be developed in our community.	YES
8. We support community development corporations that build housing for lower-income households.	YES
9. We have housing programs that focus on households with special needs.	YES
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	YES

Traditional Neighborhood

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.

Question	West Point
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	YES
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	YES
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	YES
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	NO
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	YES
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	YES
7. In some areas several errands can be made on foot, if so desired.	YES
8. Some of our children can and do walk to school safely.	YES
9. Some of our children can and do bike to school safely.	YES
10. Schools are located in or near neighborhoods in our community.	YES

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.

Question	West Point
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	YES
2. Our community is actively working to promote Brownfield redevelopment.	NO
3. Our community is actively working to promote greyfield redevelopment.	NO
4. We have areas of our community that are planned for nodal development (compact near intersections rather than spread along a major road).	YES
5. Our community allows small lot development (5,000 square feet or less) for some uses.	YES

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.

Question	West Point
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	YES
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	YES
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	YES
4. We have ordinances to regulate the size and type of signage in our community.	YES
5. We offer a development guidebook that illustrates the type of new development we want in our community.	NO
6. If applicable, our community has a plan to protect designated farmland.	NO

FINAL DRAFT

**City of West Point
Comprehensive Plan 2008-2028**

**COMMUNITY
PARTICIPATION
PROGRAM**



Prepared for:
City of West Point
West Point, Georgia

By:



MACTEC, Inc. – Planning & Design Group
Atlanta, Georgia

June 5, 2008

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Introduction

Introduction to the Community Participation Program for the City of West Point

Purpose

The purpose of the Community Participation Program is to ensure that the City of West Point Comprehensive Plan reflects the full range of the community's values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation will help ensure that the plan is implemented because many are involved in its development and thereby become committed to seeing it through. The Community Participation Program provides a concise schedule to guide the development of the Community Agenda, including planned community participation events or meetings at key points during the process. This document includes three required steps described in sections below:

- Identification of Stakeholders
- Identification of Participation Techniques
- Schedule for Completion of the Community Agenda

Scope

State law requires City of West Point to update its Comprehensive Plan by October 31, 2008. As prescribed by the Georgia Department of Community Affairs (DCA), the update of the Comprehensive Plan follows the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005. City of West Point adopted its current Comprehensive Plan in January 1991.

CHAPTER
2

Identification of Stakeholders

Outline of the Comprehensive Plan's diverse group of community stakeholders set to be involved in the development of the Community Agenda

Coordination and oversight are very important parts of the overall work effort for this project. This approach, to ensure proper management of the process, includes oversight by the City Council, City Manager, Director of Planning and Development, Steering Committee and the Stakeholders Group. Groups participating as stakeholders are listed below.

City of West Point Mayor and City Council

- A. Drew Ferguson, IV, Mayor
- Joseph Downs III, Mayor Pro-Temp/Councilmember
- Donald Gilliam, Councilmember
- Darren Kelley, Councilmember
- Sandra Thornton, Councilmember
- Annie Wallace, Councilmember
- Judy Wilkinson, Councilmember

Public Officials/Staff

- Ed Moon, City Manager
- Sammy Osborne, Planning and Development Director
- Phyllis Bishop, Better Hometown Director
- Becca Harden, Valley Partnership
- Sammy Inman, Utilities Superintendent
- David Kerr, Police Chief
- Richard McCoy, City Clerk
- Thomas Scott, Streets & Sanitation
- Milton Smith, Fire Chief
- Bobby Williams, Code Enforcement
- Robert Young, West Point Development Authority

MACTEC Consultant Team

- Ron Huffman, AICP, ASLA
- Lee Walton, AICP
- Marty Sewell, AICP
- Paige Hatley
- Paul Simo

- Marla Bexley-Brown
- Brad Davis

County Governments and Regional Development Centers (RDC)

- Harris County
- Troup County
- Chattahoochee-Flint RDC
- Lower Chattahoochee RDC

County, City, Regional and State Boards/Organizations

- West Point Historic Preservation Commission
- West Point Development Authority
- Valley Partnership
- Georgia Department of Transportation
- Harris County Chamber of Commerce
- Troup County Chamber of Commerce
- Valley Area Chamber of Commerce

CHAPTER
3

Participation Techniques

Identification of trends and issues in population growth and significant changes in the demographic characteristics of the community

City of West Point will rely heavily on public input during the preparation of the Community Agenda. Input will come from events specifically planned for the Comprehensive Plan Update as well as other planning initiatives currently underway in the area. Other initiatives are included in the description below. Techniques described below will include advisory committee meetings, stakeholder committee meetings, presentations to elected officials, interviews, workshops, web site, press releases, an open house, and public hearings.

Community Workshop

City of West Point will conduct a community workshop during the development of the Community Agenda. An Issues/Opportunities questionnaire will be distributed to those who attend the workshop. The survey will provide an opportunity for stakeholders to provide the consultant team with input related to the issues and opportunities. The consultants will use the input from the workshops to finalize the issues and opportunities, character areas and to define a community vision.

Open House

The Open House will take place following the community workshop. The Open House will likely take place prior to a regularly-scheduled City Council meeting. Participants will view the plans prepared for the City and will also have the opportunity to offer comments that may result in changes to the plan prior to the transmittal public hearing.

Public Hearings

Public Hearings will be held in two rounds at the City of West Point City Council during the planning process. The first round of public hearings will announce to the public that the planning process for updating the comprehensive plan is underway. The second round of public hearings will brief the community on the contents of the Community Agenda. The following paragraphs describe the two public meetings in greater detail.

Public Hearing I: Transmittal of Community Assessment and Community Participation Program

The public hearing will inform the public of the plan's project schedule and how they can get involved as outlined in this document. The public hearing also provides the community an opportunity to comment on the draft Community Assessment. The Community Assessment highlights the issues and opportunities that will be taken into consideration in developing the Community Agenda.

Following the public hearings, and based on input from the public and city officials, the Community Assessment, Analysis of Supporting Data and Community Participation Program documents will be transmitted to the Regional Development Center for review and comment.

Transmittal of the Community Agenda

The consultant will present the Community Agenda at a public hearing before the City Council following the completion of the Open House meeting. Public hearings for the City Council will occur at regularly-scheduled meetings during the same general time period. The hearing provide an opportunity for residents to make final suggestions, additions or revisions and to be informed of when the Community Agenda will be submitted to the Northeast Georgia Regional Development Center for review.

Following the public hearings, and based on input from the public and city officials, the Community Agenda will be transmitted to the Regional Development Center for review and comment.

Web Site

The City of West Point Administration Office will post the Community Assessment, Analysis of Supporting Data, Community Participation Program and the Community Agenda on the City of West Point website for public review at various points throughout the planning process. Browsers will be able to download the documents in PDF format and will be provided with contact information in order to submit comments by traditional mail, by e-mail, or by telephone. The City of West Point website address is as follows:

<http://www.cityofwestpointga.com/>

Media Strategies

Press releases will be prepared and distributed to the newspaper, radio and television stations that serve the City of West Point area. The press releases will be used to announce public meetings and the posting of documents for public review. Press releases will include contact information for the City of West Point Administration office.

In addition to press releases, City of West Point will work with the local cable television provider, to include on the government information channels announcements of the public meetings and locations to view posted documents for public review.

Coordination with other Planning Initiatives

Two major planning initiatives in West Point and Troup County have provided valuable community participation input that the West Point Comprehensive Plan planning team will incorporate into the Community Agenda. The Troup County Strategic Planning Initiative led by Georgia Tech and the Quality Growth Resource Team led by DCA are each described in the following paragraphs.

Troup County Strategic Planning Initiative

The proposed schedule for completion of the Community Agenda will be coordinated with the Troup County Strategic Planning process, which is being developed concurrently with the comprehensive plan

update in West Point. The Strategic Planning process includes Troup County and the cities of LaGrange, West Point and Hogansville. This two-year planning initiative was launched to set the course for a sustainable future and explore how best to leverage the growth coming to West Georgia.

The process began with visioning and data collection through discussions with community stakeholders and external partners (especially representatives of state and regional government departments). These talks helped identify the community's key challenges and opportunities, as well as a vision for the future of our County and Cities. Data collected allowed the team to benchmark existing conditions in terms of population, education, individual wealth, health, transportation, land use and other important indicators.

The West Point Comprehensive Plan planning team will include the results of the community and stakeholder surveys and interviews into the development of the Community Agenda. The planning team has established a relationship with the Georgia Tech team. The two teams have shared data and coordinated schedules thus far and plan to continue to do so as the two projects progress.

Quality Growth Resource Team

A DCA Quality Growth Resource Team conducted a week-long charrette in January 2008 in West Point. The charrette provided two major opportunities for public involvement. The team facilitated a design workshop during day two of the charrette week and then presented the recommendations of the team to the public at a meeting on day five. Input from these meetings is considered a valuable element of the community participation program for the West Point Comprehensive Plan. As such, the planning team will incorporate into these comments as much as possible into the Community Agenda. The recommendations of the Quality Resource Team will be reviewed with the City and incorporated into the Community Agenda. The Quality Resource Team is organized by DCA, working with its quality growth partners, to assist Georgia communities in implementing quality growth principles into the comprehensive plan, land development ordinances, and day-to-day decision making.

Troup County Comprehensive Plan Update

The proposed schedule for completion of the Community Agenda will be coordinated with the Troup County Comprehensive Plan Update, which is also being developed to meet an October 2008 adoption deadline.

CHAPTER
4

Schedule for the Completion of the Plan

Outline of the schedule proposed for preparation, review and adoption of the Comprehensive Plan Community Agenda

The full proposed schedule for completion of the Community Agenda is shown below.

- **Public Hearing I** – Transmittal Resolution for the Community Assessment/Community Participation Plan – July 14, 2008
- **Community Workshop** – July 2008
- **Open House** – July 2008
- **Public Hearing II** – Transmittal Resolution for Community Agenda – September 8, 2008
- **Plan Adoption** – December 8, 2008

FINAL DRAFT

**City of West Point
Comprehensive Plan 2008-2028**

**ANALYSIS OF
SUPPORTING
DATA**



Prepared for:
City of West Point
West Point, Georgia

By:



MACTEC, Inc. – Planning & Design Group
Atlanta, Georgia

June 5, 2008

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CHAPTER
1

Introduction

Introduction to the Analysis of Supporting Data for the City of West Point

The “Analysis of Supporting Data” follows the guidelines of the Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. This document presents the full collection of analysis and supporting data that provides the backbone of the Community Assessment. Maps associated with this document can be found in Chapter 9: Atlas of Maps.

Located in the Chattahoochee-Flint Region, the City of West Point covers 4.4 square miles of predominantly urban and suburban. The City of West Point is located in both Harris and Troup Counties, and is immediately adjacent to the border of Lanett, Alabama.

CHAPTER
2

Population

Identification of trends and issues in population growth and significant changes in the demographic characteristics of the community

2.1. Total Population

2.1.1. Historic Population

West Point’s population has declined slowly since recording a population of 4,610 in 1960, as shown in Table 2-1. Population losses in the 1970s and 1980s coincided with the closing of numerous plants and the associated loss of manufacturing jobs. By 2000, the population had fallen to 3,382. According to U.S. Census Bureau (Census) estimates, the city population dropped to 3,352 in 2006. The population declined 22.1% from 1980 to 2006, as shown in Table 2-2, which is an average annual rate of -1.0%. Between 2000 and 2006 the population decline slowed to a near halt, amounting to a 0.9% loss at an average annual rate of only 0.1%.

Table 2-1 Historic Population

Area	1960	1970	1980	1990	2000	2006
West Point	4,610	4,232	4,305	3,571	3,382	3,352

Source: U.S. Census Bureau , Annual Estimates of the Population for Cities of Georgia: April 1, 2000 to July 1, 2006

Table 2-2 Historic Population Growth Rates

Area	1980-2006		1980-2006	
	% Change	Ave. Annual	% Change	Ave. Annual
West Point	-22.1%	-1.0%	-0.9%	-0.1%

Source: U.S. Census Bureau , Annual Estimates of the Population for Cities of Georgia: April 1, 2000 to July 1, 2006

2.1.2. Population Growth in Surrounding Counties

As shown in Table 2-3, the surrounding counties, with the exception of Chambers County, Alabama, all experienced growth between 1990 and 2006. The population of Troup County reached 44,466 by 1970 and 50,003 by 1980. Growth continued during the 1980s and 1990s increasing the county’s population to 58,779 by 2000. By 2006 the population of Troup County reached 63,245, a 7.6% increase since 2000. The county population increased by 40.0% from 1970 to 2006.

Similarly, Harris County grew from a population of 11,520 in 1970 to 15,464 in 1980, with a 34.2% increase. Harris County experienced a continual gain in population through 2006. The 2006 population of Harris County was 28,785. Harris County population increased 140% between 1970 and 2006.

Chambers County, Alabama population declined 3.8% from 1970 to 2006. West Point’s next-door neighbor Lanett, Alabama experienced a population decline of 12.7% between 1990 and 2006, which included a 3.9% drop between 2000 and 2006. Lee County, Alabama, Muscogee County, Meriwether County and Heard County each saw their population increase between 1990 and 2006.

The net loss of 219 residents (a 5.3% drop) for West Point and 1,444 residents for Lanett (a 12.7% drop), between 1990 and 2006 can largely be attributed to the decrease in jobs in the area. However, LaGrange, located northeast of West Point, experienced steady population growth between 1990 and 2006. LaGrange recorded a 5.7% growth rate from 1980 to 1990, and a 1.6% increase between 1990 and 2000. Lagrange experienced a 5.2% increase in population from 2000 to 2006. The LaGrange population increased by 5.8% between 1990 and 2006.

The net population increase for the LaGrange from 1990 through 2006 is 5.8% with an additional 1,765 residents. In addition to serving as the county seat, LaGrange is much larger with more room to grow with 29 square miles compared to West Point’s 4.4 and Lanett’s 5.4 square miles.

Table 2-3 Population Trends in Surrounding Counties

Area	1990	2000	2006	1990-2000		2000-2006	
				% Change	Average Annual Rate	% Change	Average Annual Rate
West Point	3,571	3,382	3,352	-5.3%	-0.5%	-0.9%	-0.2%
LaGrange	25,597	25,998	27,362	1.6%	0.2%	5.2%	1.0%
Lanett, AL	8,985	7,847	7,541	-12.7%	-1.3%	-3.9%	-0.8%
Troup County	55,536	58,779	63,245	5.8%	0.6%	7.6%	1.5%
Harris County	17,788	23,695	28,785	33.2%	2.9%	21.5%	4.0%
Chambers County, AL	36,876	36,583	35,176	-0.8%	-0.1%	-3.8%	-0.8%
Lee County, AL	87,146	115,092	125,781	32.1%	2.8%	9.3%	1.8%
Muscogee County	179,278	186,291	188,660	3.9%	0.4%	1.3%	0.3%
Meriwether County	22,411	22,534	22,881	0.5%	0.1%	1.5%	0.3%
Heard County	8,628	11,012	11,472	27.6%	2.5%	4.2%	0.8%
State of Georgia	6,478,216	8,186,453	9,363,941	26.4%	2.4%	14.4%	2.7%

Source: U.S. Census Bureau, Annual Estimates of the Population for Counties of Georgia: April 1, 2000 to July 1, 2006; Annual Estimates of the Population for Cities of Georgia: April 1, 2000 to July 1, 2006

2.1.3. Population Projections

Population projection methods based on historic population trends would show a continued loss of population for the City, as shown by the DCA projection in Table 2-4 that shows population dropping by 40.4% between 2000 and 2030. The population losses that define West Point’s recent decades are expected to reverse with the completion of the Kia Automotive manufacturing plant that is scheduled to be in operation in 2009. The plant and the expected development of associated suppliers are expected to fuel population growth in the City and in the surrounding area for years to come. As such, the City of West Point developed population projections in coordination with Troup County. Table 2-4 presents the projected population for the City through the year 2030. The City is projected to grow to 8,256 by 2030, an increase of 144.1% from a year 2000 population of 3,382.

Table 2-4 Population Projections

Year	DCA ¹	City of West Point
2000	3,382	3,382
2005	3,154	–
2006	–	3,352
2007	–	3,229
2010	2,926	4,198
2015	2,698	5,457
2020	2,470	6,548
2025	2,242	7,858
2030	2,014	8,256
Growth Rate 2000-2030	-40.4%	144.1%
Annual Average Growth Rate 2000-2030	-0.2%	0.3%

Source: DCA, Troup County and the City of West Point

2.1.4. Household Size

The average household size for – West Point dropped 7.4% from 2.7 persons per household in 1980 to 2.5 in 2000, as shown in Table 2-5. Projections provided in Table 2-5 show that the household size should continue to shrink in West Point as well as the remainder of Troup and Harris counties. The smaller household size reflects both state and national trends. West Point average household size is projected to reach 2.2 in 2030, with Troup County at 2.31 and Harris County at 2.27.

Table 2-5 Average Household Size Historical and Projections

Year	West Point	Troup County	Harris County
1980	2.7	2.81	2.92
1990	2.55	2.68	2.73
2000	2.5	2.61	2.66
2005	2.45	2.56	2.6
2010	2.4	2.51	2.53
2015	2.35	2.46	2.47
2020	2.3	2.41	2.4
2025	2.25	2.36	2.34
2030	2.2	2.31	2.27
Growth Rate 1980-2000	-7.4%	-7.1%	-8.9%
Growth Rate 2000-2030	-12.0%	-11.5%	-14.7%
Average Annual Growth Rate 1980-2000	-0.4%	-0.4%	-0.5%
Average Annual Growth Rate 2000-2030	-0.4%	-0.4%	-0.5%

Source: U.S. Census Bureau: 2000 Census; DCA 2006

2.2. Age Distribution

Age distribution affects a variety of needs and services as the City plans for future housing, commercial, public institutions, and recreational facilities. Table 2-6 shows the historic age distribution for West Point. As was the case with total population, each age group, with the exception of 35-to-44 and 45-to-54 experienced declines between 1980 and 2000. The 35-to-44 age group increased by 25.1%. The 45-to-54 age group increased by 14.4%. The 21-to-24 age group experienced the most significant decline at 54.6%. The 18-to-20 age group followed with a 48.2% decline.

Table 2-7 presents projections through 2030 for age cohorts assigning proportions of the total population projections presented in Table 2-4. The age cohort projections show the share of the population in each age group remaining constant over the next 25 years. The projections are based on the proportions each cohort held in 2000. So while these projections show age groups remaining constant, national projections, anticipate that the senior citizen share of the population will increase significantly during this time period. For example, the number of Americans aged 45-54 (who will reach age 65 over the next two decades) increased by 15.6% from 2000 to 2005, according to the U.S. Department of Health and Human Services' Administration on Aging.

Table 2-6 Historical Age Distribution

Age Group	1980		1990		2000		% Change 1980-2000
	Total	% of Total	Total	% of Total	Total	% of Total	
0 – 4	309	7.2%	248	6.9%	245	7.2%	-20.7%
5 – 13	616	14.3%	535	15.0%	581	17.2%	-5.7%
14 – 17	299	7.0%	170	4.8%	167	4.9%	-44.1%
18 – 20	193	4.5%	123	3.4%	100	3.0%	-48.2%
21 – 24	260	6.1%	188	5.3%	118	3.5%	-54.6%
25 – 34	640	14.9%	464	13.0%	382	11.3%	-40.3%
35 – 44	371	8.6%	480	13.4%	464	13.7%	25.1%
45 – 54	416	9.7%	311	8.7%	476	14.1%	14.4%
55 – 64	511	11.9%	352	9.9%	302	8.9%	-40.9%
65 +	679	15.8%	700	19.6%	547	16.2%	-19.4%
Total	4,294	100.0%	3,571	100.0%	3,382	100.0%	-21.2%

Source: U.S. Census Bureau (SF) 1980, 1990 and 2000

Table 2-7 Age Distribution Projections

Age Groups	2010	2015	2020	2025	2030
0 – 4 years	304	395	474	569	598
5 – 13 years	721	937	1,125	1,350	1,418
14 – 17 years	207	269	323	388	408
18 – 20 years	124	161	194	232	244
21 – 24 years	146	190	228	274	288
25 – 34 years	474	616	740	888	933
35 – 44 years	576	749	898	1,078	1,133
45 – 54 years	591	768	922	1,106	1,162
55 – 64 years	375	487	585	702	737
65 +years	679	883	1,059	1,271	1,335
Total	4,198	5,457	6,548	7,858	8,256

Source: City of West Point, Troup County, DCA, U.S. Census Bureau

Table 2-8 Age Distribution Projections – Share of Population

Age Groups	2010	2015	2020	2025	2030
0 – 4 years	7.2%	7.2%	7.2%	7.2%	7.2%
5 – 13 years	17.2%	17.2%	17.2%	17.2%	17.2%
14 – 17 years	4.9%	4.9%	4.9%	4.9%	4.9%
18 – 20 years	3.0%	3.0%	3.0%	3.0%	3.0%
21 – 24 years	3.5%	3.5%	3.5%	3.5%	3.5%
25 – 34 years	11.3%	11.3%	11.3%	11.3%	11.3%
35 – 44 years	13.7%	13.7%	13.7%	13.7%	13.7%
45 – 54 years	14.1%	14.1%	14.1%	14.1%	14.1%
55 – 64 years	8.9%	8.9%	8.9%	8.9%	8.9%
65 +years	16.2%	16.2%	16.2%	16.2%	16.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: City of West Point, Troup County, DCA, U.S. Census Bureau

2.3. Race and Ethnicity

2.3.1. Racial and Ethnic makeup

African American residents made up the largest share of the population in the City with an estimated 57.8% in 2000, as shown in Table 2-8. White residents made up approximately 40.6% of the population in 2000, with a combination of other races making up 1.7%. The African American and white populations in 1980 were almost equal, at 49.6% and 50.0%, respectively, in the City. During the period between 1980 and 2000, there was a higher percentage decrease of the white population (35.5%) than the decrease in the African-American population (7.6%), as indicated in Table 2-9.

The Census does not include Hispanic as a race, but accounts for this population under ethnicity. As a result, people of Hispanic origin generally make up portions of more than one racial group. The figures included with this analysis include persons of Hispanic origin with the various racial groups for comparison purposes. As a group, the number of persons of Hispanic origin decreased from 59 in 1980 to 21 in 2000. While 2006 data is not available for West Point, 2006 data for Harris, Troup and Chambers counties show that the population of persons of Hispanic origin is growing in the area. Most likely this trend has occurred in West Point, as well.

Table 2-9 Race and Hispanic Origin Total Population

Time Period	Population By Race						Persons of Hispanic origin
		White	African American	American Indian/ Alaska Native	Asian or Pacific Islander	other race	
1980	Total	2,129	2145	1	19	0	59
	% of Total	49.6%	50.0%	0.0%	0.4%	0.0%	1.4%
1990	Total	1,558	1983	2	26	2	20
	% of Total	43.6%	55.5%	0.1%	0.7%	0.1%	0.6%
2000	Total	1,373	1956	1	30	22	21
	% of Total	40.6%	57.8%	0.0%	0.9%	0.7%	0.6%
% Change 1980-1990		-26.8%	-7.6%	100.0%	36.8%	NA	-66.1%
% Change 1990-2000		-11.9%	-1.4%	-50.0%	15.4%	1000.0%	5.0%
% Change 1980-2000		-35.5%	-8.8%	0.0%	57.9%	NA	-64.4%

Source: U.S. Census Bureau (SF1) 1980, 1990, 2000

2.3.2. Race and Ethnicity in Surrounding Counties

As indicated in Table 2-9, growth of the population of persons of Hispanic origin in West Point did not occur between 1980 and 2000, but trends in the surrounding area since 2000 indicate significant growth for this group. Between 2000 and 2006, the population of persons of Hispanic origin grew by 47.0% in Troup County, 122.7% in Harris County and by 54.3% in Chambers County. Growth rates for racial groups created little change in the overall proportion each race represented in the total population, as shown in Table 2-10. White residents made up 65.3% of the 2006 population in Troup County, 80.1% in Harris County and 60.9% in Chambers County

Table 2-10 Race and Hispanic Origin of Surrounding Counties 2006

County Name	Time Period	Population By Race							Persons of Hispanic origin
		Total Population	White	African American	American Indian/ Alaska Native	Asian/ Native Alaskan/ Pacific Islander	2 or more races		
Troup County	2000	Total	58,779	39,141	18,784	110	388	356	1,004
		% of Total	100.0%	66.6%	32.0%	0.2%	0.7%	0.6%	1.7%
	2006	Total	63,245	41,270	20,740	122	609	504	1,476
		% of Total	100.0%	65.3%	32.8%	0.2%	1.0%	0.8%	2.3%
	% Change 2000-2006		7.6%	5.4%	10.4%	10.9%	57.0%	41.6%	47.0%
Harris County	2000	Total	23,695	18,690	4,628	85	126	166	260
		% of Total	100.0%	78.9%	19.5%	0.4%	0.5%	0.7%	1.1%
	2006	Total	28,785	23,061	5,110	85	207	322	579
		% of Total	100.0%	80.1%	17.8%	0.3%	0.7%	1.1%	2.0%
	% Change 2000-2006		21.5%	23.4%	10.4%	0.0%	64.3%	94.0%	122.7%
Chambers County, Alabama	2000	Total	37,583	23,325	13,955	53	70	180	280
		% of Total	100.0%	62.1%	37.1%	0.1%	0.2%	0.5%	0.7%
	2006	Total	35,176	21,422	13,388	56	82	228	432
		% of Total	100.0%	60.9%	38.1%	0.2%	0.2%	0.6%	1.2%
	% Change 2000-2006		-6.4%	-8.2%	-4.1%	5.7%	17.1%	26.7%	54.3%

Source: U.S. Census Bureau (SF1), Annual Estimates of the Resident Population by Sex, Race and Hispanic or Latino Origin for Counties: April 1, 2000 to July 1, 2006:

2.4. Income

2.4.1. Household Income

While the population decreased from 1990 to 2000, the number of households increased by 5.6% to 1,427 compared to a statewide 27.1% increase as household size decreased (see Table 2-11). Household income distribution changes between 1990 and 2000 shifted a larger share of the City's total households to higher income brackets. There was a 41.1% drop in households earning under \$10,000, compared to a 23.4% drop statewide, and there were large percentage increases in household earning over \$40,000. Inflation and rising incomes both contributed to these shifts. The largest percentage increase occurred in the \$40,000-to-\$49,999 bracket at 246.7%, compared to 25.2% statewide, followed by a 243.3% increase in the \$75,000 to \$99,999 category, compared to 185.0% statewide.

Table 2-11 Household Income Distribution

Household Median Income Category	West Point				% Change 1990-2000	State of Georgia		
	1990		2000			% of Total 1990	% of Total 2000	% Change 1990-2000
	Total	% of Total	Total	% of Total				
Total Households	1,351	100.0%	1,427	100.0%				
Less than \$10,000	460	34.0%	271	19.0%	-41.1%	16.8%	10.1%	-23.4%
\$10,000 - \$14,999	132	9.8%	48	3.4%	-63.6%	8.6%	5.9%	-13.8%
\$15,000 - \$19,999	141	10.4%	138	9.7%	-2.1%	8.9%	5.9%	-15.4%
\$20,000 - \$29,999	201	14.9%	215	15.1%	7.0%	17.1%	12.7%	-5.5%
\$30,000 - \$34,999	73	5.4%	71	5.0%	-2.7%	7.9%	6.2%	0.2%
\$35,000 - \$39,999	82	6.1%	125	8.8%	52.4%	6.8%	5.9%	10.2%
\$40,000 - \$49,999	45	3.3%	156	10.9%	246.7%	11.0%	10.9%	25.2%
\$50,000 - \$59,999	46	3.4%	115	8.1%	150.0%	7.6%	9.2%	54.5%
\$60,000 - \$74,999	83	6.1%	95	6.7%	14.5%	6.8%	10.5%	94.9%
\$75,000 - \$99,999	30	2.2%	103	7.2%	243.3%	4.6%	10.4%	185.0%
\$100,000 - \$124,999	23	1.7%	31	2.2%	34.8%	1.7%	5.2%	286.1%
\$125,000 - \$149,999	0	0.0%	21	1.5%	-	0.7%	2.5%	373.9%
\$150,000 +	35	2.6%	38	2.7%	8.6%	1.4%	4.6%	313.2%

Source: U.S. Census Bureau, DCA

2.4.2. Median Household Income

As shown in Table 2-12, median household income decreased by 0.6% from \$37,540 in 1989 (in 2004 dollars) to \$37,330 (2004 dollars) in 2000 compared to a state and national increases of 10.9% and 4.6%, respectively. West Point also fell below the median household income for Troup and Harris counties. Data for West Point are not available for years beyond 2000, but 2004 data for Troup and Harris counties show drops of 12.3% and 6.7%, respectively, compared to drops of 7.5% and 3.8% for the state and nation.

Table 2-12 Median Household Income

Area	1990	2000	2004	% Change 2000-2004	% Change 1990-2004
West Point	\$37,540	\$37,330	NA	-0.6%	NA
Troup County	\$39,240	\$41,525	\$36,438	5.8%	-12.3%
Harris County	\$43,046	\$55,916	\$52,175	29.9%	-6.7%
State of Georgia	\$41,614	\$46,136	\$42,679	10.9%	-7.5%
United States	\$44,035	\$46,062	\$44,334	4.6%	-3.8%

Note: Values shown for 1990 and 2000 are adjusted for inflation to year 2006 dollars based on the Consumer Price Index

Source: U.S. Census Bureau (SF3 1990, 2000); U.S. Census Bureau: Small Area Income & Poverty Estimates 1995, 2000 and 2003; Model-based Estimates for States, Counties and School Districts; Dollar adjustments provided by U.S. Bureau of Labor Statistics Consumer Price Index Inflation Calculator

2.4.3. Per Capita Income

Per capita income rose slightly from \$18,290 in 1990 to \$18,358 in 2000 when adjusted for inflation to 2004 dollars, as captured in Table 2-13. The increase for West Point was 0.4% between 1990 and 2000, compared to state and national growth of 17.8% and 13.6%, respectively. Troup and Harris counties saw increases of 15.5% and 25.3%, both at dollar values higher than West Point. Per capita income data for the City beyond the year 2000 was not available. However, Troup and Harris counties experienced per capita income increases between 2000 and 2004 of 35.3% and 40.8%, respectively compared to 26.1% and 32.9% for the state and nation.

Table 2-13 Per Capita Income

Area	1989	1999	2004	% Change 1990-2000	% Change 2000-2004
West Point	\$18,290	\$18,358	NA	0.4%	NA
Troup County	\$16,738	\$19,335	\$26,153	15.5%	35.3%
Harris County	\$18,984	\$23,783	\$33,498	25.3%	40.8%
State of Georgia	\$19,701	\$23,206	\$29,260	17.8%	26.1%
United States	\$20,841	\$23,681	\$31,481	13.6%	32.9%

Source: U.S. Census Bureau (SF3 1990, 2000); U.S. Census Bureau: Small Area Income & Poverty Estimates 1995, 2000 and 2003; Model-based Estimates for States, Counties and School Districts

CHAPTER
3

Economic Development

Identification of trends and issues related to the economic characteristics of the City of West Point and surrounding area

Data collected for and analyzed in this section comes from a variety of sources that include the Georgia Bureau of Labor, Georgia Department of Economic Development, U.S. Census Bureau, U.S. Bureau of Labor Statistics, and the University of Georgia Center for Agribusiness and Economic Development.

3.1. Economic Base

The economic base section defines employment and labor force as follows:

- *Employment* (Section 3.1.1) represents the jobs located in West Point with no concern for where the employees live.
- *Labor force* (Section 3.2.1) represents the eligible working population of West Point with no concern for the location of the job.

3.1.1. Employment

The number of jobs in West Point from 1997 to 2002 rose 96.8% from 1,812 to 3,118, according to the U.S. Economic Census, as shown in Table 3-1. Average monthly employment in Tables 3-3 and 3-4 represent jobs covered by unemployment insurance legislation. Due to the nature by which the Economic Census presents information in order to protect the identity and privacy of individual businesses (e.g. some communities may have only one business that falls in a particular category), some information is presented in ranges rather than exact numbers. As a result, calculating percentage increases is problematic.

Table 3-1 Number of Employees 1997-2002 – West Point

Year	1997	2002	% Change 1997-2002
West Point	1,584	3,118	96.8%

Source: U.S. Census Bureau – Economic Census 2002

Table 3-2 Number of Employees & Establishments 1990-2005 – Zip Code 31833

Type	1998	2000	2002	2005	% Change 1998-2005
Number of Establishments	138	157	140	138	-16.9
Number of Employees	3,108	4,299	3,427	3,664	17.9

Source: U.S. Census Bureau 2005 Industry Code Summary – Zip Code Business Patterns

Table 3-3 provides a comparison of the NAICS codes for 1997 and 2002, as provided by the Economic Census. Number of employees is presented as a range for some sectors in order to protect individual privacy. Administrative, support, waste management, and remediation services increased from 250 employees (15.8% of all jobs) in 1997 to between 1,000 and 2,049 employees (32.1% to 65.7%) in 2002. Professional, scientific and technical services increased from 39 employees (2.5%) to 255 (8.2%). Retail trade and information sector experienced losses, based on the information available.

Table 3-3 Monthly Employment 1997-2002

Code	Name	1997		2002	
		Number of Employees	% of Total Number of Employees	Number of Employees	% of Total Number of Employees
42	Wholesale trade	125	7.9%	100 to 249	3.2% to 8.0%
44-45	Retail trade	249	15.7%	231	7.4%
51	Information	250 to 499	15.8% to 31.5%	100 to 249	3.2% to 8.0%
53	Real estate & rental & leasing	0 to 19	0.1% to 1.2%	0 to 19	0.0% to 0.6%
54	Professional, scientific, & technical services	39	2.5%	255	8.2%
56	Administrative & support & waste management & remediation services	250	15.8%	1000 to 2049	32.1% to 65.7%
62	Health care & social assistance	49	3.1%	20 to 99	0.6% to 3.2%
71	Arts, entertainment, & recreation	0 to 19	0.1% to 1.2%	1 to 19	0.0% to 0.6%
72	Accommodation & food services	64	4.0%	20 to 99	0.6% to 3.2%
81	Other services (except public administration)	22	1.4%	0 to 19	0.0% to 0.6%
All Industries		1,584	100.0%	3,118	100.0%

Source: U.S. Census Bureau - Economic Census 2002

3.2. Labor Force

3.2.1. Participation

The West Point labor force grew by 2.6% between 1990 and 2000 (as shown in Table 3-4), an average annual growth rate of 0.3%. This figure is slightly lower than that for Troup County and significantly lower than that of Harris County, the state and nation. West Point data for beyond the year 2000 was not available at the time of the analysis. However, data for year 2000 for the counties, state and nation are presented in Table 3-7. Troup and Harris counties, the state and nation experienced 2000-to-2006 growth rates of 8.6%, 25.9%, 11.8% and 6.2%, respectively.

Table 3-4 Historic Labor Force Size

Labor Force	West Point	Troup County	Harris County	State of Georgia	United States
1990	1,385	26,843	8,713	3,300,136	125,840,000
2000	1,421	28,151	12,368	4,242,889	142,583,000
2006	NA	30,559	15,574	4,741,860	151,428,000
Growth Rate 1990-2000	2.6%	4.9%	41.9%	28.6%	13.3%
Average Annual Growth Rate 1990-2000	0.3%	0.5%	3.6%	2.5%	1.3%
Growth Rate 2000-2006	NA	8.6%	25.9%	11.8%	6.2%
Average Annual Growth Rate 2000-2006	NA	1.4%	3.9%	1.9%	1.0%
Growth Rate 1990-2006	NA	13.8%	78.7%	43.7%	20.3%
Average Annual Growth Rate 1990-2006	NA	0.8%	3.7%	2.3%	1.2%

Source: U.S. Bureau of Labor Statistics, Georgia Department of Labor; 2006 Data are for May (unadjusted)

3.2.2. Employment Status

Table 3-5 presents data on the characteristics of the West Point labor force. In 2000, 55.3% of all persons 16 years and over were in the labor force, including 60.6% of males and 51.5% of females.

Table 3-5 Labor Force Employment Status

Category	Total		Male		Female	
	Total	% of Total	Total	% of Total	Total	% of Total
Population 16 years and over	2,570	100.0%	1,080	100.0%	1,490	100.0%
In labor force	1,421	55.3%	654	60.6%	767	51.5%
Armed forces	0	0.0%	0	0.0%	0	0.0%
Civilian labor force	1,421	55.3%	654	60.6%	767	51.5%
Employed	1,344	52.3%	621	57.5%	723	48.5%
Unemployed	77	3.0%	33	3.1%	44	3.0%
% of civilian labor force	5.4%	0.0%	5.0%	0.0%	5.7%	0.0%
Not in labor force	1,144	44.5%	426	39.4%	718	48.2%

Source: U.S. Census Bureau SF3 2000

3.2.3. Occupations

The share of West Point residents in occupation categories in the year 2000, shown in Table 3-6, was differed slightly from the shares for the same categories for Troup and Harris counties and the state. For example, 30.6% of the City’s labor force held management, professional and related occupations, compared to 27.6% for Troup County, 33.6% for Harris County and 32.7% for the state. Also, 24.7% of the City’s labor force held production, transportation and material moving occupations compared to 23.4%, 15.6% and 15.7% for Troup and Harris counties and the state, respectively.

Table 3-6 Labor Force Employment by Occupation 2006

Occupation	West Point	Troup County	Harris County	State of Georgia
Management, professional, and related occupations	30.6%	27.6%	33.6%	32.7%
Service occupations	15.3%	13.7%	13.8%	13.4%
Sales and office occupations	23.5%	24.0%	25.5%	26.8%
Farming, fishing, and forestry occupations	0.4%	0.3%	0.7%	0.6%
Construction, extraction, and maintenance occupations	5.5%	10.9%	10.8%	10.8%
Production, transportation, and material moving occupations	24.7%	23.4%	15.6%	15.7%

Source: U.S. Census Bureau (SPF 3) 2000, Table P50

3.2.4. Personal Income

West Point residents received 63.8% of their personal income from wages and salaries in 2000, compared to 78.5% for the state, as shown in Table 3-7. City residents received 18.6% of their personal income from interest, dividends or net rental, while the state as a whole received 5.6% of its personal income by that means. Approximately 5.7% of the city’s personal income came from self employment, which is in line with that of the state (5.6%). Retirement income made up 5.6% of the personal income in the City compared to 4.6% for the state. Social Security income made up 9.4% of the City’s personal income, compared to only 4.0% for the state.

Table 3-7 Personal Income

Category	West Point		State of Georgia	
	1990	2000	1990	2000
Wages and/or Salaries	60.4%	63.8%	78.5%	78.2%
Other types	1.6%	3.6%	1.1%	1.7%
Self employment	4.4%	5.7%	6.3%	5.6%
Interest, dividends, or net rental	18.6%	11.0%	5.6%	5.3%
Social Security	10.0%	9.4%	4.3%	4.0%
Public assistance	2.2%	1.0%	0.7%	0.0%
Retirement	2.9%	5.6%	3.4%	4.6%

Source: U.S. Bureau of the Census (SF3)

3.2.5. Labor Force Employment by Industry

Tables 3-8 and 3-9 present the labor force employment by industry. Arts, entertainment, recreation, accommodation and food services experienced a growth rate of 975% between 1990 and 2000. Professional, scientific, management, administrative and waste management services sector experienced a growth rate of 161.0%. These two sectors also saw growth in Troup and Harris counties and the nation. The largest industry category represented in the labor force in 2000 was manufacturing, which made up 25.1% of the total – down from 39.9% in 1990.

Table 3-8 Labor Force Employment by Industry

Category	West Point			Troup County			Harris County			State of Georgia
	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000	% Change 1990-2000
Total Employed Civilian Population	1,217	1,344	10.4%	25,071	26,669	6.4%	8,253	11,821	43.2%	24.3%
Agriculture, Forestry, Fishing, hunting and mining	26	13	-50.0%	476	207	-56.5%	306	96	-68.6%	-35.5%
Construction	40	56	40.0%	1495	1992	33.2%	703	794	12.9%	42.1%
Manufacturing	486	338	-30.5%	8958	7467	-16.6%	1967	2025	2.9%	-2.8%
Wholesale Trade	35	18	-48.6%	783	779	-0.5%	270	441	63.3%	-5.6%
Retail Trade	133	129	-3.0%	3686	3140	-14.8%	1228	1168	-4.9%	-9.7%
Transportation, warehousing, and utilities	28	36	28.6%	1115	944	-15.3%	553	458	-17.2%	-12.2%
Information	NA	51	NA	NA	524	NA	NA	495	NA	NA
Finance, Insurance, and Real Estate	85	106	24.7%	1064	993	-6.7%	481	1176	144.5%	24.7%
Professional, scientific, management, administrative, and waste management services	41	107	161.0%	957	1463	52.9%	298	725	143.3%	139.9%
Educational, health and social services	130	264	103.1%	3715	5241	41.1%	910	2191	140.8%	46.5%
Arts, entertainment, recreation, accommodation, and food services	8	86	975.0%	184	1763	858.2%	188	976	419.1%	760.0%
Other Services	161	93	-42.2%	1895	1204	-36.5%	913	502	-45.0%	-31.7%
Public Administration	44	47	6.8%	743	952	28.1%	436	774	77.5%	15.6%

Source: U.S. Census Bureau (SF3)

Table 3-9 Share of Labor Force Employment by Industry

Category	West Point		Troup County		Harris County		State of Georgia	
	1990	2000	1990	2000	1990	2000	1990	2000
Agriculture, Forestry, Fishing, hunting and mining	2.1%	1.0%	1.9%	0.8%	3.7%	0.8%	2.7%	1.4%
Construction	3.3%	4.2%	6.0%	7.5%	8.5%	6.7%	6.9%	7.9%
Manufacturing	39.9%	25.1%	35.7%	28.0%	23.8%	17.1%	18.9%	14.8%
Wholesale Trade	2.9%	1.3%	3.1%	2.9%	3.3%	3.7%	5.1%	3.9%
Retail Trade	10.9%	9.6%	14.7%	11.8%	14.9%	9.9%	16.5%	12.0%
Transportation, warehousing, and utilities	2.3%	2.7%	4.4%	3.5%	6.7%	3.9%	8.5%	6.0%
Information	#VALUE!	3.8%	#VALUE!	2.0%	#VALUE!	4.2%	NA	3.5%
Finance, Insurance, and Real Estate	7.0%	7.9%	4.2%	3.7%	5.8%	9.9%	6.5%	6.5%
Professional, scientific, management, administrative, and waste management services	3.4%	8.0%	3.8%	5.5%	3.6%	6.1%	4.9%	9.4%
Educational, health, and social services	10.7%	19.6%	14.8%	19.7%	11.0%	18.5%	14.9%	17.6%
Arts, entertainment, recreation, accommodation, and food services	0.7%	6.4%	0.7%	6.6%	2.3%	8.3%	1.0%	7.1%
Other Services	13.2%	6.9%	7.6%	4.5%	11.1%	4.2%	8.6%	4.7%
Public Administration	3.6%	3.5%	3.0%	3.6%	5.3%	6.5%	5.4%	5.0%

Source: U.S. Census Bureau (SF3)

3.2.6. Commuting Patterns

As shown in Table 3-10, 64.4% of the West Point labor force worked outside of the City in 2000. In real numbers, the number of City residents working outside of the City increased by 345, or 60.5%, from 1990 to 2000. In 1990 more than 41.2% of the labor force worked outside of the City. Only 6.8% of the West Point labor force worked outside of Georgia in 2000 down from 14.4% in 1990.

Table 3-10 Commuting Patterns – Inside/Outside County

Category	1990		2000		% Change 1990-2000
Total Civilian Workforce	1,385	100.0%	1,421	100.0%	2.6%
Worked in State of Georgia	1,185	85.6%	1,324	93.2%	11.7%
In West Point	615	44.4%	410	28.9%	-33.3%
Outside of West Point	570	41.2%	915	64.4%	60.5%
Worked outside of State of Georgia	200	14.4%	97	6.8%	-51.5%

Source: U.S. Census Bureau (SF1)

3.3. Economic Resources

3.3.1. Development Agencies

West Point Downtown Better Hometown

West Point Downtown Better Hometown operates with an emphasis on Community Development primarily in the Historic Downtown Area and gateway entrances into the city. The group works within the context of historic preservation and the DCA National Main Street Center's four-point approach to downtown revitalization: organization, design, economic restructuring and promotion. The group offers façade grants to all downtown property owners and business owners in addition to design assistance. The group promotes the expansion and retention of existing businesses, assists in retail recruitment, providing marketing for businesses and events, promoting tourism and the downtown dollars program. In addition the group operates a volunteer program of over 50 volunteers.

Greater Valley Area Chamber of Commerce

The Greater Valley Area Chamber of Commerce consists of the Alabama communities of Lafayette, Lanett and Valley and the Georgia community of West Point. According to the GVACC, geographic and strategic location makes the Greater Valley Area a center for industry, transportation and education.

LaGrange-Troup County Chamber of Commerce

The mission of the LaGrange-Troup County Chamber of Commerce is to advance the economic, civic, educational, and cultural growth of Troup County; to enhance the quality of life in the community; address social issues; and to foster continuous improvements of Troup County as a place in which to live, work, and conduct business.

3.3.2. Programs

Several agencies provide economic development assistance to West Point including Georgia Power, the Georgia Department of Economic Development and the University of Georgia's Small Business Development Center. Georgia Power offers assistance through its community Development Department and its Resource Center. The Community Development Department offers development assistance in six program areas: research and information, business retention and expansion, leadership development, downtown revitalization, board governance, industrial location and demographic and labor market analysis. The Resource Center maintains a database of industrial parks and sites located throughout the State and serves as an *entrée* to the State's economic development resources for prospective out-of-state and international industries.

The University of Georgia's Small Business Development Center (SBDC) provides management consulting for entrepreneurs and conducts marketing analyses and surveys designed to evaluate a community's economic development potential.

Georgia's "Quick Start" program is designed to train workers for specific, clearly designed jobs in a new or expanding company. Employees learn new skills and receive the opportunity to earn higher pay. Additionally, the company realizes one of its primary goals: increase production with minimum expenditures of time and money.

The local State Employment Agency in LaGrange recruits, tests and screens applicants in accordance with company specifications.

3.3.3. Tools

Under the Georgia Business Expansion Support Team (BEST) Act of 1994, qualified companies that locate or expand in Georgia may be eligible for incentives to reduce costs and improve a company's bottom line. Qualified companies in Troup County and Harris County can receive a \$500 tax credit for every job created in Troup

County and Harris in excess of 25 jobs. Credits are also available for investment, retraining employees, and child care expenses. Qualified companies may also receive exemptions for manufacturing machinery sales, primary material handling sales and electricity sales.

3.3.4. Education and Training

There are numerous comprehensive education and training opportunities available to West Point area residents.

LaGrange College

LaGrange College is the oldest private college in Georgia. Affiliated with the United Methodist Church, it is located in LaGrange with an enrollment of about 1,174 students. The four-year liberal arts and sciences institution offers degrees in some 50 undergraduate academic areas plus a graduate program in Education.

West Georgia Technical College

West Georgia Technical College is a post-secondary educational institute operating as a unit of The Technical College System of Georgia, serving the needs of business, industry, and the public in the counties of Troup, Meriwether, and Heard counties in West Georgia. The Technical College System of Georgia has developed curriculum standards with the direct involvement of business and industry. These standards serve as the industry-validated specifications for each program of study and allow West Georgia Technical College to offer its business partners this guarantee:

Other Education and Training Options

Higher learning and advanced training are attainable in West Point. All within an a 1.5-hour drive are: Georgia Tech, Georgia State University, Emory University and Auburn University.

With access to Georgia Tech and Emory University, West Point area businesses have the advantage of innovative developments in engineering and medicine, among other disciplines. Georgia Tech, one of the top engineering schools in the country, also runs the highest-ranked voluntary co-op program in the United States. Access to the University of Georgia provides local industry with up-to-date research on environmental, ecological, agricultural and chemical technologies, while access to West Georgia Technical College Tech campuses in West Point and LaGrange provides job training so that industries are able to become more efficient and profitable.

3.3.5. Other economic resources

Appalachian Regional Commission

The Appalachian Regional Commission (ARC) is a federal-state partnership that works with the people of Appalachia to create opportunities for self-sustaining economic development and improved quality of life. ARC provides funding limited to 30-50% of total project cost; eligible for projects that follow in accordance with one of four ARC strategic goals and include infrastructure, tourism, health care, education, etc.

Economic Development Administration

The EDA provides funding for public facility expansion essential to industrial and commercial growth. Typical projects include industrial parks, access roads, water transmission and sewer collection lines; and airport terminal developments

OneGeorgia Authority

The OneGeorgia Authority uses the State's tobacco settlement to invest in the most economically disadvantaged areas of Georgia. OneGeorgia focuses on rural communities like West Point. The agency has a 25-year lifespan – contiguous with the term of the settlement. Various funds, ranging from AirGeorgia, BRIDGE, and EDGE to the

Equity Fund and the Strategic Industries Loan Fund, are available for cities, counties, government authorities, and multi-county or multi-jurisdictional authorities.

3.4. Economic Trends

3.4.1. Sector Trends

In Georgia, there are 20 local Workforce Investment Act (WIA) service delivery areas. In each of the 20 local areas there is a local Workforce Investment Board responsible for designing local One-Stop workforce systems that are employer-led, demand-driven, customer-friendly, and continuously improving. Each area has at least one comprehensive or full-service One-Stop Center providing a wide range of workforce services. West Point falls into two separate WIA service delivery area districts, the Troup County portion being part of the West Central region and the Harris County part of the Lower Chattahoochee region.

As shown in Table 3-11, the following industries in the West Central WIA (WIA# 8) area are projected by the Georgia Department of Labor to see employment increases in their respective sectors by more than 2,000 jobs between 2004 and 2014: general merchandise stores; food services and drinking places; and educational services.

Table 3-11 West Central Georgia WIA Largest Job Growth Industries

NAICS Code	Industry Title	2004 Base Year Employment	2014 Projected Year Employment	Total Change in Employment	Percent Change in Employment	Projected Annual Growth Rate
452000	General Merchandise Stores	5,420	8,630	3,210	59.2%	4.8%
722000	Food Services & Drinking Places	11,150	14,290	3,140	28.2%	2.5%
611000	Educational Services	16,280	19,120	2,840	17.4%	1.6%
561000	Administrative & Support Services	7,230	8,980	1,750	24.2%	2.2%
812000	Personal & Laundry Services	1,720	3,140	1,420	82.6%	6.2%
238000	Specialty Trade Contractors	5,030	6,320	1,290	25.6%	2.3%
999300	Local Government, Excl Education & Hospitals	6,230	7,400	1,170	18.8%	1.7%
621000	Ambulatory Health Care Services	4,430	5,540	1,110	25.1%	2.3%
236000	Construction of Buildings	2,200	3,170	970	44.1%	3.7%
000671	Self-Employed & Unpd Family Wrkrs	13,170	14,080	910	6.9%	0.7%

Source: Georgia Department of Labor

As shown in Table 3-12, the following industries in the Lower Chattahoochee WIA are projected to see employment increases in their respective sectors by more than 2,000 jobs between 2004 and 2014: health care and social assistance; educational services; and food services and drinking places.

Table 3-12 Lower Chattahoochee WIA Largest Job Growth Industries

NAICS Code	Industry Title	2004 Base Year Employment	2014 Projected Year Employment	Total Change in Employment	Percent Change in Employment	Projected Annual Growth Rate
620000	Health Care & Social Assistance	12,470	16,990	4,520	36.2%	3.1%
611000	Educational Services	9,000	11,230	2,230	24.8%	2.2%
722000	Food Services & Drinking Places	9,700	11,740	2,040	21.0%	1.9%
622000	Hospitals	4,980	6,830	1,850	37.1%	3.2%
561000	Administrative & Support Services	6,000	7,840	1,840	30.7%	2.7%
621000	Ambulatory Health Care Services	4,410	5,620	1,210	27.4%	2.5%
624000	Social Assistance	1,570	2,340	770	49.0%	4.1%
623000	Nursing & Residential Care Facilities	1,510	2,200	690	45.7%	3.8%
000671	Self-Employed & Unpaid Family Workers	6,670	7,330	660	9.9%	0.9%
999300	Local Government, Excluding Education & Hospitals	4,490	4,990	500	11.1%	1.1%

Source: Georgia Department of Labor

As shown in Table 3-13, the following industries in the West Central Georgia WIA are projected by the Georgia Department of Labor to see employment losses in their respective sectors of more than 300 jobs between 2004 and 2014: textile product mills; textile mills; management of companies and enterprises.

Table 3-13 West Central Georgia WIA - Industries with Most Job Decline

NAICS Code	Industry Title	2004 Base Year Employment	2014 Projected Year Employment	Total Change in Employment	Percent Change in Employment	Projected Annual Growth Rate
314000	Textile Product Mills	3,240	840	-2,400	-74.1%	-12.6%
313000	Textile Mills	3,300	2,330	-970	-29.4%	-3.4%
551000	Management of Companies and Enterprises	970	560	-410	-42.3%	-5.3%
339000	Miscellaneous Manufacturing	910	630	-280	-30.8%	-3.6%
321000	Wood Product Manufacturing	1,130	880	-250	-22.1%	-2.5%
323000	Printing and Related Support Activities	1,070	820	-250	-23.4%	-2.6%
425000	Wholesale Electronic Markets and Agents and Brokers	490	260	-230	-46.9%	-6.1%
335000	Electrical Equipment, Appliance, and Component Manufacturing	1,280	1,060	-220	-17.2%	-1.9%
448000	Clothing and Clothing Accessories Stores	720	510	-210	-29.2%	-3.4%
331000	Primary Metal Manufacturing	2740	2590	-150	-5.5%	-0.6%
423000	Merchant Wholesalers, Durable Goods	2090	1940	-150	-7.2%	-0.7%
326000	Plastics and Rubber Products Manufacturing	3,220	3,100	-120	-3.7%	-0.4%
334000	Computer and Electronic Product Manufacturing	1530	1410	-120	-7.8%	-0.8%
333000	Machinery Manufacturing	890	790	-100	-11.2%	-1.2%
493000	Warehousing and Storage	330	230	-100	-30.3%	-3.5%

Source: Georgia Department of Labor

As shown in Table 3-14, the following industries in the Lower Chattahoochee WIA are projected by the Georgia Department of Labor to see employment losses in their respective sectors of more than 300 jobs between 2004 and 2014: federal government, excluding post office; food manufacturing; management of companies and enterprises; and textile mills.

Table 3-14 Lower Chattahoochee WIA - Industries with Most Job Decline

NAICS Code	Industry Title	2004 Base Year Employment	2014 Projected Year Employment	Total Change in Employment	Percent Change in Employment	Projected Annual Growth Rate
999100	Federal Government, Excluding Post Office	4,360	2,630	-1,730	-39.7%	-4.9%
311000	Food Manufacturing	2,170	1,420	-750	-34.6%	-4.2%
551000	Management of Companies and Enterprises	2,000	1,430	-570	-28.5%	-3.3%
313000	Textile Mills	2,190	1,700	-490	-22.4%	-2.5%
332000	Fabricated Metal Product Manufacturing	390	190	-200	-51.3%	-6.9%
335000	Electrical Equipment, Appliance, and Component Manufacturing	1,670	1,480	-190	-11.4%	-1.2%
423000	Merchant Wholesalers, Durable Goods	1,210	1,020	-190	-15.7%	-1.7%
323000	Printing and Related Support Activities	680	520	-160	-23.5%	-2.6%
484000	Truck Transportation	620	460	-160	-25.8%	-2.9%
448000	Clothing and Clothing Accessories Stores	1,110	960	-150	-13.5%	-1.4%
812000	Personal and Laundry Services	1,020	890	-130	-12.7%	-1.4%
333000	Machinery Manufacturing	520	410	-110	-21.2%	-2.3%
452000	General Merchandise Stores	2,360	2,270	-90	-3.8%	-0.4%
237000	Heavy and Civil Engineering Construction	740	670	-70	-9.5%	-1.0%
326000	Plastics and Rubber Products Manufacturing	180	110	-70	-38.9%	-4.8%

Source: Georgia Department of Labor

3.4.2. Major Employers

Major employers in West Point are shown in Table 3-15. Inter Call is the largest employer with 721 workers followed by Interface Flooring with 508 workers and Knology with 168 workers.

Table 3-15 Major Employers in West Point

<i>Employer Name</i>	<i>Number of Employees in 2007</i>
Inter Call	721
Interface Flooring	508
Knology	168
Charter Bank	98
West Foundry & Machine	90
City of West Point	87
Batson-Cook Const.	45
Troup County Schools (West Point Elementary)	37
Givorns Foods	35

Source: City of West Point

3.4.3. Important new developments

In 2009 the production is scheduled to start at the Kia Automotive plant. This industry and accompanying supplier companies will greatly change the current employment projections and employment by industry numbers. The data available from the Georgia Department of Labor outlining employment will show the dramatic increase in manufacturing jobs that will skew the tables and projections presently available.

In all, five companies have planned to open in the City of West Point, while nine others plan to open within a 30-mile radius of the City. The following companies plan to open within West Point's city limits (number of jobs shown in parenthesis):

- Kia Motors (2,500) – automobile assembly
- Glovis, Georgia LLC (700) – supply chain management
- MOBIS (600) – manufacturing chassis and modules
- Hysco (50) – steel supplier
- Daehan Solutions (300) – manufacturing (noise-reduction systems, interior)
- Johnson Controls (300) – manufacturing automobile seats

These jobs will increase median income levels, population numbers, housing needs and housing prices. Economic development in the City and surrounding area will likely take a turn from actively pursuing industries to concentrating on services and accompanying businesses to support the Kia plant and suppliers. This will also increase retail, educational, professional services and information technology jobs in the County. The resulting population increase will affect land use, transportation, historic and cultural resources and well as development.

The state will build and staff a 70,000-square-foot training center on the Kia site that will provide custom training for the company and serve as a community training center. The construction, furnishings, and equipment of the center are expected to cost \$20.2 million. Maintenance and operations expenses of the center over a five year period are expected to cost the state \$5.5 million. The Quick Start program of the Department of Adult and Technical Education (DTAE) will develop a training curriculum and provide training courses for employees of the plant at an estimated cost of \$5.7 million. The \$5.7 million cost to the state for the training program has a market value to the company of approximately \$14.5 million.

A local community organization that will be determined at a future date will apply for and administer a \$40.5 million grant that will cover specialized training equipment, “train-the-trainer” programs and other hard assets not covered in any other incentive category. The local governments and utility providers have also agreed to provide about \$21 million in infrastructure improvements (water, sewer, gas, power, etc.).

3.4.4. Unique economic situations

- River frontage
- Kia Motors
- Interstate 85
- Access to West Point Lake (recreation)
- Civil War Historic Site
- Economic History (downtown)

CHAPTER
4

Housing

Evaluation of adequacy and suitability of the existing housing stock to serve current and future community needs

4.1. Housing Types and Trends

4.1.1. Composition of Housing Stock

West Point experienced a 14.9% housing unit inventory reduction between 1980 and 2000 - from 1,666 to 1,418 housing units. Troup and Harris counties each saw impressive growth in the number of housing units during this same period, at rates of 29.9% and 71.6% respectively. Table 4-1 provides an in-depth look at the year 2000 inventory of housing units for West Point, Troup County and Harris County. The proportion of single-family detached housing units in West Point decreased slightly from 73.0% in 1980 to 68.5% in 2000 as mobile homes/trailers (as defined by the Census) increased their share from 0.5% to 6.0%. Single-family detached housing units made up 73.8% of the housing unit stock in Troup County and 76.9% of the housing unit stock in Harris County in 2000. Mobile home/trailers share of the Troup and Harris counties housing unit stock in 2000 was 11.2% and 15.6%, respectively.

Table 4-1 Types of Housing and Mix

Category	1980		1990		2000		% Change 1980-2000	% Change 1990-2000	% Change 1980-2000
	Units	%	Units	%	Units	%			
Total Housing Units	1,666	100.0%	1,524	100.0%	1,418	100.0%	-8.5%	-7.0%	-14.9%
Single Family (detached)	1,216	73.0%	1,169	76.7%	971	68.5%	-3.9%	-16.9%	-20.1%
Single Family (attached)	40	2.4%	22	1.4%	45	3.2%	-45.0%	104.5%	12.5%
Double Units	182	10.9%	137	9.0%	138	9.7%	-24.7%	0.7%	-24.2%
3 to 9 Units	187	11.2%	144	9.4%	100	7.1%	-23.0%	-30.6%	-46.5%
10 to 19 Units	33	2.0%	21	1.4%	59	4.2%	-36.4%	181.0%	78.8%
20 to 49 Units	0	0.0%	0	0.0%	20	1.4%	NA	NA	NA
50 or More Units	0	0.0%	0	0.0%	0	0.0%	NA	NA	NA
Mobile Home or Trailer	8	0.5%	18	1.2%	85	6.0%	125.0%	372.2%	962.5%
All Other	0	0.0%	13	0.9%	0	0.0%	NA	NA	NA

Source: U.S. Census Bureau (SF3)

4.1.2. Recent Trends in Types of Housing Provided

For the year 2000 through the end of 2006, West Point issued permits for an additional 28 housing units, as shown in Table 4-2. It is important to note that the issuance of a building permit does not always translate into construction of new housing units, since plans for construction plans often change. The number of permits issued in this time period ranged from a high of six in 2005 to a low of 1 in 2006.

Table 4-2 Housing Permit Trends

Category	2000	2001	2002	2003	2004	2005	2006	Total 2000-2006	Ave. Annual Change
Number of Structures Permitted	5	5	5	3	3	6	1	28	-20.5%
Number of Structures Permitted	5	5	5	3	3	6	1	28	-20.5%
Average Value	\$ 49,000	\$ 49,900	\$ 81,700	\$ 92,000	\$ 92,000	\$106,000	\$117,000	\$ 78,857	13.2%

Source: Selig Center for Economic Growth, based on U.S. Census Bureau, Construction Statistics Division: Housing Units Authorized by Building Permits (C-40).

Housing unit estimates beyond the 2000 Census are not available for West Point. However, the U.S. Census Bureau has prepared estimates for the year 2006 for Troup, Harris and Chambers counties that are shown in Table 4-3. Troup County increased its housing unit stock by 11.5% from 23,824 in 2000 to 26,559 in 2006. Harris County increased its housing unit stock by 22.1% from 10,288 in 2000 to 12,560 in 2006. Chambers County experienced a more modest housing unit stock growth rate of 1.3%, growing from 16,256 to 16,460. The state experienced an 18.0% increase during this time period.

Table 4-3 Housing Unit Trends in Surrounding Counties

Category	West Point	Troup County	Harris County	Chambers County, AL	State of Georgia
Housing Units 2000	1,418	23,824	10,288	16,256	3,281,737
Housing Units 2006	NA	26,559	12,560	16,460	3,873,183
Ave. Annual Growth Rate	NA	1.6%	2.9%	0.2%	2.4%
% Change 2000-2006	NA	11.5%	22.1%	1.3%	18.0%

Source: U.S. Census Bureau (SF3); Annual Estimates of Housing Units for Counties in Georgia: April 1, 2000 to July 1, 2006; 2006 data for West Point not available

4.2. Housing Unit Projections

Housing Unit Projections for West Point prepared for this report are based on the population projections and the household size projections presented in Chapter 2. Projections for the distribution of the housing unit by type are based on the share each type reported in the 2000 Census in West Point. As shown in Table 4-4, West Point housing unit stock is projected to increase by 164.7%, from 1,418 in 2000 to 3,753 housing units in 2030. This represents a 3.3% average annual rate of change, which is slightly above the average annual growth rate experienced by Troup and Harris counties during the 2000 to 2006 period. The projections show West Point with 2,570 single family units in 2030, up from 1,198 in 2000. It also includes 474 multi-family units (three units or more) and 225 mobile home/trailer housing units.

Table 4-4 Housing Unit Projections

Area	% of Total 2000	2010	2015	2020	2025	2030	% Change 2000-2030	Ave. Annual Rate 2000-2030
Total Housing Units	100.0%	1,749	2,322	2,847	3,492	3,753	164.7%	3.3%
Single Family (detached)	68.5%	1,198	1,590	1,950	2,391	2,570	164.7%	3.3%
Single Family (attached)	3.2%	56	74	90	111	119	164.7%	3.3%
Double Units	9.7%	170	226	277	340	365	164.7%	3.3%
3 to 9 Units	7.1%	123	164	201	246	265	164.7%	3.3%
10 to 19 Units	4.2%	73	97	118	145	156	164.7%	3.3%
20 to 49 Units	1.4%	25	33	40	49	53	164.7%	3.3%
50 or More Units	0.0%	-	-	-	-	-	NA	NA
Mobile Home or Trailer	6.0%	105	139	171	209	225	164.7%	3.3%

Note: Housing Unit estimate based on the persons per household projections and population projections. Distribution of housing unit projections to types based on the share each type reported in the 2000 Census

Source: DCA - household size projection; City of West Point/Troup County - population projection

4.3. Condition and Occupancy

4.3.1. Housing Age

As shown in Table 4-5, 11.0% of the housing units recorded in 2000 were built after 1990 and only 17.7% were built after 1980 – a reflection of the City’s declining population during the same period. More than 82% of West Point’s housing units were constructed before 1980, compared to 62.0% in Troup County, 44.3% in Harris County and 50.1% for the state. West Point includes a substantially higher percentage of homes built before 1940 (19.7%) than that of Troup and Harris counties and the state.

Table 4-5 Housing Age 2000 – Cities, County, State and Nation

Category	West Point	Troup County	Harris County	State of Georgia
Total Housing Units 2000	1,418	23,824	10,288	3,281,737
Built 1990-2000	156	4,279	3764	915,130
Built 1990-2000 (% of total units in 2000)	11.0%	18.0%	36.6%	27.9%
Built 1980-1989	95	4,772	1,971	721,174
Built 1980-1990 (% of total units in 2000)	6.7%	20.0%	19.2%	22.0%
Built before 1980	1,167	14,773	4,553	1,645,433
Built before 1980 (% of total units in 2000)	82.3%	62.0%	44.3%	50.1%
Built 1970 – 1979	267	4,373	1,553	608,926
% Built 1970 - 1979	18.8%	18.4%	15.1%	18.6%
Built 1960 - 1969	214	2,621	1,335	416,047
% Built 1960-1969	15.1%	11.0%	13.0%	12.7%
Built 1950 - 1959	218	2,906	618	283,424
% Built 1950 - 1959	15.4%	12.2%	6.0%	8.6%
Built 1940 - 1949	189	2,036	490	144,064
% Built 1940 - 1949	13.3%	8.5%	4.8%	4.4%
Built 1939 or earlier	279	2,837	557	192,972
% Built 1939 or earlier	19.7%	11.9%	5.4%	5.9%

Source: U.S. Census Bureau (SF3), Table H34

4.3.2. Housing Condition

While West Point’s age of housing is generally older than that of Troup and Harris counties, this fact does not translate into more likelihood of substandard housing conditions measured by the categories presented in Table 4-6.

Table 4-6 Housing Condition

Area	Complete Plumbing Facilities	Lacking Plumbing Facilities	Complete kitchen facilities	Lacking complete kitchen facilities
West Point	100.0%	0.0%	100.0%	0.0%
Troup County	98.8%	1.2%	98.7%	1.3%
Harris County	98.9%	1.1%	99.1%	0.9%
State of Georgia	99.1%	0.9%	99.0%	1.0%

Source: U.S. Census Bureau (SF3) 2000 Tables H47 and H50, 1990 Tables H042, H064.

Although there seems to be anecdotal evidence of deterioration in sections of the city, further study is necessary to determine the condition of housing stock in the City and County. Deferred maintenance (especially in rental housing owned by absentee owners or slum lords) often leads to abandoned homes that could otherwise remain on the market. Abandoned houses also can become a location for illegal or illicit activity, further adding to community social problems and creating the atmosphere of an unsafe and undesirable place to live.

4.3.3. Housing Tenure

West Point recorded a vacancy rate of 6.9% in 2000, somewhat lower than the state figure of 8.4%, as shown in Table 4-7. The rate dropped from 9.1% in 1990. Owner-occupied housing dropped from 55.8% in 1990 to 54.2% in 2000. During the same period, ownership rates for Troup and Harris counties and the state increased by 8.2%, 42.9% and 1.3%, respectively.

Table 4-7 Housing Tenure

Category	1990		2000		% Change 1990-2000
	Number of Units	% of Total Units	Number of Units	% of Total Units	
Total Housing Units	1,524	100.0%	1,418	100.0%	-7.0%
Owner Occupied	850	55.8%	768	54.2%	-9.6%
Renter Occupied	493	32.3%	552	38.9%	12.0%
Vacant	139	9.1%	98	6.9%	-29.5%

Source: U.S. Census Bureau 2000

4.4. Housing Costs

4.4.1. Median Property Values and Rent

Median property values recorded by the Census in West Point increased 8.8%, when adjusted for inflation to 2000 dollars, between 1990 and 2000. Table 4-8 shows West Point's median property value at \$81,000 in 2000, compared to \$83,700 for Troup County, \$122,700 for Harris County and \$111,200 for the state. Median rents in West Point decreased, when adjusted for inflation to 2000 dollars, by -8.5% from 1990 to 2000 to \$354. Median rents in Troup and Harris counties and the state increased to \$482, \$411 and \$613, respectively.

Table 4-8 Median Property Value Median Rent

Area	Median Property Value			Median Rent		
	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000
West Point	\$ 74,572	\$81,100	8.8%	\$387	\$ 354	-8.5%
Troup County	\$ 72,464	\$ 83,700	15.5%	\$ 458	\$ 482	5.2%
Harris County	\$ 65,000	\$122,700	88.8%	\$ 410	\$ 411	0.2%
State of Georgia	\$ 93,939	\$111,200	18.4%	\$ 570	\$613	7.5%

Note: 1990 values shown have been adjusted to 2000 dollars for comparison via the U.S. Bureau of Labor Statistics web-based Inflation Calculator

Source: U.S. Census Bureau 2000

4.4.2. Affordability for Residents and Workers

As demonstrated in Table 4-8 by increases in median property value, housing costs increased slightly for residents of West Point between 1990 and 2000. The reduction in median rent, however, allowed for more affordability. Increased costs, generally speaking, can be attributed to increased land valuations, construction of homes with larger square footage floor plans and increased building costs. With demand increasing for land and housing in the area due to recent economic development related to the Kia Automotive plant, these costs are expected to increase at rates more in line with Troup and Harris counties and the state. Owner-occupied housing costs were higher for the counties as a whole than for West Point due to the higher rate of population growth and resulting construction of new homes in areas outside of the City of West Point.

4.5. Cost-Burdened Households

West Point households considered by the U.S. Department of Housing and Urban Development (HUD) to be cost-burdened (monthly housing costs exceed 30% of the household income) and severely cost-burdened (monthly housing costs exceed 50% of the household income) in 2000 vary significantly from data for the state, as shown in Table 4-9. West Point households were less likely than Troup County and the state and more likely than Harris County to fall within these categories. In 2000, 13.8% of West Point households fell into the 30% and greater category, compared to 20.3% for Troup County, 14.1% for Harris County and 26.4% for the state. This reflects the impact of lower housing costs in West Point relative to the counties and the state. West Point saw a 43.3% increase in the number of households falling into the 30% and greater category from 1990 to 2000, compared to increases of 5.6% for Troup County, 87.8% for Harris County and 29.8% for the state.

Table 4-9 Cost-Burdened Households

Area	1990			2000						% Change 1990-00 for 30% and Greater	
	Total Units	30% and Greater		Total Units	30% to 49%		50% and Greater		30% and Greater		
		Number	% of Total		Number	% of Total	Number	% of Total	Number		% of Total
West Point	1,524	180	11.8%	1,418	196	13.8%	62	4.4%	258	18.2%	43.3%
Troup County	22,426	4,588	20.5%	23,824	2,702	11.3%	2,145	9.0%	4,847	20.3%	5.6%
Harris County	7,814	772	9.9%	10,288	1,039	10.1%	411	4.0%	1,450	14.1%	87.8%
State of Georgia	1,961,474	521,113	26.6%	2,560,854	397,964	15.5%	278,401	10.9%	676,365	26.4%	29.8%

* Rent 0-30% = Units with gross rent (rent and utilities) that are affordable to households with incomes below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

** Value 0-50% = Homes with values affordable to households with incomes at or below 50% of HUD Area Median Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual costs are estimated assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person can afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Source: U.S. Bureau of the Census (SF3), 2000 Tables H69, H94 and 1990 Tables H050, H058; Comprehensive Housing Affordability Strategy (CHAS) Data Book

4.6. Special Housing Needs

4.6.1. Elderly

Several housing options for elderly citizens in need of health assistance are available in West Point and the surrounding area. Assisted living and nursing facilities are as follows:

- River Bend Assisted Living – Medical Park North, Valley (38 units)
- Popular Creek Assisted Living – Old Airport Road, Lagrange (29 units)
- Lakewood Assisted Living – Fairfax Bypass, Valley (32 units)
- Golden Living Center- Lanett (nursing home) – South 13th Street, Lanett (85 beds)
- Lanier Health Services (nursing home) 48th Street, Valley (103)
- Twin Fountains (nursing home) – Vernon Road, Lagrange (150 beds)

4.6.2. Homeless

West Point has no homeless shelter. The Columbus area, approximately 40 miles south of West Point, is home to numerous homeless shelters and other services for homeless people in the area.

4.6.3. Victims of Domestic Violence

The Harmony House in LaGrange is the closest domestic violence shelter to West Point. No domestic violence shelters are located in West Point. Harmony House has capacity for 12 residents.

4.6.4. Migrant Farm Workers

Based on the 2002 Census of Agriculture, there is not a significant enough population of migrant farm workers to warrant special housing in Troup and Harris counties.

4.6.5. Persons with Disabilities

The percentage of West Point residents with a disability in the 21-to-64 age group (18.3%) is slightly lower than the state and Troup and Harris counties, as shown in Table 4-10. Of this population, 32.7% had employment in 2000 compared to much higher rates of 56.5%, 63.9% and 57.3% in Troup and Harris counties and the state, respectively. As shown in Table 4-11, the three most frequent disabilities recorded in 2000 were physical, go-outside-home, and employment.

Table 4-10 Population with a Disability

Classification	West Point	Troup County	Harris County	State of Georgia
21-64 with	321	7,641	2,749	940,344
Employed	105	4,319	1,757	539,195
Not Employed	216	3,322	992	401,149
21-64 w/o	1,433	24,339	11,164	3,792,568
Employed	1,087	19,464	9,068	2,942,874
Not Employed	346	4,875	2,096	849,694
Total 21-64	1,754	31,980	13,913	4,732,912

Source: U.S. Census Bureau (SF3) 2000 Table P42

Table 4-11 Population with a Disability

Classification	West Point	Troup County	Harris County	State of Georgia
Percent Age 21 to 64 with a Disability	18.3%	23.9%	19.8%	19.9%
Employed	32.7%	56.5%	63.9%	57.3%
Not employed	67.3%	43.5%	36.1%	42.7%
Percent Age 21 to 64 with no Disability	81.7%	76.1%	80.2%	80.1%
Not employed	75.9%	80.0%	81.2%	77.6%
Employed	24.1%	20.0%	18.8%	22.4%

Source: U.S. Census Bureau (SF3) 2000 Table P42

Table 4-12 Type of Disabilities

Type of Disability	Type of Disability	West Point	Troup County	Harris County	State of Georgia
Total disabilities tallied	Total	1,293	22,810	8,232	2,638,739
	Sensory	116	2,266	762	255,072
	Physical	326	5,525	2,042	606,215
	Mental	220	3,153	1,184	358,052
	Self-care	133	1,790	713	194,854
	Go-outside home	266	4,570	1,671	558,551
	Employment	232	5,506	1,860	665,995
Disabilities tallied for people 5-15 years	Total	40	823	221	99,511
	Sensory	7	65	7	12,885
	Physical	0	89	17	13,471
	Mental	33	560	178	60,819
	Self-care	0	109	19	12,336
Disabilities tallied for people 16-64 years	Total	636	14,290	0	1,784,544
	Sensory	29	1,052	356	122,519
	Physical	143	2,821	1,128	336,687
	Mental	83	1,418	550	190,182
	Self-care	47	764	322	93,199
	Go-outside home	102	2,729	1,014	375,962
	Employment	232	5,506	1,860	665,995
Disabilities tallied for people 65 years and over	Total	617	7,697	2,781	754,684
	Sensory	80	1,149	399	119,668
	Physical	183	2,615	897	256,057
	Mental	104	1,175	456	107,051
	Self-care	86	917	372	89,319
	Go-outside home	164	1,841	657	182,589

Source: U.S. Census Bureau (SF3) 2000, Table P41.

4.6.6. Persons with HIV/AIDS

Between 1981 and 2005, 120 AIDS cases were reported in Troup and Harris counties, according to the University of Georgia Center for Agribusiness and Economic development. Of Georgia’s 159 counties, Troup and Harris counties ranked 98th and 87th, respectively, out of 159 counties in the overall number of AIDS cases reported during this time period. Troup County reported 98 cases, while Harris County reported 22 cases. West Point does not have special housing options for HIV/AIDS patients. Due to the number of cases in the Troup and Harris counties, there does seem to be an unmet housing need for this group in the two counties, though more information is needed to determine if a location in West Point is needed.

4.6.7. Persons Recovering from Substance Abuse

While reliable numbers of those persons recovering from substance abuse are not attainable, the University of Georgia’s Georgia Statistics System estimated a need to provide substance abuse treatment for 3,215 Troup County residents (5.5% of the total population in 2001) and 1,348 Harris County residents (5.7% of the total population in 2001). Numbers for West Point are not available. Pathways Center, which has a branch mental health office in West Point and a main office in LaGrange, serves the region and provides substance abuse recovery center services.

4.7. Job-Housing Balance

The jobs-to-housing ratio compares the number of jobs to the number of people living in an area. Economic data related to employment in West Point (jobs located in the city without regard to residency of employees), is available only from the U.S. Economic Census and is for the year 2002, while data for the counties is from the U.S. Bureau of Labor Statistics and is updated monthly. As a result, the comparisons shown in Table 4-13 may seem a bit awkward to describe the jobs-housing balance. Since West Point has experienced little growth in the early 2000s, the data shown in Table 4-13 provides a relevant comparison with the data shown for later years for the counties. The ratio is a useful analysis tool because housing location decisions, in relation to workplace, affect commute times, costs, and congestion. The data for the counties are presented to provide reference and relative comparisons for the West Point data. The 2002 jobs-to-housing ratio for West Point is 0.94 jobs per housing unit, as shown in Table 4-13, compared to 2006 ratios of 1.30 in Troup County and 0.32 in Harris County.

Table 4-13 Jobs-Housing Balance

Category	West Point			Troup County		Harris County	
	2000	2002	2006	2000	2006	2000	2006
Population	3,382	3,312	3,352	58,779	63,245	23,695	28,785
Average Household Size ¹	2.5	2.5	2.5	2.61	2.61	2.66	2.66
Number of Households	1,353	1,325	1,341	22,521	24,232	8,908	10,821
Housing Units ²	1,418	1,432	1,441	23,824	26,559	10,288	12,560
Labor Force ³	1,421	1,392	NA	30,213	30,559	12,966	15,574
Employment	NA	3,110	NA	34,219	34,572	5,073	3,991
Employment/Population Ratio	NA	0.94	NA	0.58	0.55	0.21	0.14
Employment/Housing Unit Ratio	NA	2.17	NA	1.44	1.30	0.49	0.32
Employment/Labor Force Ratio	NA	2.23	NA	1.13	1.13	0.39	0.26

¹Average Household size is for 2000; ²Housing Units for West Point for 2002 and 2006 determined by adding permitted unites approved each year (Table 4-2) to the 2000 total population; ³Labor Force for 2002 determined by applying the percentage of labor force to population experienced in 2000 to the population estimate of 2002.

Source: U.S. Census Bureau and Georgia Department of Labor; U.S. Economic Census 2002 (West Point 2002 data)

An ideal community would provide housing for the labor force near employment centers that give the workers transportation choices (e.g., walking, biking, driving, public transit, etc.). Bedroom community suburbs often develop without such balance and require the labor force to commute to work in private automobiles along major arterials resulting in congestion and other quality of life challenges. Governments can use two jobs/housing balance ratios to monitor their community’s ability to achieve a balance of jobs and housing: employment jobs/housing unit ratio and employment/labor force ratio. According to the *Jobs/Housing Balance Community Choices Quality Growth Toolkit*, prepared by the Atlanta Regional Commission, an employment jobs-to-housing ratio of between 1.3 and 1.7 implies an ideal balance with 1.5 as the standard target. An employment (jobs)-to-labor force (employed residents) ratio of between 0.8 and 1.25 implies a balance for that ratio with 1:1 as the standard target.

In addition to the employment-to-housing ratio, Table 4-12 also shows the employment-to-labor force ratio for West Point. The 2002 employment-to-labor force ratio of 2.17 falls well above the standard target of 0.8-1.25,

compared to rates of 1.30 and 0.32 for Troup and Harris counties, respectively. The 2002 employment-to-labor force ratio of 2.23 falls well above the standard target of 1.5, compared to rates of 1.13 and 0.26 for Troup and Harris counties, respectively. These ratios show the dependence West Point has on attracting employees from outside of the City limits and highlights an opportunity for creating new housing to provide for the workers in the City.

4.7.1. Supply of Affordable Housing

Table 4-14 relates the average weekly wages received by employees who work in West Point to the housing values afforded by their wages. Tables 4-15 and 4-16 relate the income of the West Point labor force (those who live in West Point) and those who actually worked in West Point in 2002. The City residents' median income in 2000, when adjusted to 2002 dollars, was 72.2% of the average weekly wage provided by West Point employers in 2002. This fact means workers can more easily afford the housing available on the market as well as the more costly housing located in areas outside of the City boundaries. The City's workers have more housing choices in the area as a result.

Table 4-14 includes selected NAICS sectors for which the 2002 Economic Census provided data. Retail Trade (7.4% of all West Point jobs) paid an average annual wage of \$16,723, which translates into a home of \$41,807 to \$58,530. Motor vehicle and parts dealers (0.6% of all jobs) had an average annual wage of \$16,579, which translates into a home of \$41,447 to \$58,026. Professional, scientific and technical services sector jobs (8.2% of all jobs) in West Point paid an average annual wage of \$74,392, which translated into a home of \$185,980 to \$260,373. Average annual wage data for West Point's largest sector, Administrative, Support, waste management and remediation service (between 32.2% and 65.9% of all jobs), were not included in the 2002 Economic Census.

Table 4-14 Correlation of Average Weekly Wages to Housing Prices (2002)

Sector		Average Weekly Wage	Average Annual Wage	Average Monthly Wage	Monthly Income Available for Housing	Equivalent House Price (2.5 multiplier)	Equivalent House Price (3.5 multiplier)
All		\$887	\$ 46,124	\$3,844	\$1,153	\$ 115,310	\$ 161,434
44-45	Retail trade	\$322	\$ 16,723	\$1,394	\$418	\$ 41,807	\$ 58,530
441	Motor vehicle & parts dealers	\$319	\$ 16,579	\$1,382	\$414	\$ 41,447	\$ 58,026
447	Gasoline stations	\$251	\$ 13,060	\$1,088	\$326	\$ 32,649	\$ 45,709
54	Professional, scientific, & technical services	\$1,431	\$ 74,392	\$6,199	\$1,860	\$ 185,980	\$ 260,373
722	Food services & drinking places	\$170	\$ 8,833	\$736	\$221	\$ 22,083	\$ 30,917

**Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices; Adjusted 2001 dollars to 2006 via the BOL Inflation Calculator*

Table 4-15 Troup County: Average Weekly Wages and Housing Prices (2002)

Sector	Average Weekly Wage	Average Annual Wage	Average Monthly Wage	Monthly Income Available for Housing	Equivalent House Price (2.5 multiplier)	Equivalent House Price (3.5 multiplier)
Agriculture, forestry, & fishing	\$435	\$ 22,620	NA	NA	\$ 56,550	\$ 79,170
Construction	\$763	\$ 39,676	\$3,306	\$992	\$ 99,190	\$ 138,866
Manufacturing	\$825	\$ 42,900	\$3,575	\$1,073	\$ 107,250	\$ 150,150
Wholesale trade	\$739	\$ 38,428	\$3,202	\$961	\$ 96,070	\$ 134,498
Retail trade	\$540	\$ 28,080	\$2,340	\$702	\$ 70,200	\$ 98,280
Transportation and warehousing	\$676	\$ 35,152	\$2,929	\$879	\$ 87,880	\$123,032
Information	\$809	\$ 42,068	\$3,506	\$1,052	\$ 105,170	\$ 147,238
Finance and insurance	\$947	\$ 49,244	\$4,104	\$1,231	\$ 123,110	\$ 172,354
Real estate and rental and leasing	\$547	\$ 28,444	\$2,370	\$711	\$ 71,110	\$ 99,554
Professional, scientific/tech services	\$800	\$ 41,600	\$3,467	\$1,040	\$ 104,000	\$ 145,600
Administrative and waste services	\$1,147	\$ 59,644	\$4,970	\$1,491	\$ 149,110	\$ 208,754
Educational Services	\$535	\$ 27,820	\$2,318	\$696	\$ 69,550	\$ 97,370
Health care and social services	\$637	\$ 33,124	\$2,760	\$828	\$ 82,810	\$ 115,934
Arts, entertainment and recreation	NA	NA	NA	NA	NA	NA
Accommodation and food services	\$203	\$ 10,556	\$880	\$264	\$ 26,390	\$ 36,946
Other services (except government)	\$449	\$ 23,348	\$1,946	\$584	\$ 58,370	\$ 81,718
Government	\$733	\$ 38,116	\$3,176	\$953	\$ 95,290	\$ 133,406
All industries - Troup County 2001 (adjusted to 2006 dollars)	\$665	\$ 34,569	\$2,881	\$864	\$ 86,423	\$ 120,992
All industries - Troup County 2006	\$649	\$ 33,748	\$2,812	\$844	\$ 84,370	\$ 118,118
All industries - State of Georgia 2006	\$776	\$ 40,352	\$3,363	\$1,009	\$ 100,880	\$ 141,232
*Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices; Adjusted 2001 dollars to 2006 via the BOLI Inflation Calculator						

Source: Georgia Department of Labor (these data represent jobs that are covered by unemployment insurance laws), U.S. Bureau of Labor Statistics

Table 4-16 Harris County: Average Weekly Wages and Housing Prices (2002)

Sector	Average Weekly Wage	Average Annual Wage	Average Monthly Wage	Monthly Income Available for Housing	Equivalent House Price (2.5 multiplier)	Equivalent House Price (3.5 multiplier)
Agriculture, forestry, & fishing	\$539	\$ 28,028	NA	NA	\$ 70,070	\$ 98,098
Construction	\$465	\$ 24,180	\$2,015	\$605	\$ 60,450	\$ 84,630
Manufacturing	\$666	\$ 34,632	\$2,886	\$866	\$ 86,580	\$ 121,212
Wholesale trade	\$613	\$ 31,876	\$2,656	\$797	\$ 79,690	\$ 111,566
Retail trade	\$303	\$ 15,756	\$1,313	\$394	\$ 39,390	\$ 55,146
Transportation and warehousing	\$569	\$ 29,588	\$2,466	\$740	\$ 73,970	\$ 103,558
Information	\$1,246	\$ 64,792	\$5,399	\$1,620	\$ 161,980	\$ 226,772
Finance and insurance	\$740	\$ 38,480	\$3,207	\$962	\$ 96,200	\$ 134,680
Real estate and rental and leasing	\$415	\$ 21,580	\$1,798	\$540	\$ 53,950	\$ 75,530
Professional, scientific/tech services	\$570	\$ 29,640	\$2,470	\$741	\$ 74,100	\$ 103,740
Administrative and waste services	\$382	\$ 19,864	\$1,655	\$497	\$ 49,660	\$ 69,524
Educational Services	NA	NA	NA	NA	NA	NA
Health care and social services	NA	NA	NA	NA	NA	NA
Arts, entertainment and recreation	\$509	\$ 26,468	\$2,206	\$662	\$ 66,170	\$ 92,638
Accommodation and food services	NA	NA	NA	NA	NA	NA
Other services (except government)	\$458	\$ 23,816	\$1,985	\$595	\$ 59,540	\$ 83,356
Government	\$603	\$ 31,356	\$2,613	\$784	\$ 78,390	\$ 109,746
All industries - Troup County 2001 (adjusted to 2006 dollars)	\$415	\$ 21,606	\$18,001	\$541	\$ 54,014	\$ 75,620
All industries - Troup County 2006	\$459	\$ 23,868	\$1,989	\$597	\$ 59,670	\$ 83,538
All industries - State of Georgia 2006	\$776	\$ 40,352	\$3,363	\$1,009	\$ 100,880	\$ 141,232

**Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices; Adjusted 2001 dollars to 2006 via the BOL Inflation Calculator*

As shown previously in Table 4-8 the median property value in West Point in 2000 was \$84,726 (in 2002 dollars, \$81,000 in 2000 dollars). The house price supported by the City's average annual wage in 2002 of \$46,124 was between \$115,310 and \$161,434, which was between 136.1% and 190.5% of the total value of the median property value in 2000 (in 2002 dollars). The City's median household income in 2000 of \$33,312 (in 2002 dollars, \$31,886 in 2000 dollars) could support a house price of \$93,325 to \$130,655.

In 2000, City residents had a median household income of \$37,330, which could support a house price of roughly \$93,325 to \$130,655, as shown in Table 4-17. When comparing these figures to the whole of Harris and Troup County, the City's median income is below that of both counties. In 2000, Harris County had a median household income of \$55,916 and Troup County a median household income of \$41,525. Given these median income levels, the income levels could support a house price of roughly \$139,790 to \$195,706 for Harris County and \$103,813 to \$145,338 for Troup County.

Table 4-17 Correlation of Income to Housing Prices for County Residents

Annual Household Income	Maximum Annual Income	Maximum Monthly Income	Maximum Monthly Income for Housing (30 %)	Equivalent House Price (2.5 multiplier)*	Equivalent House Price (3.5 multiplier)*
Less than \$15,000	\$15,000	\$1,250	\$375	\$37,500	\$52,500
\$15,000-24,999	\$25,000	\$2,083	\$625	\$62,500	\$87,500
\$25,000-\$34,999	\$35,000	\$2,917	\$875	\$87,500	\$122,500
\$35,000-\$49,999	\$50,000	\$4,167	\$1,250	\$125,000	\$175,000
\$50,000-\$74,999	\$75,000	\$6,250	\$1,875	\$187,500	\$262,500
\$75,000-\$99,999	\$100,000	\$8,333	\$2,500	\$250,000	\$350,000
\$100,000-\$149,999	\$150,000	\$12,500	\$3,750	\$375,000	\$525,000
\$150,000-\$249,999	\$250,000	\$20,833	\$6,250	\$625,000	\$875,000
\$250,000-\$499,999	\$500,000	\$41,667	\$12,500	\$1,250,000	\$1,750,000
\$500,000 or more	0	\$0	\$0	\$0	\$0
Median Household Income (in 2006 dollars)					
West Point 2000	\$37,330	\$3,111	\$933	\$93,325	\$130,655
Troup County 2000	\$41,525	\$3,460	\$1,038	\$103,813	\$145,338
Troup County 2006	\$36,438	\$3,037	\$911	\$91,095	\$127,533
Harris County 2000	\$55,916	\$4,660	\$1,398	\$139,790	\$195,706
Harris County 2006	\$52,127	\$4,344	\$1,303	\$130,318	\$182,445
**Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices					

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics, U.S. Census Bureau: Small Area Income & Poverty Estimates 1995, 2000 and 2003; Model-based Estimates for States, Counties and School Districts

It's important to note, however, that West Point is one city among the four cities in the Greater Valley Area. The other cities are Lafayette, Lanett, and Valley – all in Alabama. Due to the proximity to these cities for both employees and residents, West Point workers can often find housing in these cities that is closer to work than some residences in West Point.

4.7.2. Barriers to Affordability

The West Point average weekly wages fall below the state and national average weekly wage for all but a hand full of sectors. The overall West Point average weekly wage, however, was 129.1% of the average weekly wages for the state and 125.5% of the same for the nation in 2002 due to the higher incomes received in some sectors.

As costs increase with development associated with the construction and operation of the Kia Automotive plant and the multitude of suppliers planning to locate in the region, the costs of housing will also increase. Wages from these new industries should pull up the City's average weekly wage significantly, which can potentially off set the cost of housing for new workers. It will be important for leaders to ensure that those living in West Point in 2008 are not too severely impacted by increased housing costs brought on by the new development.

A significant percentage of West Point residents leave the City to work in other cities, counties and states. Meanwhile, a majority of the workers at West Point businesses live outside of the West Point city limits. West Point currently has few multi-family units. Mobile homes/trailers and manufactured housing are currently providing many with affordable housing in West Point.

Natural & Cultural Resources

Evaluation of how new development is likely to impact Natural and Cultural Resources along with an identification of needed regulations and policies

5.1. Environmental Planning Criteria

The Georgia Department of Natural Resources (DNR) requires counties and municipalities to establish five environmental protection districts: water supply watersheds, protection of groundwater recharge areas, river corridor protection, wetlands protection, and mountain protection. The sections below provide a brief analysis of the City of West Point regulations relating to these districts in addition to an inventory of the location of these districts within the city. Water supply watersheds, groundwater recharge areas, river corridor protection and mountain protection are each shown on the Environmental Planning Criteria Map found in Chapter 9 Atlas of Maps, Wetlands are shown on the Wetlands Map in the Atlas of Maps.

5.1.1. Water Supply Watersheds

DNR defines water supply watershed as the land area upstream of a governmentally-owned public drinking water intake. The city of West Point has one water supply watershed that is located in the northwestern portion of the city beginning approximately three miles below the West Point Dam and extending northward to encompass the drainage basin of the Chattahoochee River. The drainage basin includes the basins of Oseligee Creek and Hardley Creek; however, the drainage basins for both of these rivers lie in Alabama. Although these drainage basins affect the quality of drinking water within West Point, neither the city nor the State of Georgia has control over land use decisions within these basins in Alabama.

West Point has adopted regulations, in response to OCGA 12-2-8, the DNR, and EPD's Rules for Environmental Planning Criteria Chapter 391-3-16, to implement the state planning criteria as it pertains to the protection of water supply watersheds.

5.1.2. Groundwater Recharge Areas

As described in Georgia Geologic Survey Hydrologic Atlas 18: "Most Significant Ground-water Recharge Areas of Georgia," published in 1989, mapping of the recharge areas was based on outcrop area, lithology, soil type and thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surfaces.

West Point has adopted regulations, in response to OCGA 12-2-8, the DNR, and EPD's Rules for Environmental Planning Criteria Chapter 391-3-16, to implement the state planning criteria as it pertains to the protection of groundwater recharge areas. These criteria place restrictions on new sanitary landfills, use of hazardous wastes, use of above ground storage tanks, agricultural activities, and a minimum lot size for those areas requiring septic tank systems. These criteria would allow for development in a water supply watershed while maintaining the integrity of the water source to a point where it can be treated to meet drinking water standards.

Likely areas of significant groundwater recharge have been generally mapped by DNR within West Point. These areas occur at two sites and are shown on the Environmental Planning Criteria Map. The first is in the northeastern portion of the city limits along Interstate 85 and located near the construction of the new Kia Motor Plant. This is the largest groundwater recharge area, encompassing 2,823 acres; however, only a portion of the groundwater recharge area is within the city limits. The second groundwater recharge area is located in the southeastern portion of the city between State Highway 103 and State Highway 18. This groundwater recharge area is smaller and encompasses 1,099 acres. While this groundwater recharge area is situated between two incorporated areas of the city, development between the two sections should adhere to groundwater recharge area requirements. Like water supply watersheds, it is advisable to limit the development of impervious surfaces in these areas of significant groundwater recharge.

5.1.3. Wetlands

Wetlands provide flood and storm damage protection, erosion control, water supply, and groundwater recharge. The U.S. Fish and Wildlife Service National Wetlands Inventory provides general mapping of wetland areas, which makes general wetland areas easy to locate and protect. Wetland areas in West Point are usually contiguous with streams and rivers.

There are 1,163 acres of wetlands within the City of West Point that make up approximately 19% of the city. West Point has adopted regulations in response to EPD's Rules for Environmental Planning Criteria Chapter 391-3-16 which protects areas designated as wetlands within the city.

The State of Georgia does not currently have laws in place protecting freshwater wetlands located in the interior of the state. Only coastal wetlands have such protection. State criteria do not specify regulations to be adopted, but they require local governments to identify wetlands within their jurisdiction and assess the impacts of the land-use plan on these areas. The U.S. Army Corp of Engineers (USACE) does have limited authority to regulate the discharge of dredge or fill material into freshwater wetlands in the U.S. under Section 404 of the Clean Water Act; however, the Supreme Court ruled in 2001 that the USACE jurisdiction is limited only to those wetlands connected to a navigable water body. As a result, isolated wetlands are no longer federally protected areas. While West Point has a few isolated wetlands, most off the wetlands identified within West Point are not isolated, as shown on the Environmental Planning Criteria Map.

5.1.4. Protected Rivers

River corridors are strips of land that flank major rivers. These corridors are important due to their role as wildlife habitat, recreational areas, and buffers that protect the quality of river water. River corridors also help to control erosion and river sedimentation. The Chattahoochee River along the eastern boundary of the city currently meets the DNR river protection criteria as shown in the Environmental Planning Criteria Map.

West Point has adopted regulations that meet the state requirements for protected rivers. Such requirements provide for the protection of the river by restricting the amount of development in proximity to the river and the subsequent type of development uses. In addition, restrictions enforce a natural vegetative buffer surrounding the protected river and call for the enforcement of a River Corridor Protection Plan.

5.1.5. Coastal Resources

Coastal resources include beaches, coastal marches, and estuaries. No land within West Point meets these criteria. As a result the city has not adopted protection ordinances.

5.1.6. Mountain Protection

Mountain protection applies to land areas with an elevation of 2,200 or more, and with slopes of 25%. No land within West Point meets these criteria. As a result the city has not adopted protection ordinances.

5.2. Other Environmentally Sensitive Areas

West Point lies in the upper fringes of the Piedmont Plateau physiographic province of Georgia.

5.2.1. Air Quality

In recent years, the environmental concern for air quality has become increasingly important. Currently, the City of West Point has not adopted any regulations regarding air quality nor are they required to by state or federal legislation. However, as the city continues to grow and develop, West Point may want to conduct additional research regarding air quality standards and adopt such regulation to ensure the protection of air quality.

5.2.2. Public Water Supply Sources

Water supply for the City of West Point includes the surface water intake from the Chattahoochee River which is approximately three miles south of the West Point Dam.

5.2.3. Steep Slopes

Steep slopes (15% or greater) are concentrated in the southeast area of the city and between State Highway 103 and State Highway 18 but are scattered throughout the city. Roughly 5% of the city is designated as steep slopes. Currently, West Point has not adopted regulations regarding steep slopes within the city.

5.2.4. Floodplains

Flooding is the temporary covering of soil with water from overflowing streams and by runoff from adjacent slopes. Water standing for short periods after rainfalls is not considered flooding, nor is water in swamps. West Point's 100 and 500-year floodplains are shown on the Floodplains Map.

Floodplains in their natural or relatively undisturbed state are important water resource areas. The floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can destroy their value. For example, any fill material placed in the floodplain eliminates essential water storage capacity causing water elevation to rise, resulting in the flooding of previously dry land.

The Federal Emergency Management Agency (FEMA) has identified and mapped the areas of West Point prone to flooding in order to establish actuarial flood insurance rates and promote a sound floodplains management plan. Floodplain regulations have been established for areas of West Point that are prone to a 1% annual chance (100-year) flood. Floodplain regulations have not been established for areas of West Point that are prone to 2% annual chance (500-year) flood.

Floodplains primarily impact the City of West Point along the Chattahoochee River and Long Cane Creek. To a lesser degree, floodplains impact areas along some intermittent streams along Long Cane Creek.

5.2.5. Soils

Soil is the product of parent material (underlying geology), topography, climate, plant and animal life, and time. The nature of the soil at any given place depends on the combination of these five factors. Each factor acts on the soil and each modifies the effect of the other four. Because of this interaction, knowledge of soil types in an area provides a good indication of topography (slope), erosion patterns, the presence and depth of rock, and the presence of water, as in wetland or floodplain areas. Soil types are also useful in estimating runoff from precipitation, which is essential in developing stormwater management programs. Table 5-1 lists the soil associations of West Point.

Table 5-1 Soil Associations

Soil Association	Descriptions	Location	Percent Slope
Chewacla-Toccoa	Deep, somewhat poorly drained and well drained, nearly level, mainly brown and reddish-brown soils that are mottled in the subsoil or underlying layers; on floodplains soils	Broad to narrow floodplains located along the Apalachee, Mulberry and Little Mulberry rivers and Beach and Marburg creeks	0 to 2%
Cecil-Madison	Deep and moderately deep, well drained, very gently sloping and gently sloping soils that have mainly a red to yellowish-red subsoil; on broad interstream divides	Located on smooth plateaus and gently sloping soils on hillsides throughout the County and makes up the largest share of the associations in the County	2 to 10%
Pacolet-Madison	Moderately deep and deep, well drained, sloping to steep soils that have a red to yellowish-red subsoil; mainly on hillsides	Found on narrow to medium ridges and strongly sloping to steep soils on hillsides adjacent to the Chewacla-Toccoa soil association near rivers and creeks	2 to 25%
Gwinnett-Musella-Pacolet	Shallow and moderately deep, well drained, gently sloping to steep soils that have a dark-red to red subsoil; on ridgetops and hillsides	Narrow to medium ridges and hillsides in small quantities in the northwest, northeast and south portions of the County	6 to 35%

Source: Soil Survey Counties, GA 1975 - U.S. Department to Agriculture; National Resources Conservation Service

Prime Agricultural Soils

Table 5-2 lists the map units in West Point that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use. Prime farmland is predominately located within the downtown area of West Point in proximity to the Chattahoochee River but are scattered throughout the city limits. These areas are shown in the Prime Agricultural Soils Map.

Table 5-2 Important Farmland Soils

Map Symbol	Map Unit Name	Farmland Classification
ApB	Appling sandy loam 2 to 6% slopes	Prime Farmland
CeB	Cecil sandy loam 2 to 6% slopes	Prime Farmland
MdB	Madison sandy loam 2 to 6% slopes	Prime Farmland
ApC	Appling sandy loam 6 to 10% slopes	Farmland of Statewide Importance
Au	Augusta loam	Farmland of Statewide Importance
Cc	Cartecay and Chewacla soils	Farmland of Statewide Importance
CeC	Cecil sandy loam, 6 to 10% slopes	Farmland of Statewide Importance
Ck	Chewacla loam, frequently flooded	Farmland of Statewide Importance

Source: U.S. Department of Agriculture, Natural Resources Conservation Service

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested federal, state, and local government organizations, has inventoried land that can be used for the production of the nation's food supply.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these

uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or protected from flooding. Slopes mainly range from 0 to 6%.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and drought, are needed. On-site evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Land that does not meet the criteria for prime or unique farmland is considered to be "farmland of statewide importance" for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate state agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland, if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by state law.

5.2.6. Plant and Animal Habitats

Georgia Department of Natural Resources maintains an inventory of plants and animals that are rare enough to warrant state and federal protection. The species identified are vulnerable to the impacts of rapid land use changes and population growth and should be protected by the City of West Point to the extent possible. Federal and State Listed Endangered and Threatened Species plant and animal data for West Point is shown in Tables 5-3, 5-4 and 5-5.

Table 5-3 Federal- & State-Listed Endangered and Threatened Species – Birds

<i>Species</i>	<i>Federal Status</i>	<i>State Status</i>	<i>Habitat</i>
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Endangered	Inland waterways and estuarine areas in Georgia.

Source: Georgia Department of Natural Resources, Updated 07/2/2007

Table 5-4 Federal & State Endangered and Threatened Species – Animals & Fish

Species	Federal Status	State Status	Habitat
Bluestripe Shiner (<i>Cyprinella callitaenia</i>)	No Federal Status	Rare	Flowing areas in large creeks and medium-sized rivers over rocky substrates
Flaxen Elimia (<i>Elimia boykiniana</i>)	No Federal Status	No State Status - Of historical occurrence in the state, perhaps not verified in the past 20 years, but suspected to be still extant	Gravel or cobble shoals with moderate current
Highscale Shiner (<i>Notropis hypsilepis</i>)	No Federal Status	Rare	Flowing areas of small to large streams over sand or bedrock substrates
Lined Pocketbook (<i>Lampsilis binominata</i>)	No Federal Status	No State Status -Apparently extirpated from state	Large creeks and rivers in stabilized shoals in moderate to swift current
Sculptured Pigtoe (<i>Quincuncina infucata</i>)	No Federal Status	No State Status - Rare or uncommon in state (on the order of 21 to 100 occurrences)	Main channels of rivers and large streams with moderate current in sand and limestone rock substrate

Source: Georgia Department of Natural Resources, Updated 07/2/2007

Table 5-5 Federal & State Endangered and Threatened Species – Plants

Species	Federal Status	State Status	Habitat
Lamance Iris (<i>Iris brevicaulis</i>)	No Federal Status	No State Status - Critically imperiled in state because of extreme rarity (5 or fewer occurrences)	Bogs, seeps, marshy shores and floodplains; often hidden in taller vegetation due to its low stature

Source: Georgia Department of Natural Resources, Updated 07/2/2007

The City of West Point has not adopted regulations protecting these Federal and State Listed Endangered and Threatened Species.

5.3. Significant Natural Resources

5.3.1. Scenic Areas

Scenic views in West Point are found along the Chattahoochee River. Because the riverbanks are in the flood plain of the river, it is unlikely that inappropriate development will threaten these views. Increased public use of the riverbanks is recommended in the plan to open this area as a community focal point.

5.3.2. Forests, Parks, Recreation and Conservation

There are no major forests, parks, and recreation or conservation areas within the City of West Point.

5.4. Significant Cultural Resources

5.4.1. Local History

The City of West Point was originally an important trading post on the east bank of the Chattahoochee River. Incorporated in 1831 as the town of Franklin, the name was changed in 1832 by legislative action to avoid

confusion with the county seat in neighboring Heard County. By the mid 1850s, the City was served by two railroads; most of the business area developed on the west side of the river near the railroad depots.

During the Battle of Fort Tyler in 1865, all the bridges across the Chattahoochee were destroyed and much of the town was burned. The destruction occurred during the last fort battle of the Civil War east of the Mississippi River, seven days after the surrender of General Lee at Appomattox. Most of the remaining historic buildings in the City of West Point were built after the civil war.

Textile manufacturing came to the Valley in 1866. The West Point Manufacturing Company, now known as West Point Stevens, established mills in Alabama south of West Point at Riverview, Langdale, Lanett, Shawmut, Fairfax and Huguley. Company headquarters were in West Point, and the town provided commercial services for the entire Valley area.

5.4.2. Historic Landmarks

National Register of Historic Places

The National Register of Historic Places is a list maintained by the federal government as testimony to the historic significance of the resources recorded on it. It is a national honor, and places no obligations or restrictions on private owners. Properties listed do, however, become eligible for certain rehabilitation tax incentives programs. As of the year 2008, the following resources and their locations are listed on the National Register. West Point has many historic resources, most dating from the late 1800s, that include downtown mercantile buildings and residential areas both sides of the river. Five structures are listed on the National Register:

- White Hall – intersection of Avenue E and 3rd Street
- Hawkes Library – 8th Street terminates on the west side of the river
- West Point Freight Depot – 305 W. 5th St., West Point
- West Point Public School – Jct. of Ave. F and E. 8th St.,
- White Hall (a.k.a. Kendrick-Poer-Crawford-Graham House) – Off U.S. 29, West Point

Historic Preservation Commission

In 1991, the City adopted an ordinance which created the West Point Historic Preservation Commission. The ordinance was amended in 2000. This five-member board is charged with the responsibility of recommending local site and district designations and providing protection for those landmarks. In 2003, the City adopted the *West Point Design Guidelines* made possible in part with federal funds from the National Park Service. The Manual provides design guidelines for rehabilitation and new construction projects within the West Point Historic District.

Locally Designated Historic District

West Point has one locally-designated historic district. The Downtown Commercial Historic District includes portions of 1st Avenue, 2nd Avenue, 3rd Avenue, 4th Avenue, 6th Street, 7th Street, 8th Street and 9th Street on the west bank of the Chattahoochee River, east of the Alabama state line (generally).

Historic Markers

The Georgia Historical Marker Program of the Georgia Historical Society provides markers that serve to educate citizens and visitors alike about the people and events that have shaped the state's past and present. To qualify for a marker, buildings, structures, and sites of special events typically must be at least 50 years old. Historic markers in West Point include the following locations:

- Battle of West Point (April 16, 1865) – U.S. 29 median in downtown West Point
- Fort Tyler – West 10th Street at 6th Avenue in West Point
- Fort Tyler Cemetery – U.S. 29 at Pinewood Cemetery in West Point
- Gen. Robert C. Tyler, C.S.A. – U.S. 29 at Pinewood Cemetery in West Point

Community Facilities & Services

Service areas and levels of services of public facilities and services with an evaluation of the adequacy and useful life

This chapter provides an assessment of the community facilities and services in the City of West Point. Community facilities and services assessed were organized into the following major categories shown in the sections that follow: water supply and treatment, sewerage system and wastewater treatment, other facilities and services

6.1. Water Supply and Treatment

The City of West Point provides water supply and treatment services for those within the city limits. West Point is supplied with water from the Chattahoochee River and West Point Lake. The City system has a capacity of 2.6 million gallons a day (MGD). The City will be improving water connections to Lanett in 2008 and begin the process of expanding the water plant by 2.0 MGD in 2008. By 2009, the City plans a water capacity of 3.0 MGD and by 2011 a capacity of 5.0 MGD. The City plans to prepare a comprehensive planning study of water needs in 2011 Improvement Plans.

6.2. Sewerage System and Wastewater Treatment

6.2.1. System and Service Area

The developed areas of the City are served by the sewer treatment plant and system operated by the City of West Point Utilities. West Point's sewerage treatment plant's current usage is 0.5 MGD, while the current capacity is 1.0 MGD per day. The City will begin the process of expanding the treatment plan in 2008 from 1.0 MGD to 2.0 MGD by 2009 and 4.0 MGD by 2011. The City plans to prepare a comprehensive planning study of sewer needs in 2011.

6.2.2. Septic Systems

Currently, there are few septic systems in use within the City limits. Septic systems are not generally allowed, though the City allows their use in unique situations.

6.3. Other Facilities and Services

6.3.1. Fire Protection

The City of West Point provides fire protection and EMT services to its residents and commercial and industrial property owners. Services provided by the fire department include fire prevention, fire inspection, pre-fire plans (plan review), fire safety education, fire suppression and advanced life support (ALS) EMS transport.

The City's Fire Department operates only one station located at 100 West 7th Street and employs 20 firefighters. Thirteen firefighters are also cross-trained as EMT's. Of the twenty firefighters, 13 are employed full-time and seven are employed part-time. This number of firefighters equate to an average of 8.8 firefighters per 1000 population or 0.85 firefighters per 1000 population per shift.

In 2007, as a result of receiving the "SAFER Grant," (Staffing for Adequate Fire and Emergency Response) three additional personnel were added.

To support the firefighters the department owns and operates the following major equipment:

- 2 Fire Trucks
- 1 ALS ambulance
- 1 Mobile Air Light Unit
- 2 Yamaha Jet Skies
- 1 Service Truck
- 1 Staff vehicle (Crown Victoria)
- 1 Jaws of Life
- 1 Thermal Imaging Camera

It is estimated that 98% of all West Points residents are located within a 5-mile radius of the station. The average response time is 4 minutes. Due to the geographic layout of the city, the ISO rating for the Fire Department has remained constant at 4.0. To achieve a higher ISO rating new stations would have to be strategically located so that the distance from the station to the outer most resident is less than a 5-mile radius. An ISO rating 1.0 requires that all residences are located within 2.5 miles of a station.

With the addition of the new KIA manufacturing plant and the expected increase in population, housing units and supporting establishments, the fire department must anticipate expanding it's service range and constructing new stations. There are two additional stations planned. One station would be located near the new KIA plant on KIA Parkway and the second station would be located in the 6800 block of U.S. Highway 29. Each station would initially be staffed with 16 employees, 9 full-time and 7 part-time employees. Each station would also be equipped with one fire truck and one ALS EMT unit.

The existing station has a projected need for the addition of an aerial device (ladder truck??). This equipment may be reassigned to a future station once constructed and according to needs.

6.3.2. Public Safety

The West Point Police Department provides law enforcement services for the City. Troupe County and Harris County Sheriff Departments provide secondary responder services. Currently, the City police force operates from one facility located at 730 1st Avenue. The Department is staffed by 19 full-time and 4 part-time employees. Of these 23 employees, 14 are police officers. The ratio of total police officers per 1000 population is 4.4. According to the Department of Justice, the national average (2001) is approximately seven police officers per 1000 population. These figures suggest that the City is collectively well served by its police fore. The Department also owns and operates five patrol cars. Recently, the City also acquired the equipment for Reverse 911, Phase Two 911, live scan, and computers for the patrol vehicles.

6.3.3. Parks and Recreation

The City of West Point owns a variety of recreational facilities and associated programs. City Park, located at 1209 U.S. 29 near the Chattahoochee River, is the largest park in the City and serves as the location for most of the active recreational opportunities. There are plans to develop a skate park at this location as well as renovate the gym. Other recreational facilities are the 6th Avenue Park that is a much smaller park serving the passive recreational needs of the City, the 12th Street pool located at 1703 East 112th Street, and the West Point Senior Center located at 1114 O.G. Skinner Drive. The Recreation Department also utilizes the gym at West Point Elementary for organized basketball and summer playground and lunch programs. Table 1-6 below presents additional information associated to each of the facilities described above. The City is developing a Riverwalk along the Chattahoochee River in Downtown and has completed the design phase. A comprehensive plan for long-term park development is needed. Troup County currently maintains and operates the parks.

Table 6-1 Parks and Recreation

Name and Address	Facilities	Program Functions
City Park (30 acres) 1205 U.S. 29	1 gymnasium (21,750 square feet that includes a new concession stand)	Youth basketball, gymnastics, youth inline hockey, ballroom dancing, instructional programs, public meetings, sports clinics, school functions, various sports camps, stage performances, rental space, general storage.
	1 swimming pool (1,900 square feet) and a small pump house	Public swimming, swim lessons, instructional classes, rentals
	3 baseball/ softball Fields (including field equipment building and softball concession stand)	sports complex
	1 multi-use field	Primarily used as a junior and senior division baseball field; also used for youth football and cheerleading, and 14 and under soccer.
	1 football field (including 1,400-square-foot equipment room, 80-square-foot press box and 540-square-foot concession stand)	Used for Youth football, soccer and cheerleading, and a multitude of community special events
	2 batting cages	Baseball and softball teams
	2 tennis courts	Free Play tennis, (Lights??), instructional tennis
	1 playground	For use by children 12 and under
	1 restroom/ Concessions building	For use with all public gatherings
	1 Boy Scouts Building	Boy Scout Meetings
	Old high school building	Used for Parks and Recreation Department offices and storage, (1) batting cage is located here, (1) equipment Yard.
	Miscellaneous Facilities	(1) storage building, (1) picnic pavilion, (1) press box,
6th Avenue Park (3.5 acres)	1 picnic shelter with tables	
	2 outdoor grills	
	1 baseball/ softball field	
	1 walking track	
12th Street Pool (3.5 acres)	Public Swimming (3,600 square feet)	Community pool, West Point Housing Authority summer programs, Boys & Girls Club summer programs, summer playground rentals
	1 playground	
West Point Elementary School 1703 East 12th Street	1 gymnasium	Youth and adult basketball, summer playground and lunch program
	1 playground and lunch program	Summer playground and lunch program
West Point Senior Center (4 acres) 1114 O.G. Skinner Drive	Building Structure (5,024 sq. ft.)	Quilting, crocheting, knitting, crafts, games(BINGO), horseshoes, softball, walking (walking club),chair aerobics, birthday celebrations, guest speakers, lunches, after-hour socials, departure point for senior trips

Source: City of West Point Parks and Recreation Department

6.3.4. Stormwater Management

Water pollution degrades surface waters making them unsafe for drinking, fishing, swimming and other activities. As authorized by the Clean Water Act, the National Pollutant Discharge Elimination Systems (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The Georgia Environmental Protection Division (EPD) administers the NPDES regulations for Georgia. The first phase of the NPDES issues in 1990 was aimed at medium and large Municipal Separate Storm Sewer Systems (MS4s) with populations of 100,000 or more. The second phase issued in 1999 required that MS4s with populations of between 10,000 and 100,000. West Point does not fall into either the first-phase or second-phase population range and has not been required to prepare and implement a stormwater management plan to control and mitigate pollution.

6.3.5. Solid Waste Management

The City operates a curbside pickup. The City plans to update its solid waste management plan in the near future. Trash is currently hauled to the Lagrange landfill.

6.3.6. Education

Public Schools

Only West Point Elementary is located within the city limits of West Point. West Point Elementary employs 37 total staff members of which 35 are teachers and two are administrators. The school is part of the Troup County School District which operates and manages 21 schools with 12,412 students and employs a staff of 1,858. Of these, more than 1,300 are teachers. The school district is the 2nd largest employer in Troup County.

A developer is proposing to donate a school site of 20 acres in the Harris County portion of West Point. The County school system is interested. The development required Development of Regional Impact review. The review was underway as this report was prepared.

Table 6-2 Secondary Education in West Point - 2006

School	Address	Number of Students	Max Student Capacity	% of Capacity in 2006-07	Number of Teachers	Future plans, Expansion plans, needs, etc.
West Point Elementary School	1701 E 12th St.	413	516	80%	35	None Stated
Cornerstone Christian Academy	506 East 8 th Street	35	-----	-----	-----	None Stated

Source: City of West Point

Post-Secondary Education

West Georgia Technical College (WGTC) is a post-secondary educational institute operating as a unit of The Technical College System of Georgia, serving the needs of business, industry, and the public in the counties of Troup, Meriwether, and Heard counties in West Georgia. The Technical College System of Georgia has developed curriculum standards with the direct involvement of business and industry. The seven-campus WGTC system includes a West Point campus.

LaGrange College is the oldest private college in Georgia. Affiliated with the United Methodist Church, it is located in LaGrange with an enrollment of about 1,174 students. The four-year liberal arts and sciences institution offers degrees in some 50 undergraduate academic areas plus a graduate program in Education.

6.3.7. Libraries

Hawkes Children’s Library is located in West 8th Street in downtown West Point (across from City Hall). In addition, the area is served by the Troup-Harris Regional Library System comprised of four branch libraries in Lagrange, Fortson, Hamilton, and Hogansville.

6.3.8. Health Care

Table 6-4 shows an outline of the basic health care facilities in the City of West Point. In addition to the Assisted Living Centers, recreational senior services are provided at the West Point Senior Center. There are currently no new healthcare facilities planned; however, the need for additional services and facilities are anticipated.

Table 6-3 Health Care Facilities

Facility Name	Address	Number of beds/ units	Services
West Georgia Medical Center	1514 Vernon Road, Lagrange	276	82 physicians on staff, 24/7 Emergent care, Family/Primary Care, Women’s Health, Home Healthcare, Inpatient Services, Nursing Home, Assisted Living, Outpatient Services, Rehabilitation and Therapy Services, Post Hospitalization care, Accredited Laboratory, Hospice Care, Foster Grandparents/ Senior Companions
Lanier Memorial Hospital	4800 48th Street, Valley, AL	115	35 physicians. 24/7 Emergent care, Family/Primary Care, Women’s Health, Home Healthcare, Inpatient Services, Nursing Home, Assisted Living, Outpatient Services, Rehabilitation and Therapy Services, Accredited Laboratory

Source: City of West Point

Intergovernmental Coordination

Identification of existing coordination mechanisms and process with adjacent local governments, independent special authorities and districts, independent development authorities and districts, school boards, and programs

This chapter identifies existing coordination mechanisms and processes in West Point. These include intergovernmental agreements, service delivery, joint planning and service agreements, special legislation or joint meetings or work groups for the purpose of coordination. Sections below outline the independent agencies, boards and authorities, regional programs, and consistency with the Troup County Service Delivery Strategy. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

7.1. Adjacent Local Governments

A substantial portion of intergovernmental coordination is achieved through informal processes, such as the exchange of data between City and County government agencies. These informal processes are useful and effective, but formal mechanisms for intergovernmental coordination are also necessary to address some issues that cannot always be resolved through informal methods. The following sections will detail some of the many formal and informal coordination mechanisms that exist between West Point and local adjacent governments.

7.2. Independent Agencies, Boards and Authorities

- Downtown West Point Development Authority
- Housing Authority of the City of West Point
- Troup County Airport Authority
- Valley Partnership Joint Development Authority
- West Point Lake Development Authority

7.3. School Boards

- Harris County Board of Education
- Troup County Board of Education

7.4. Regional and State Programs

7.4.1. Chattahoochee-Flint Regional Development Center (CFRDC)

The CFRDC provides support to counties and municipalities in the areas of local government planning, economic development, grant preparation and administration, job training, and aging services for Carroll, Coweta, Heard, Meriwether, and Troup counties. Its board members represent the region's counties, municipalities and private sector. The RDC also coordinates regional planning efforts in the areas of comprehensive planning, solid waste management planning, bicycle/pedestrian planning, and water resource/assessment planning.

7.4.2. Georgia Department of Transportation (GDOT)

GDOT maintains and improves state and Federal highways in West Point and provides financial assistance for local road improvements.

7.4.3. Georgia Department of Community Affairs (DCA)

The Georgia DCA has several management responsibilities for the State's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding to the County and cities.

7.4.4. Georgia Department of Natural Resources (DNR)

The Georgia DNR is available to provide assistance and guidance to the City and cities in a number of important areas including: water conservation, environmental protection, wildlife preservation and historic preservation. It is the mission of the DNR to sustain, enhance, protect and conserve Georgia's historic and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilize sound environmental practices. The department has 9 divisions working to accomplish this mission: Environmental Protection Division, the Coastal Resources Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

The Environmental Protection Division (EPD) of the Georgia DNR is a state agency charged with protection of Georgia's air, land and water resources through the authority of state and federal environmental statutes. These laws regulate public and private facilities in areas of air quality, water quality, hazardous waste, water supply, solid waste, surface mining, underground storage tanks and others. EPD issues and enforces all state permits in these areas and has full delegation for federal environmental permits except Section 404 (wetland) permits.

7.5. Consistency with Service Delivery Strategy

In 1997, the state passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service deliver issues. The act required each county to adopt a Service Delivery Strategy (SDS). The SDS must include an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the SDS.

The Troup County Board of Commissioners and mayor and councils of Hogansville, LaGrange and West Point adopted the Troup County SDS in 2000. The SDS was reviewed during the preparation of the Community Assessment. All parties remain in agreement that the services outlined in the SDS accurately reflect the services provided. The SDS includes the following specific contractual agreements between West Point and other governments and agencies:

- Animal Control –Contract between City and Troup County

- Animal Shelter – Contract between City and the Chattahoochee Valley Humane Society
- Elections Contracts – Contract between City and Troup County
- Annexation Dispute Resolution Process
- Intergovernmental Contract Regarding Extraterritorial Water and Sewer Extension
- Agreement Regarding Extraterritorial Water Rates

CHAPTER
8

Transportation

Identification and evaluation of the adequacy of the road network, alternative modes, railroads, trucking, airports and the transportation-land use connection

8.1. Introduction

Troup County completed a transportation plan in conjunction with the Georgia Department of Transportation in 2006 and the City of LaGrange. The Troup County Multi-Modal Transportation Study included the coordination of GDOT, Troup County and each city in the county, including the City of West Point. Ultimately, study efforts produced a long range transportation plan that guides the efficient movement of people and goods within and through the county through the horizon year of the study – 2035. Information included in the following sections comes from the Troup County Multi-Modal Transportation Study. Specific data and recommendations can be found in the full document.

8.2. Road Network

Roadways in the County are classified as interstates, primary and minor arterials and collectors with respect to their functionality. The roadway network consists of one interstate (I-85), two principal arterial (U.S. 29 and SR 18), one minor arterial road (SR 109). The remaining roadways are made up of major collector roads, minor collectors and local streets.

8.3. Roadway Operating Conditions

The volume to capacity ratios correspond to a level of service based on accepted methodologies from the 2000 Highway Capacity Manual. Existing (2000) and future (2015 and 2035) operating conditions for the County are summarized in the following sections.

Level of service (LOS) is a qualitative measure of traffic flow describing operating conditions. Six levels of service are defined by FHWA in the Highway Capacity Manual for use in evaluating roadway operating conditions. They are given letter designations from A to F, with LOS A representing the best operating conditions and F the worst. A facility may operate at a range of levels of service depending upon time of day, day of week or period of the year. A qualitative description of the different levels of service is provided below.

- LOS A – Drivers perceive little or no delay and easily progress along a corridor.
- LOS B – Drivers experience some delay but generally driving conditions are favorable.
- LOS C – Travel speeds are slightly lower than the posted speed with noticeable delay in intersection areas.

- LOS D – Travel speeds are well below the posted speed with few opportunities to pass and considerable intersection delay.
- LOS E – The facility is operating at capacity and there are virtually no useable gaps in the traffic.
- LOS F – More traffic desires to use a particular facility than it is designed to handle resulting in extreme delays.

The recommended approach to determine deficient segments in Troup County was to analyze the volume of traffic on the roadway segments compared to the capacity of those segments, also known as the V/C ratio. For daily operating conditions, any segment identified as LOS D or worse is considered deficient.

The following thresholds were used to assign a level of service to the V/C ratios for rural facilities:

- $V/C < 0.35$ = LOS C or better;
- $0.35 > V/C < 0.55$ = LOS D;
- $0.55 > V/C < 1.00$ = LOS E; and,
- $V/C > 1.00$ = LOS F.

Similarly, the remaining facilities (urban – City of LaGrange) used the following thresholds to assign a level of service to the V/C ratios:

- $V/C < 0.70$ = LOS C or better;
- $0.70 > V/C < 0.85$ = LOS D;
- $0.85 > V/C < 1.00$ = LOS E; and,
- $V/C > 1.00$ = LOS F.

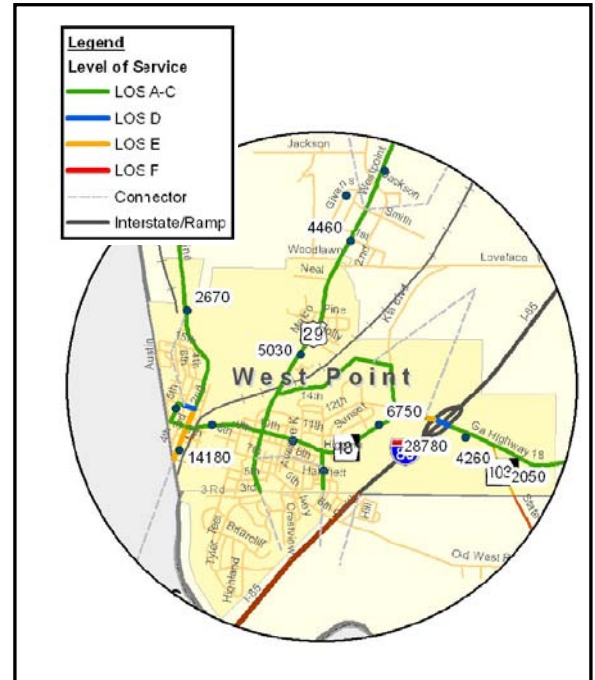
8.3.1. Existing Operating Conditions

The existing conditions scenario results derived from the Troup County sketch planning tool were used to determine deficient roadway segments. Deficient segments were determined by analyzing the volume of traffic on the roadway segments compared to the capacity of those segments. The corresponding volume to capacity ratios (V/C ratios) were related to level of service (LOS). The minimum acceptable LOS for daily roadway operating conditions is LOS C.

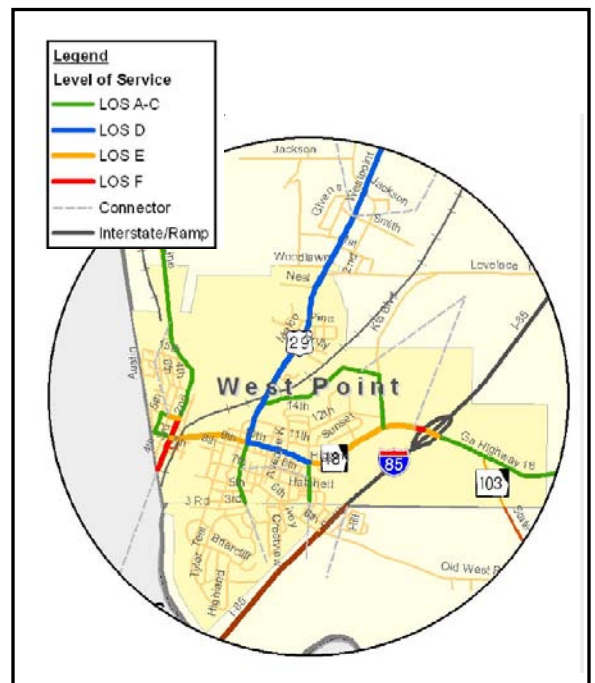
The existing analysis shows that 10 segments can be expected to operate at or below LOS D under daily conditions. The figures at right display the deficient roadway segments with the LOS for daily operating conditions as well as the daily deficient segments.

8.3.2. Future Operating Conditions

Future operating conditions were evaluated for the years 2015 and 2035, the study interim and horizon year respectively. This extended horizon provides an opportunity to determine how well the existing roadway network will serve 2015 and 2035 population and employment in Troup County. Since the 2015 and 2035 population and employment projection techniques are based on stakeholders, it is important to point out that the



Existing operating conditions from 2004



Future operating conditions from 2035

projections are the least reliable and it could impact the estimation of the future traffic demand. This in turn impacts estimates of traffic demand. The long term results should be considered preliminary and the transportation plan for projects should be revised as necessary.

8.4. Bridges

Troup County's bridges were evaluated to determine the need for potential improvement. Deficient bridges pose a major obstacle to a fully functional road network due to load limits or other restrictions. A general measure of the condition of each bridge is the sufficiency rating. The sufficiency rating is used to determine the need for maintenance, rehabilitation or reconstruction of a bridge structure. A sufficiency rating above 75 should maintain an acceptable rating for at least 20 years with adequate maintenance. Structures with a rating between 65 and 75 are less satisfactory and structures with a sufficiency rating of 65 or lower have a useful life of less than 20 years and may require major rehabilitation or reconstruction work during the study horizon. All bridges with a sufficiency rating of 50 or lower are identified by GDOT as deficient and a more detailed assessment of bridge inventory elements was performed in this study to facilitate the ranking of bridges for potential improvement.

Based on the sufficiency rating, West Point bridges are in good condition and not in need of any major maintenance or upgrade activities. There are no bridges that have a sufficiency rating below 50. Additionally, there are two bridges with sufficiency ratings below 75. These should be evaluated as candidates for maintenance and rehabilitation within the next 20 years. The following bridges have a sufficiency rating below 75.

- I-85 (NB) at SR 18
- SR 18 (EB) at Long Cane Creek

8.5. Railroads

The information presented below comes from the GDOT Office of Intermodal Programs, particularly the 2000 Rail Freight Plan. There is one active rail lines within West Point. The CXS line in West Point parallels U.S. 29 and provides access from West Point to all the municipalities in Troup County and also connects to the railroad hub in Atlanta. This line typically carries between 22 and 26 trains a day, of which approximately 10 run between 6:00 AM and 6:00 PM. Currently, this line carries 28 million gross ton miles/mile (MGTM/M) north of LaGrange and 22 MGTM/M south of LaGrange. Between 2001 and 2005, there were nine incidents reported to the Federal Railroad Administration (FRA) on rail facilities located in the County. These incidents resulted in two injuries and one fatality. None of these took place in West Point.

As part of the Kia development, a rail spur will be connected to the Kia site to the CSX line paralleling U.S. 29 at a cost of \$6.05 million.

8.6. Trucking

Several companies depend on freight operations in Troup County. A majority of these freight operations involve trucks; however some of the businesses are located along the railroads and utilize trains for the movement of their freight. The facilities designated in West Point as truck routes include:

- I-85;
- US 29;
- SR 18;

The major commodities utilizing freight transport that originate or terminate within Troup County are lumber and wood products. Overall, the 2000 State Freight Plan predicts a 1.3% annual growth rate for lumber and wood products.

Over the next 30 year planning horizon, National Trends, as documented by the Federal Highway Administration (FHWA), indicate that freight traffic, both rail and heavy truck, will increase at a higher rate than automobile traffic. With key distribution hubs in Atlanta and the Ports of Savannah and Brunswick, freight rail and truck traffic growth

is likely to exceed national averages. This growth will potentially result in increased volumes of train and truck traffic through Troup County. Further, care should be taken to ensure that adequate grade separations are provided to accommodate local traffic movements and preserve the integrity of emergency vehicle access – particularly in activity centers such as West Point.

8.7. Airports

There is currently one airport located in Troup County. The LaGrange-Callaway Airport (LGC) is located southwest of LaGrange, south of U.S. 29 and north of I-85. The nearest commercial aviation airport is Hartsfield-Jackson Atlanta International Airport in Atlanta, which is approximately 60 miles to the northeast. Troup County Airport Authority manages Troup Air and the LaGrange-Callaway Airport. All of the following information about the airport is taken from the Georgia Department of Transportation's (GDOT) 2002 Aviation Directory or GDOT's General Aviation System Plan. The airport has two runways: a 5,600' x 150' runway with an instrumented approach and a 5,000' x 100' visual flight runway. Both runways feature full parallel taxiways.

The LaGrange-Callaway Airport is currently listed by GDOT's General Aviation System Plan as a Level III Airport – a business airport of regional impact. This airport is capable of accommodating commercial aircraft as well as business and corporate jets. GDOT has established an objective of a minimum runway length of 5,500 feet for Level III airports. Currently, the LaGrange-Callaway Airport meets this objective with one of its runways. GDOT does not currently have plans to extend the second runway; however the Airport Authority has expressed an interest in expanding this runway by 900 feet.

8.8. Bicycle and Pedestrian Facilities

While the demand for bicycle and pedestrian facilities is not present throughout the entire County, The current condition of the existing bicycle and pedestrian facilities are characterized by a partially developed network with varying levels of maintenance. West Point, however, has a significant network of sidewalks that are maintained.

According to GDOT's crash database, from 2002 to 2004, there were four reported pedestrian fatalities in Troup County. Pedestrian fatalities are defined as a crash between a pedestrian and a vehicle along the highway system. One pedestrian fatality occurred in West Point – intersection of SR 18 and Avenue K.

West Point Elementary is located within the City of West Point northeast of downtown. The school is located in close proximity to several residential neighborhoods. The school is well served by sidewalks except on the east side. Several pedestrian crossings in West Point are in need of upgrade. Intersections may have a painted crosswalk or a pedestrian signal, but several crossings do not have both of these features. The following are recommendations for improvements to the bicycle and pedestrian system in West Point:

- Construct sidewalks on both sides of SR 18 from Dogwood Circle to OG Skinner Drive.
- Construct a sidewalk on the east side of Avenue K from SR 18 to 12th Street.
- Construct sidewalks on the north side of 12th Street from West Point Elementary to OG Skinner Drive.

8.9. Public Transit

Troup County operates a rural paratransit operation through the Georgia Department of Transportation and the Department of Human Resources (DHR) called Troup Transit. The system primarily serves seniors, disabled and low income populations in the County. The services are provided with federal funds from the Federal Transit Administration (FTA Section 5311) and state funds administered through the Georgia Department of Transportation (GDOT). No conventional, fixed route, fixed schedule transit service is provided in Troup County.

The dial-a-ride service is provided to customers who call and request transportation from a specific location to a specific place at a designated time. Requests for service are usually made at least 24 hours in advance. The services for the County are provided in vans.

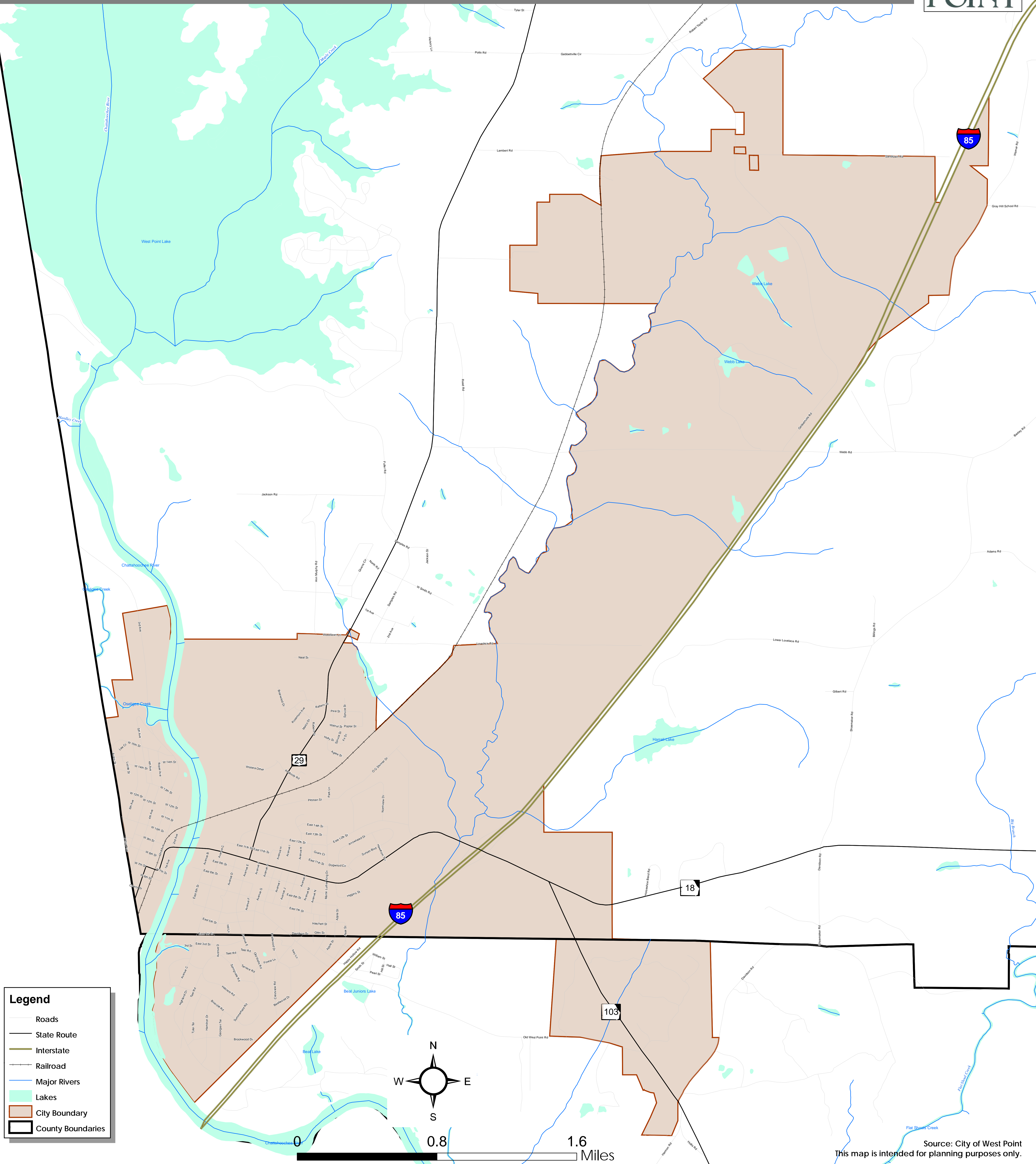
Currently Troup Transit has nine (9) vehicles in use – 4 GDOT vehicles, 4 Troup County vehicles and 1 DHR vehicle. A majority of the riders are senior citizens or low-income people with physical and/or mental disabilities. Linkages are provided to each of the cities with major drop-off locations including:

- Clark Howard Clinic
- Pathways Service Center
- Division of Children and Family Services
- New Ventures Inc
- Positive Options



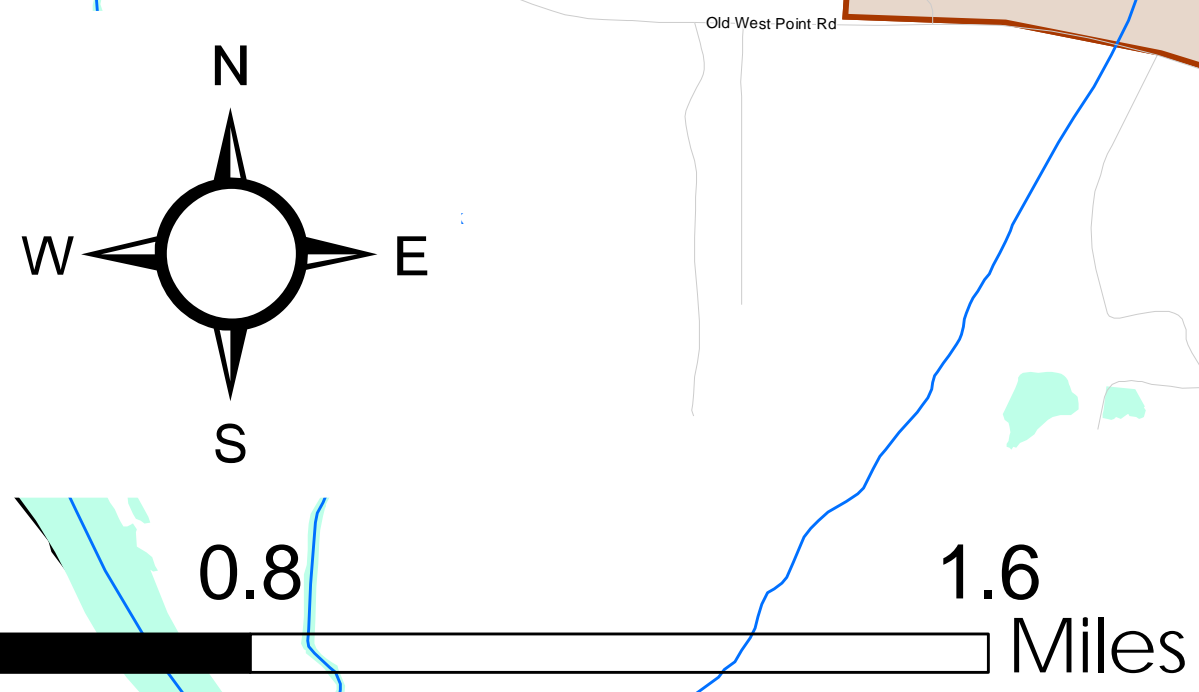
Atlas of Maps

West Point Comprehensive Plan Update 2008 - 2028



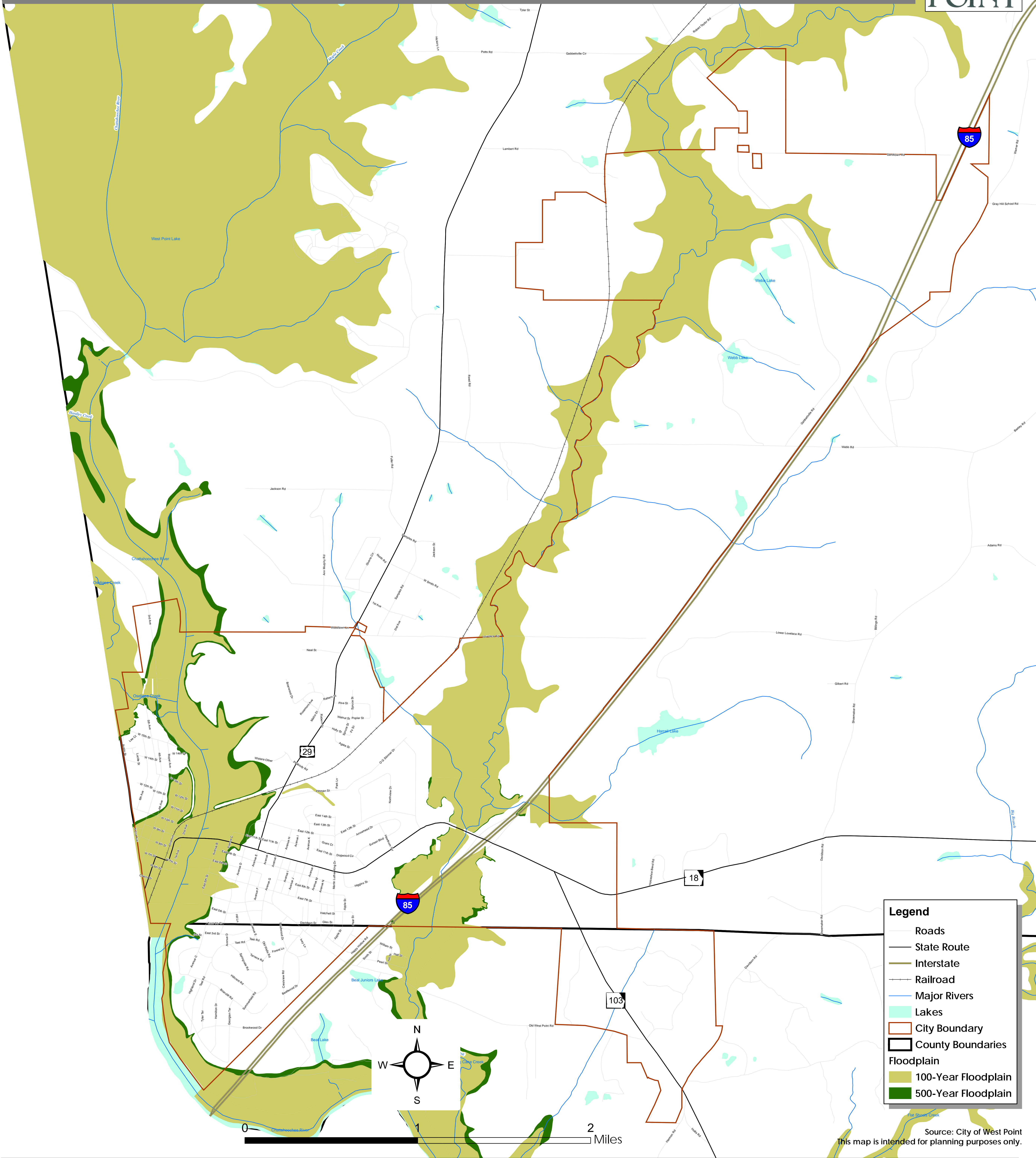
Legend

- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- Lakes
- City Boundary
- County Boundaries



Source: City of West Point
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028

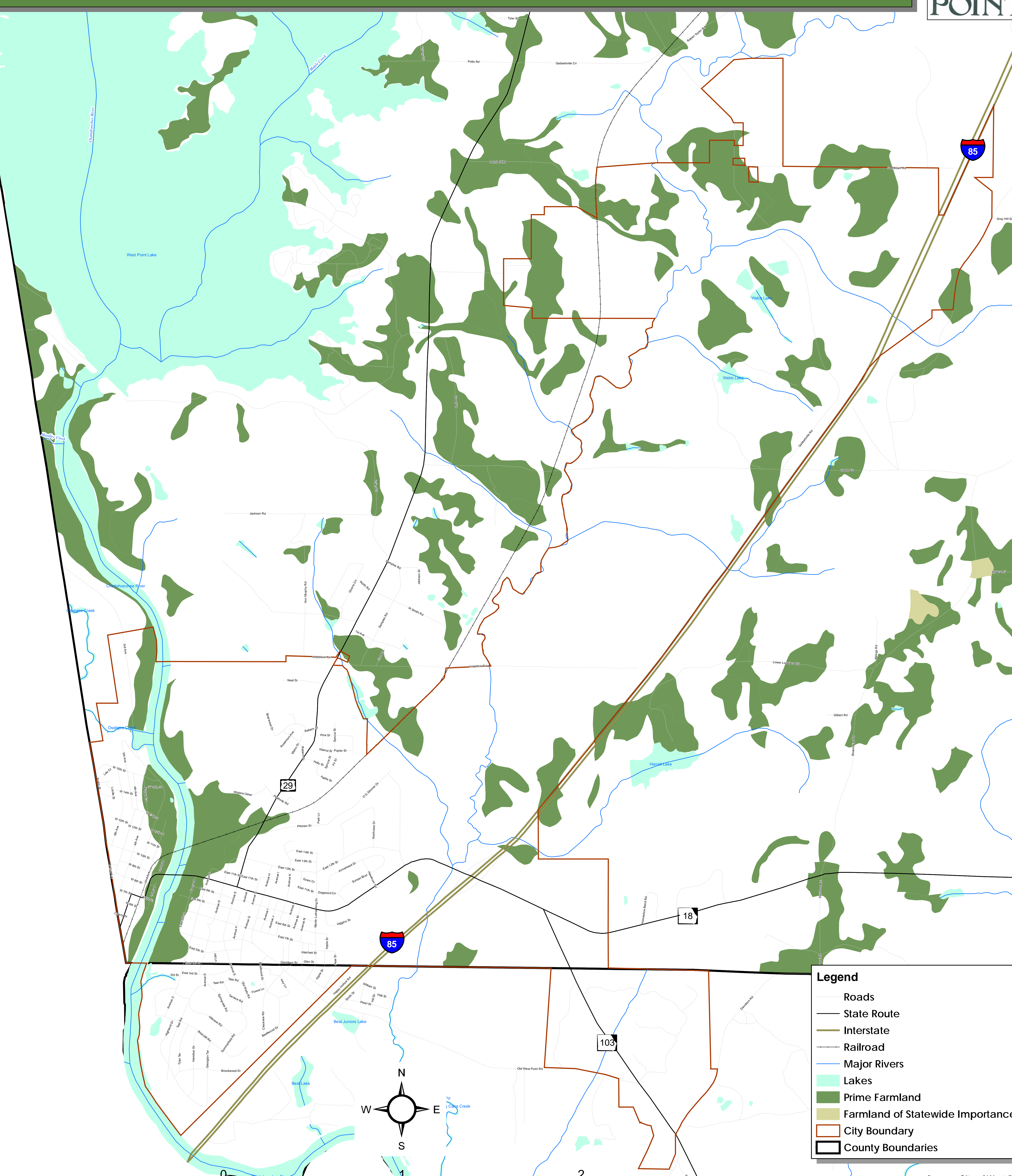


Legend

- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- Lakes
- City Boundary
- County Boundaries
- Floodplain
 - 100-Year Floodplain
 - 500-Year Floodplain

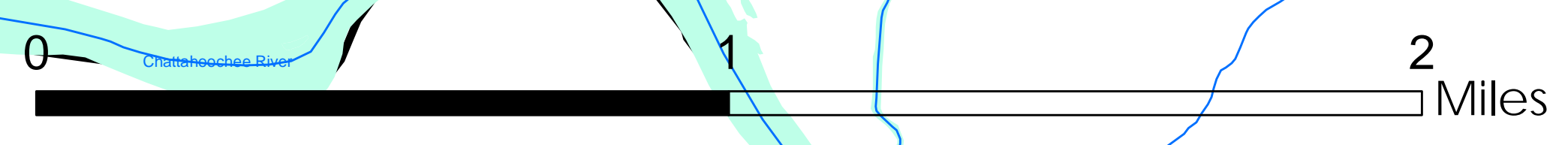
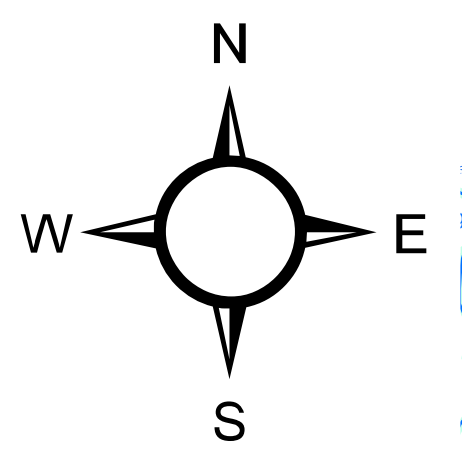
Source: City of West Point
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028



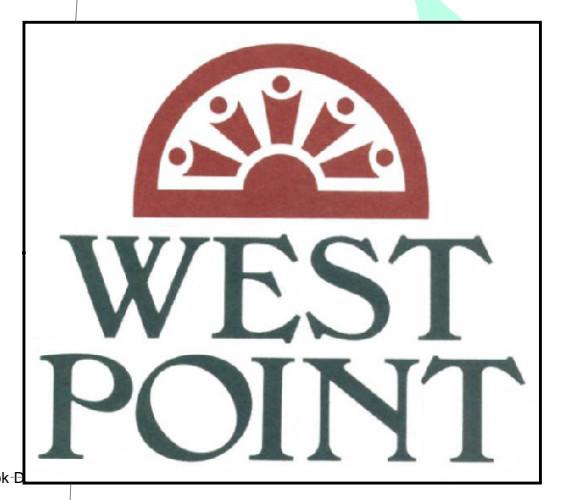
Legend

- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- Lakes
- Prime Farmland
- Farmland of Statewide Importance
- City Boundary
- County Boundaries



Source: City of West Point
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028



Legend

- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- Lakes
- County Boundaries
- ★ National Register of Historic Places
- ★ Local Cultural/Tourism Sites
- Historic Markers

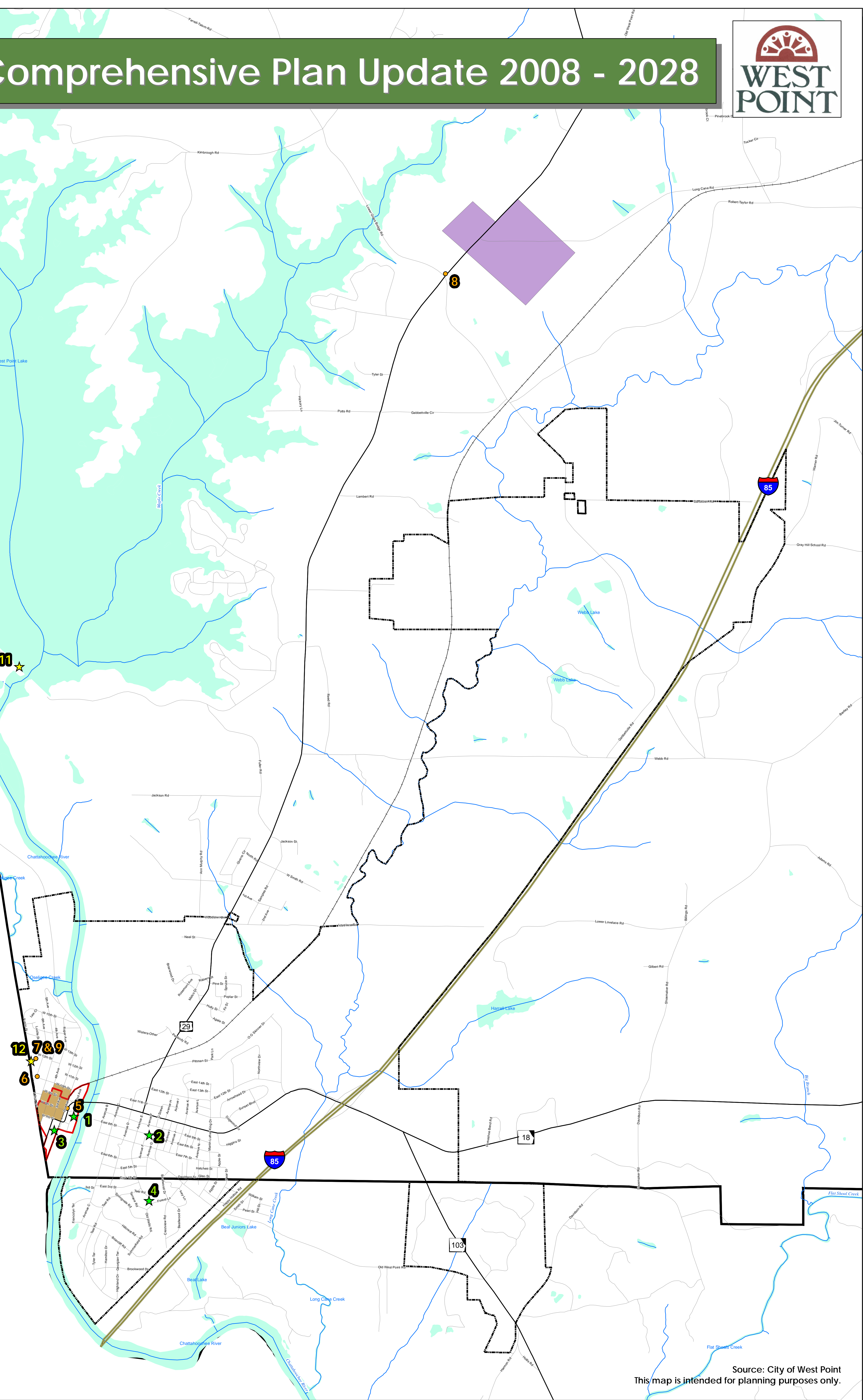
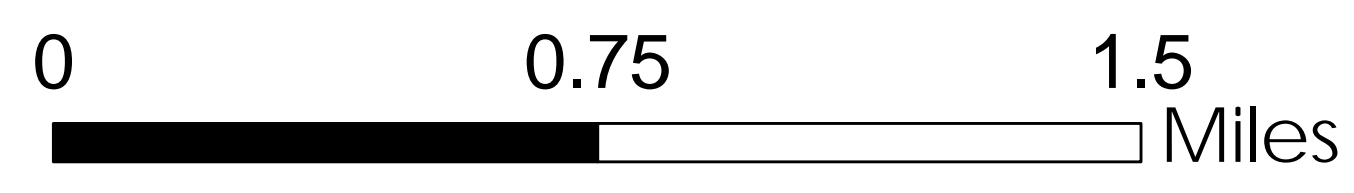
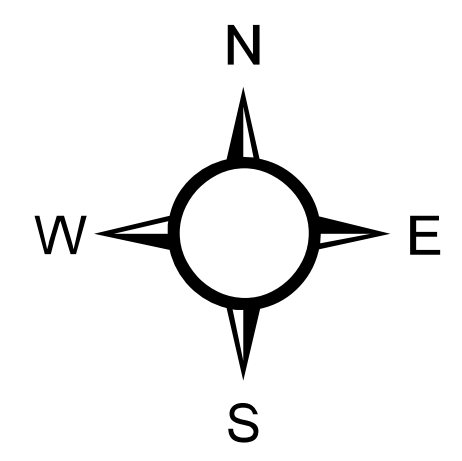
Historic District

- West Point Local Historic District
- Long Cane Historic District
- West Point National Registered Historic Commercial District

Historic Markers	
Commemorative History	Marker Number
5. Battle of West Point - April 16, 1865	GHM 141-1
6. Fort Tyler	GHM 141-2
7. Fort Tyler Cemetery	GHM 141-3
8. Famous Indian Path	GHM 141-4
9. Gen. Robert C. Tyler, C.S.A.	GHM 141-14
10. Ocfuskooche Tallahassee	GHM 141-10

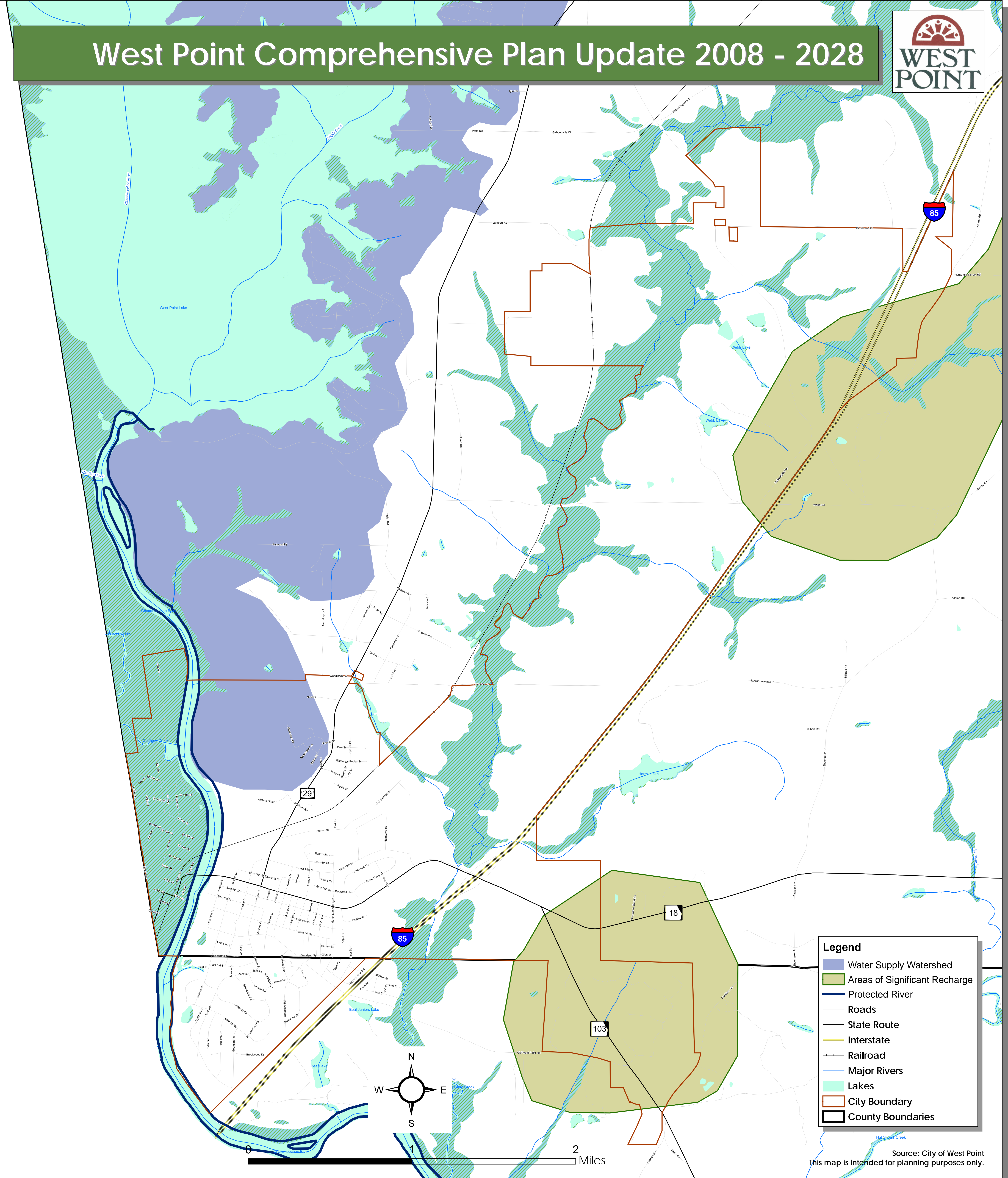
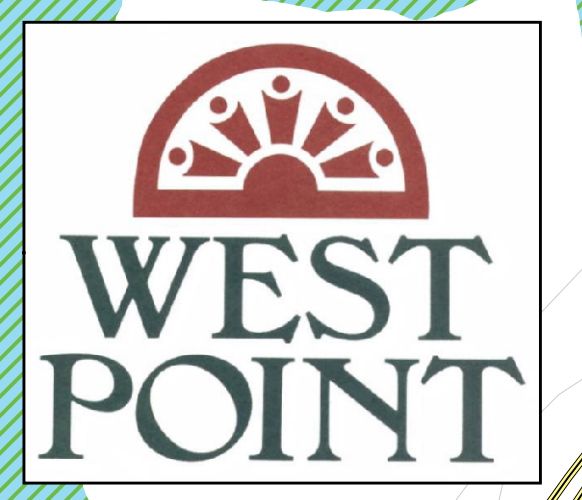
NHRP Sites	
1. Hawkes Children's Library (1919)	
2. West Point Public School (1930)	
3. West Point Freight Depot (ca. 1890)	
4. White Hall	

Local Cultural/Tourism Sites	
11. West Point Lake/Dam Visitor's Center	
12. Fort Tyler	



Source: City of West Point
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028



Legend

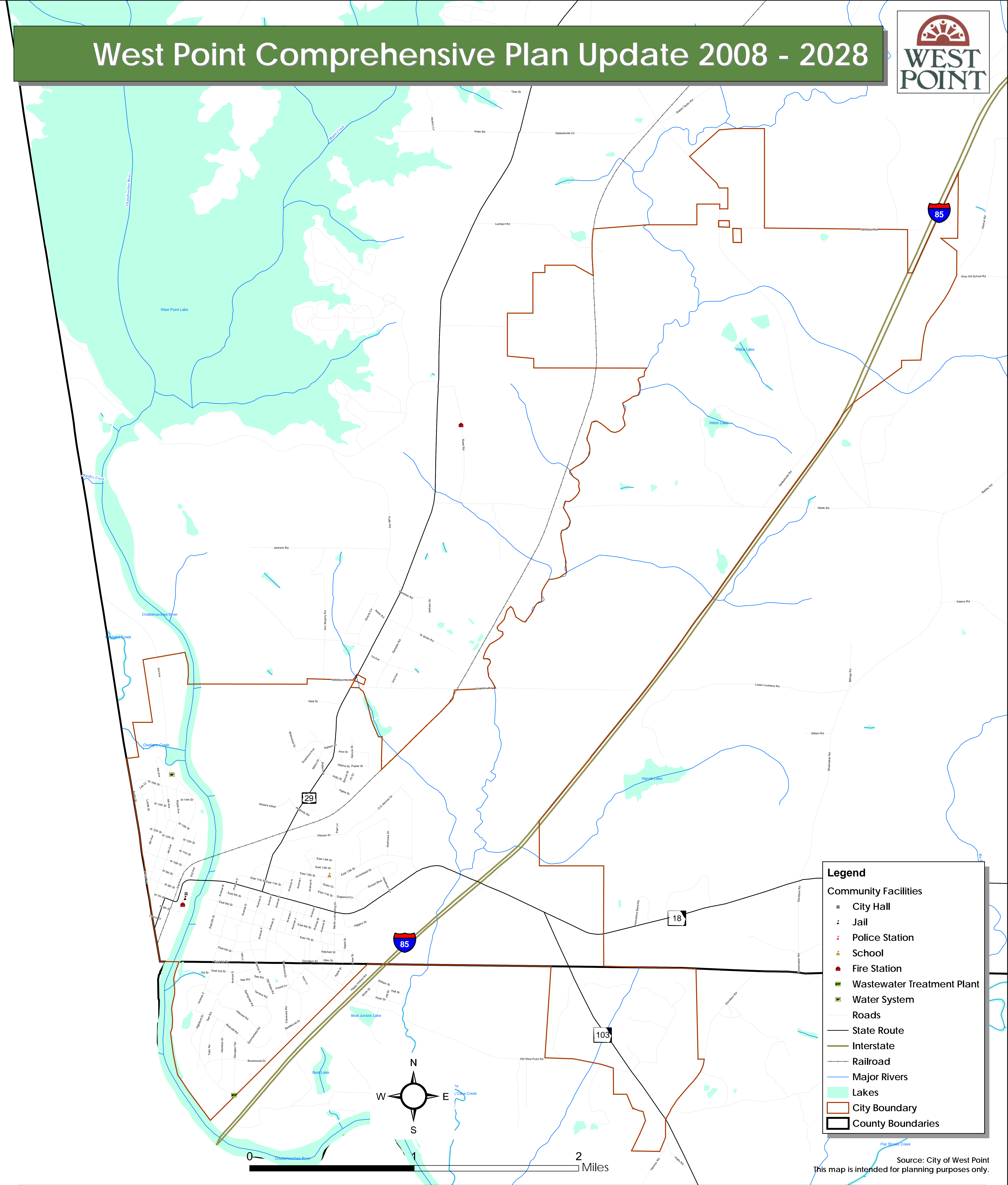
- Water Supply Watershed
- Areas of Significant Recharge
- Protected River
- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- Lakes
- City Boundary
- County Boundaries

Source: City of West Point
This map is intended for planning purposes only.



Environmental Planning Criteria Map

West Point Comprehensive Plan Update 2008 - 2028



Legend

Community Facilities

- City Hall
- Jail
- Police Station
- School
- Fire Station
- Wastewater Treatment Plant
- Water System

Roads

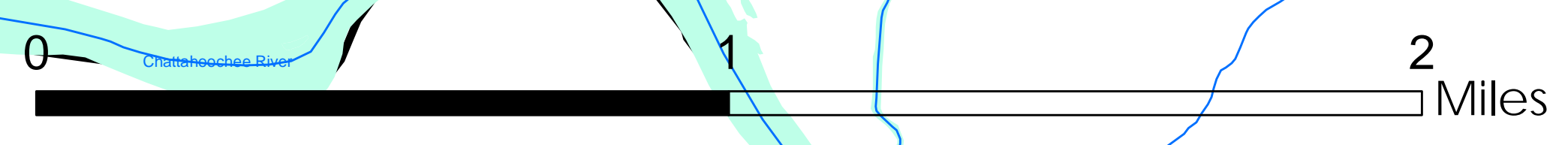
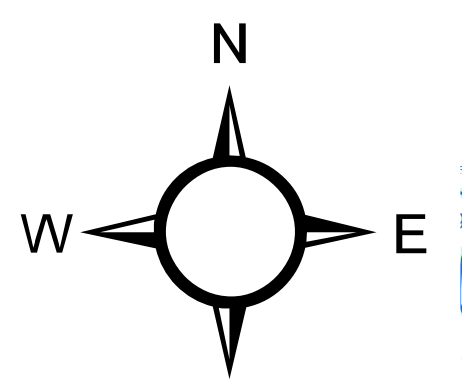
- State Route
- Interstate
- Railroad

Major Rivers

Lakes

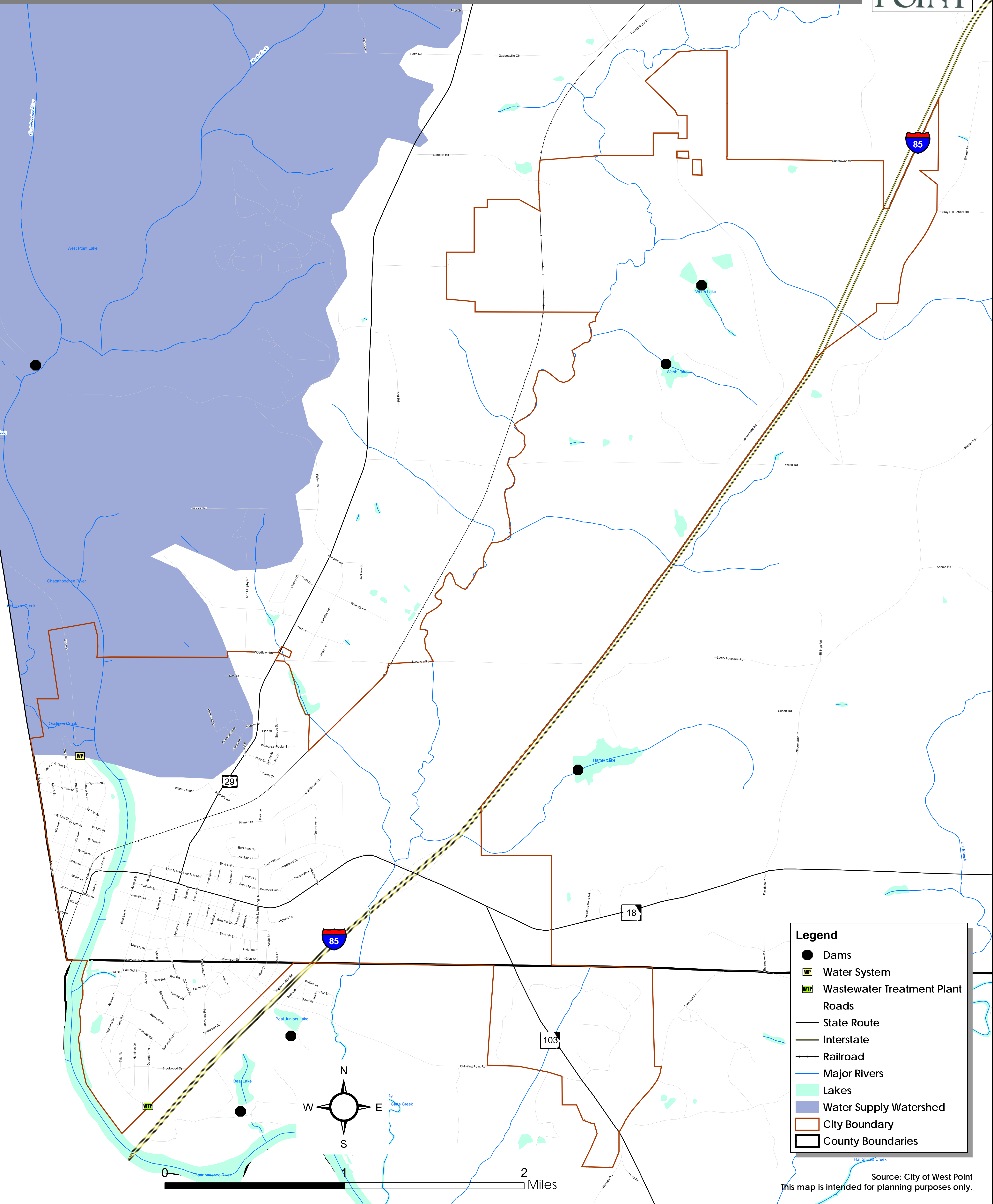
City Boundary

County Boundaries



Source: City of West Point
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028



Legend

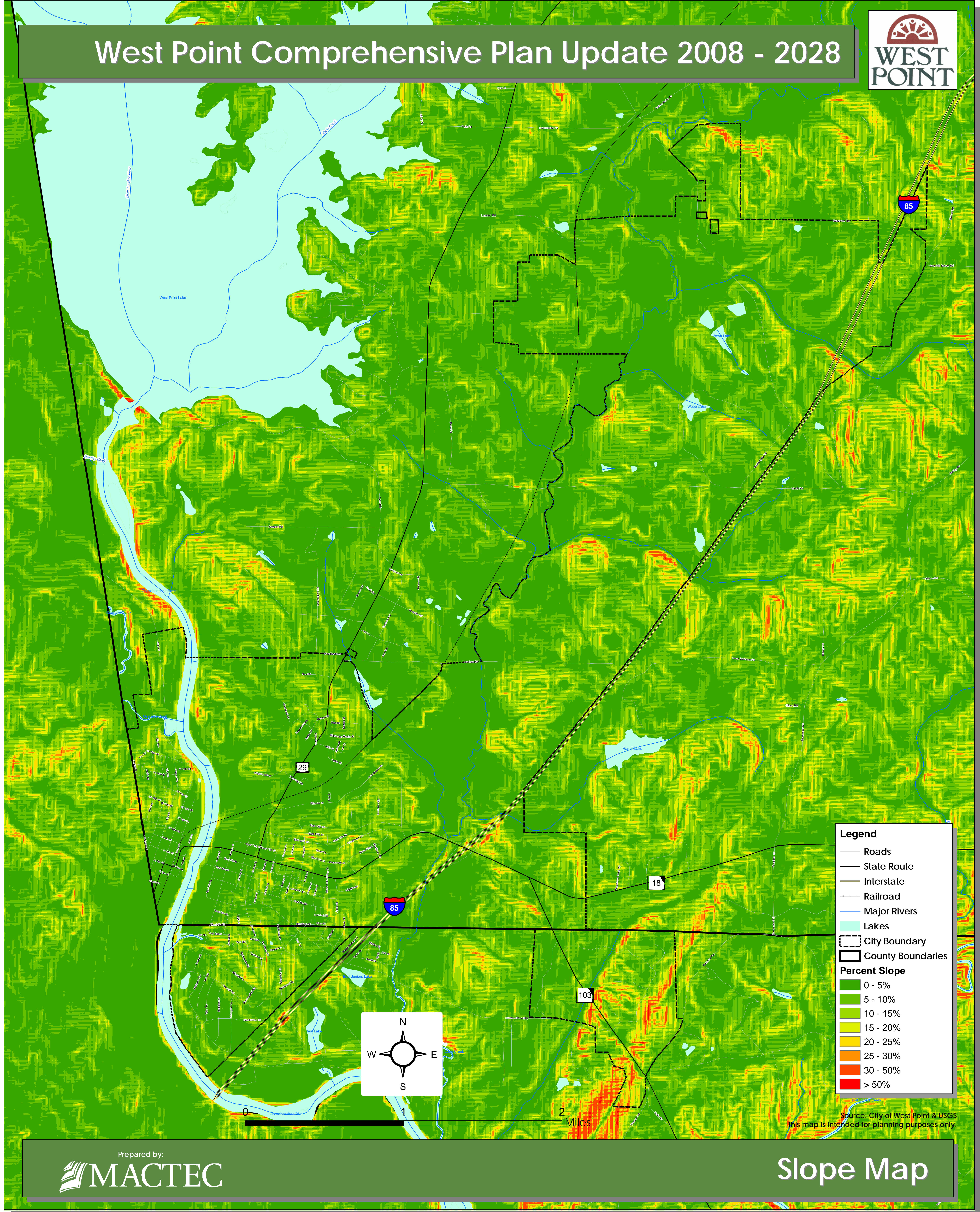
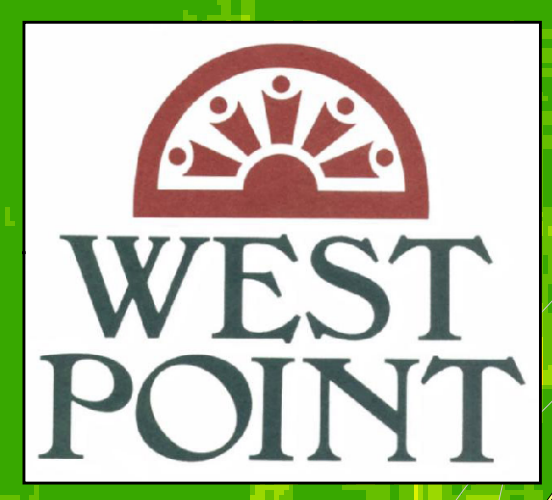
- Dams
- WP Water System
- WTP Wastewater Treatment Plant
- Roads
- State Route
- Interstate
- Railroad
- Major Rivers
- Lakes
- Water Supply Watershed
- City Boundary
- County Boundaries

Source: City of West Point
This map is intended for planning purposes only.



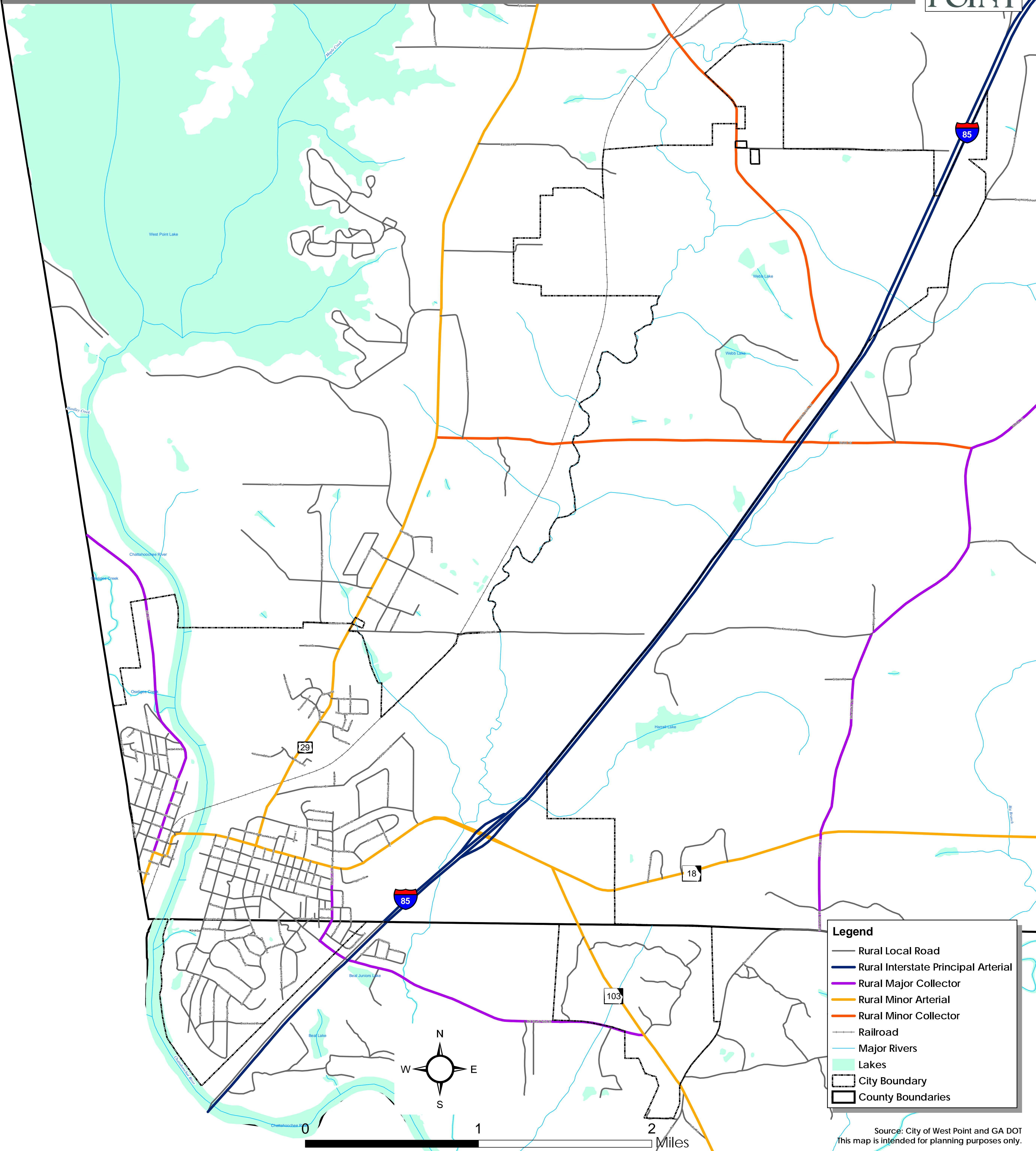
Water Supply and Wastewater Treatment Map

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Source: City of West Point & USGS
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028

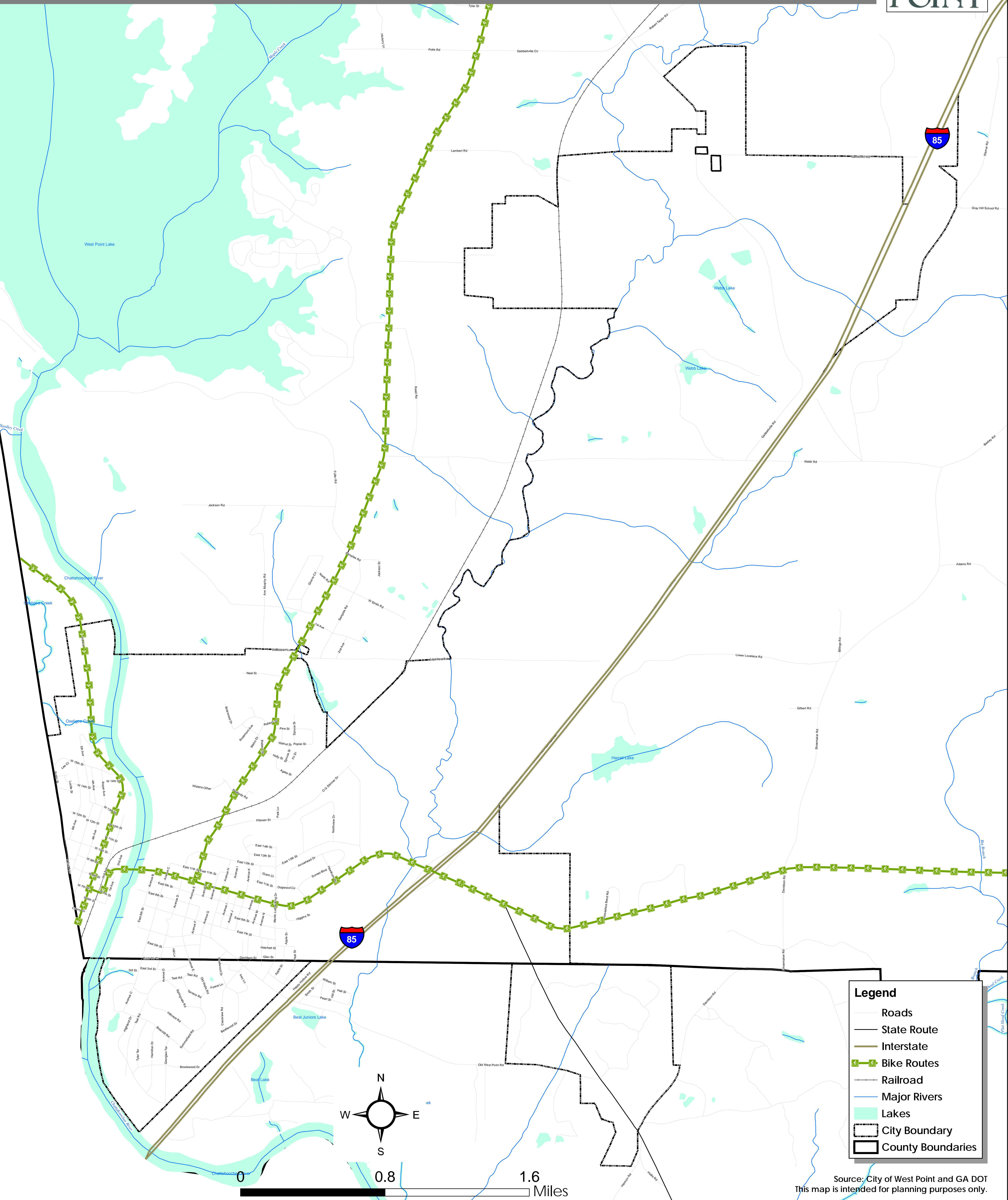


Legend

- Rural Local Road
- Rural Interstate Principal Arterial
- Rural Major Collector
- Rural Minor Arterial
- Rural Minor Collector
- Railroad
- Major Rivers
- Lakes
- City Boundary
- County Boundaries

Source: City of West Point and GA DOT
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028

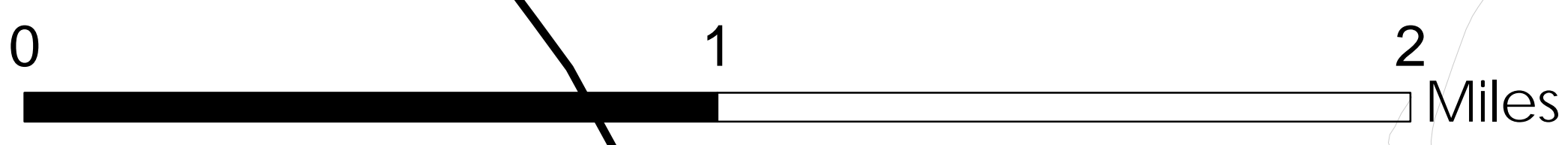
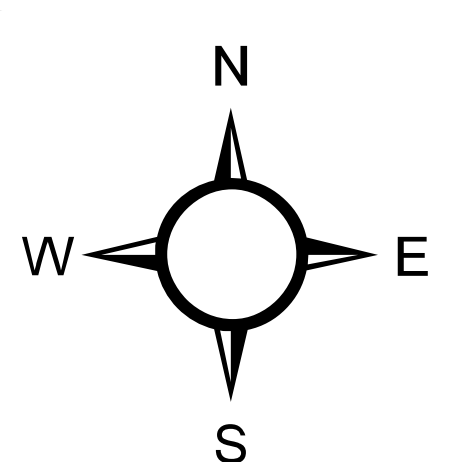
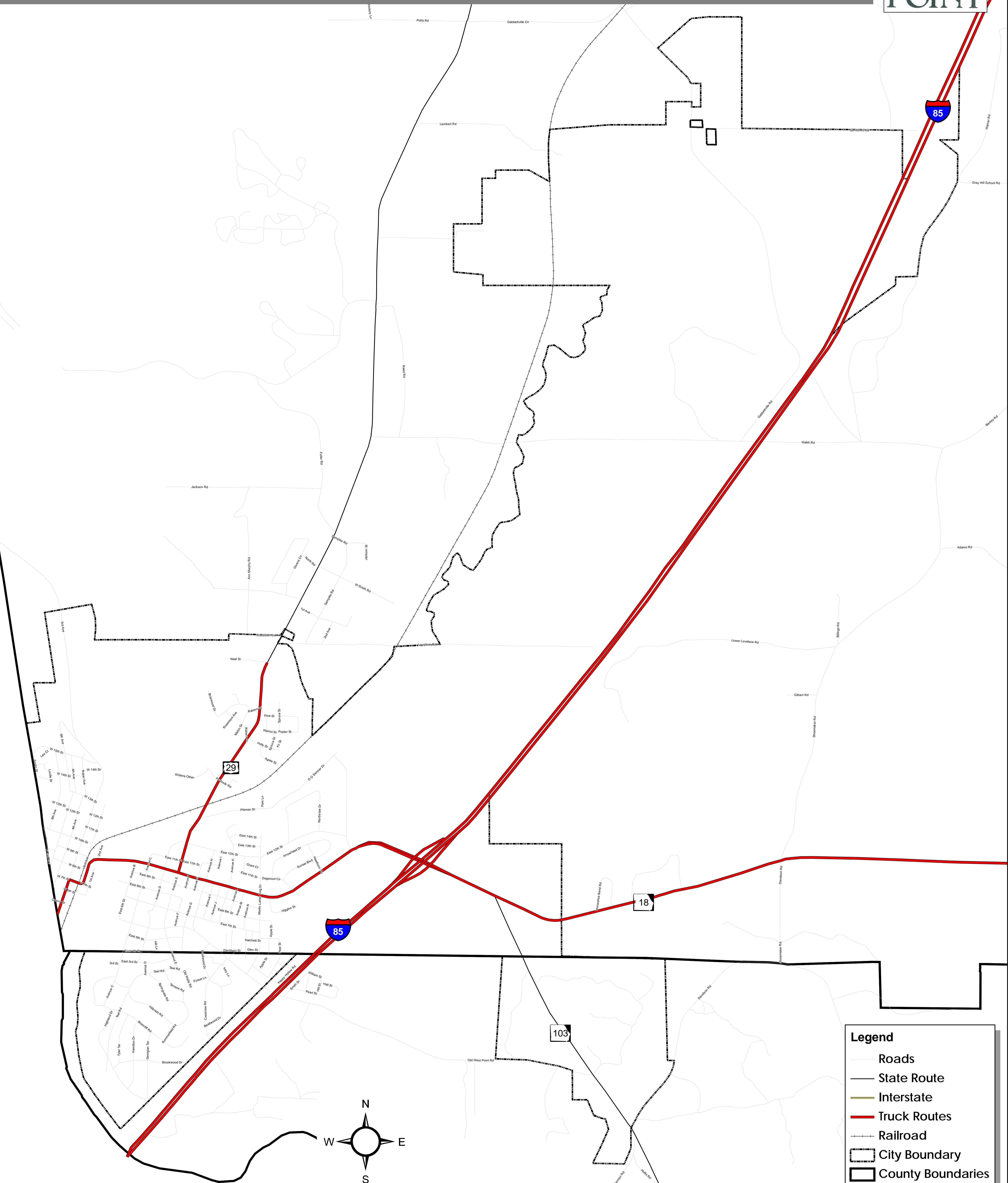


Legend

- Roads
- State Route
- Interstate
- Bike Routes
- Railroad
- Major Rivers
- Lakes
- City Boundary
- County Boundaries

Source: City of West Point and GA DOT
This map is intended for planning purposes only.

West Point Comprehensive Plan Update 2008 - 2028



Source: City of West Point and GA DOT
This map is intended for planning purposes only.



engineering and constructing a better tomorrow

RECEIVED

AUG 25 2009

August 21, 2009

Ms. Renetta Hobson
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Subject: **Additional Community Participation Program Documentation
West Point Comprehensive Plan Update 2008-2028
MACTEC Project 6151-07-0019**

Dear Ms. Hobson:

Per our recent discussion, MACTEC Engineering and Consulting, Inc. has prepared an expanded stakeholders list pertinent to the City of West Point's Comprehensive Plan Update. Included under this transmittal letter is an expanded stakeholders list and a compiled table listing actual attendees at Comprehensive Plan public meetings with their affiliations and contact information.

If you should have any questions concerning the enclosed documentation, please contact me directly at (404) 817-0265.

Sincerely,

MACTEC ENGINEERING AND CONSULTING, INC.

A handwritten signature in black ink, appearing to read "Lee Walton", with a long horizontal line extending to the right.

Lee Walton, AICP
Project Manager

CC: Sammy Osborn, City of West Point

Enclosures

Updated List for Identification of Stakeholders – 8/21/2009

City of West Point Mayor and City Council

- Drew Ferguson, IV, Mayor
- Joseph Downs III, Mayor Pro-Temp/Council member
- Donald Gilliam, Council member
- Sandra Thornton, Council member
- Annie Wallace, Council member
- Judy Wilkinson, Council member

City Staff

- Ed Moon, City Manager
- Sammy Osborne, Planning and Development Director
- Sammy Inman, Utilities Superintendent
- David Kerr, Police Chief
- Richard McCoy City Clerk
- Thomas Scott, Streets and Sanitation
- Milton Smith, Fire Chief
- Bobby Williams, Code Enforcement

Local Civic and Business Organizations

- Phyllis Bishop, Better Hometown Director
- Becca Harden, Valley Partnership
- Stephen Johnson, West Point Historic Preservation Commission
- Robert Young, West Point Development Authority
- Harris County Chamber of Commerce
- Troup County Chamber of Commerce
- Valley Area Chamber of Commerce
- Municipal Planning Board
- West Point Parks and Recreation

County Governments and Regional Development Centers (RDC)

- Harris County
- Troup County
- Chattahoochee-Flint RDC
- Lower Chattahoochee RDC

State Agencies

- Georgia Department of Community Affairs
- Georgia Department of Transportation

Georgia Universities

- Georgia Institute of Technology
- University of Georgia

Other Organizations

- LaGrange News
- Valley Times-News
- Georgia Conservancy
- Local Business Representatives
- Local Bank representatives

- Chattahoochee Riverkeeper
- Local Churches
- Citizens of West Point

DCA Quality Growth Resource Team*

- Cherie Bennett – Georgia DCA
- Matt Bishop – University of Georgia
- Danny Bivins – University of Georgia
- Rebecca Born – Georgia DCA
- Saskia Benjamin – Georgia Conservancy
- Jan Coyne – University of Georgia
- Casey Deen – Georgia DCA
- Dennis Epps – University of Georgia
- Krystal Fowler – Georgia Department of Transportation
- Steve Gavignan – Georgia DCA
- Kirby Glaze – Public Private Project Management, Inc.
- Bradd Stuart – Georgia DCA
- Cynthia Harrison – Georgia DCA
- Ulysses Mitchell – Georgia Department of Transportation
- Joanie Perry – Georgia DCA
- Corinne Blencoe Thornton – Georgia DCA
- Annaka Woodruff – Georgia DCA

*The comprehensive plan update process was coordinated with the January 2008 DCA Quality Growth Resource Team efforts.

MACTEC Consultant Team

- Ron Huffman, AICP, ASLA
- Lee Walton, AICP
- Marty Sewell, AICP
- Paige Hatley, AICP
- Paul Simo
- Marla Bexley-Brown
- Brad Davis

City of West Point Public Meeting Attendees List

Updated 8/21/09

	Name	Mailing Address	Affiliation	E-mail Address	Phone Number	Meeting Attended		
						Comm. WS 7/29/08	Open House 4/17/09	Total Mtgs. Attend.
1	Beth Withrow	95 Georgian Terr., WP, GA 31833	Citizen	hwithrow2986@charter.net	706-645-2986			
2	Bill Gilmore	210 Old Gabbetville Rd., WP, GA 31833	Citizen	dixieland1861@charter.net	706-463-4038			
3	Bill Gladden	125 Hillcrest Rd., WP, GA 31833	Municipal Planning Bd.	baladden@charter.net				2
4	Bobby Williams	PO Box 487, WP, GA 31833	Code Enforcement Officer		706-645-3514			
5	Corinne Thornton	PO Box 3065, Lagrange, GA 36863	Ga. Dept. of Comm. Affairs	cbiencoe@dca.state.ga.us	706-884-8950			
6	Cy Wood	Box 850, Lagrange, GA 36863	Valley Times-News	ut-n@mindspring.com	334-644-8123			2
7	Darren Kelley	PO Box 528, WP, GA 31833	City Council member	dkelley@cityofwestpointga.com				2
8	David England	3550 Hwy 18, WP, GA 31833	Citizen	cdengland@netmaxx.net	706-523-2450			
9	David Wappler	1809 Azalea Drive, WP, GA 31833	WP Citizen	david.wappler@gmail.com				
10	Drew Ferguson	PO Box 528, WP, GA 31833	WP Mayor	dferguson@cityofwestpointga.com				
11	Ed Moon	City Hall, 730 1st Ave., WP, GA 31833	City Administrator	emoon@cityofwestpoint.com				2
12	Ellen Gilmore	210 Old Gabbetville Rd., WP, GA 31833	Citizen	dixieland1861@charter.net	706-463-4038			
13	Huel Withrow	95 Georgian Terr., WP, GA 31833	Citizen	hwithrow2986@charter.net	706-645-2986			
14	Jennifer Shrader	105 Ashton St., Lagrange, GA 30240	LaGrange News	jshrader@lagrangenews.com	706-884-7311			2
15	Joan Benz	830 Gabbetville Rd., Lagrange, GA 36863	Citizen					
16	Melanie M. Traylor	507 E. 9th Street, WP, GA 31833	Citizen	mmspottraylor@knology.net	706-643-3313			
17	Michele Young	PO Box 109, WP, GA 31833	Citizen	sandal@charter.net	706-645-2456			
18	Mike Crook	118 Francelyn Ter. WP, GA 31833	Riverkeeper	mcrook@knology.net	706-645-5007			
19	Milton Smith	800 W. 7th St., WP, GA 31833	Citizen					
20	Phyllis Bishop	500 3rd Ave., WP, GA 31833	Downtown Dev. Auth.	dda@cityofwestpointga.com	706-643-9449			
21	Reid Wallis	655 Adams Rd., WP, GA 31833	Citizen		706-884-0060			
22	Richard Ledyard	502 Briarcliff Rd., WP, GA 31833	Citizen	richardledyard@knology.net	706-643-6881			
23	Robert Young	PO Box 109, WP, GA 31833	Citizen	sandal@charter.net	706-645-2456			
24	Sammy Osborne	City Hall, 730 1st Ave., WP, GA 31833	Comm. Dev. Dept. Dir.	sosborne@cityofwestpointga.com	706-645-3534			2
25	Sandra Thornton	119 Sunset Drive, WP, GA 31833	City Council member	sandra.thornton@knology.com	706-643-4886			2
26	Stephen Johnson	PO Box 7, WP, GA 31833	Historic Pres. Comm.	johnson1603@charter.net	706-643-7851			
27	Tami Robinson	114 Francolyn Terr, WP, GA 31833	Municipal Planning Bd.	trobenson@itchold.com	706-578-2922			
28	Trudye Johnson	PO Box 717, WP, GA 31833	Municipal Planning Bd.	trudye.johnson@charter.net				
Total Attendees						20	15	35