

DRAFT

CITY OF HOGANSVILLE 2010-2030 COMPREHENSIVE PLAN



COMMUNITY ASSESSMENT

prepared by:

Three Rivers Regional Commission

June 2010

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Introduction

In 1989, the Georgia Planning Act required each local government in Georgia to adopt a comprehensive plan. The standards adopted by the Department of Community Affairs regulated the minimum allowable standards that a comprehensive plan could contain.

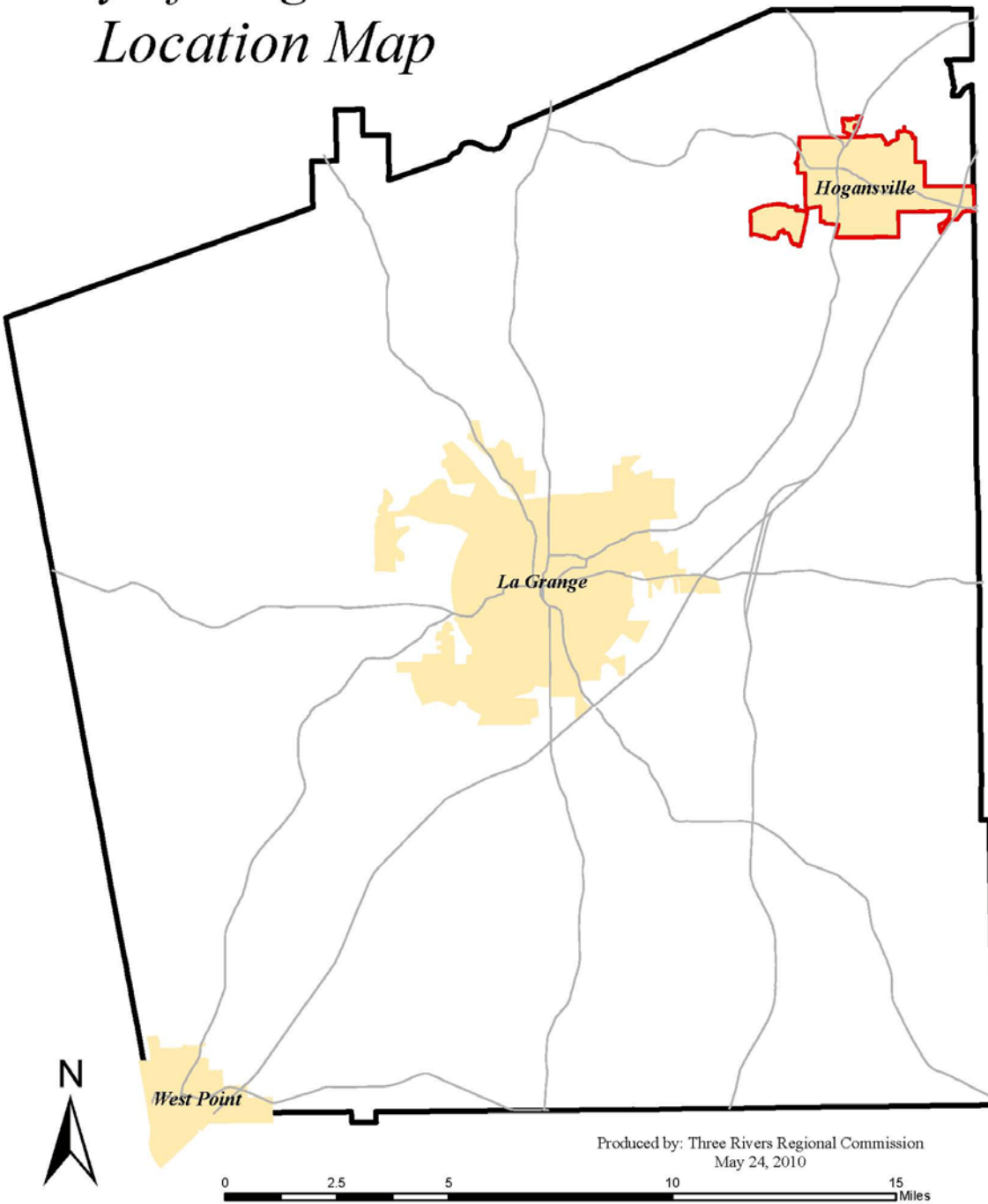
Those basic standards covered six elements. Those elements included population; economic development; housing; community facilities; and land use, natural and historic resources.

In May 2005 those minimum standards were amended to consider many other factors that play a part in the growth and direction of any given town, city or county in Georgia. Today, the minimum standards include three parts:

- Community Assessment – the inventory and assessment of the existing conditions of jurisdictions.
- Citizen Participation Plan –the guide for gathering public input into the planning process.
- Community Agenda – the heart of the plan – and the part that by law must be adopted by the local government – that details goals and objectives and provides an implementation strategy.

Comprehensive plans today include areas of study in addition to the six basic elements of the first comprehensive plans. Those elements are population, economic development, housing, community facilities, land use, and natural and cultural resources. The additional areas are transportation, intergovernmental coordination and an emphasis on land use and areas that have special interest to the local government. These special areas could be areas that need infill development or redevelopment, rapidly growing areas or areas that are in need of conservation measures.

City of Hogansville Location Map



The City of Hogansville is located in west central Georgia in the northeastern corner of Troup County. The city lies adjacent to Interstate 85, fifty-eight miles south of Atlanta.

Hogansville was incorporated in 1870, as a commercial hub serving the agricultural activities for a four-county area. During its peak of prosperity, the city was one of the largest cotton markets and rail shipping areas in Western Georgia. Today the city encompasses approximately 4,900 acres.

The Hogansville 2010-2030 Comprehensive Plan Update is intended to provide the City of Hogansville with a tool to manage and guide the future growth and development of the city through 2030.

The plan was prepared in accordance with the most recent minimum standards adopted by the Georgia Department of Community Affairs and procedures established by the Georgia Planning Act of 1989, amended in May 2005.

The plan for the City of Hogansville provides a broad based comprehensive document intended to change as conditions change. Comprehensive plans are living documents and are intended to guide policy decisions in the areas of study.

The planning process began in Hogansville in late 2009, with data gathering and identifying mapping needs, and continues today. The technical data supporting most of the issues and opportunities are located in Appendix A of this document.

Potential Issues and Opportunities

This preliminary list of issues and opportunities has been developed through research. The potential list will be refined through the Citizen Participation process, as the plan preparers and citizens jointly prepare the Community Agenda.

Population

Issues

- Providing services and housing for an increasing aging population.
- Providing housing for special needs populations.
- Little overall population growth, but potential for substantial future growth.
- Inconsistency with other local governments, the local school board, and other decision-making entities using the same population projections.

Opportunities

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

Community Facilities

Issues

- Improve and upgrade the existing sewer system to meet the needs of the water and sewer demands.
- With aging population Hogansville needs to address social services for seniors.
- Provide consistent and equal enforcement of codes and ordinances to cut down on litter, dilapidated housing units and nuisances in the county.
- Need youth activities and programs that provide positive reinforcement.

Opportunities

- Use existing community volunteers in more programs and activities.
- Consider MEAG's proposal to purchase Hogansville's electric system as a way to provide ongoing capital for the City's budget.

Housing

Issues

- Lack of affordable housing for special needs, seniors, and low and moderate income citizens.
- Lack of planning in placement of subdivisions.
- There appears to be a large number of substandard housing units.
- Overdevelopment of subdivisions.
- Landlords are not providing standard or above standard rental units.
- Subdivisions that have empty lots; not “built-out”.

Opportunities

- Variety of housing units ranging from lakeside residential to highly historic homes.
- Encourage new developments to follow traditional neighborhood development patterns to reduce auto trips and create a strong sense of place that can help maintain Hogansville’s small town character.
- To seek funding for improving substandard housing.

Economic Development

Issues

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

Opportunities

- Use existing excellent nearby educational facilities to train and diversify the workforce.
- The availability of many tourism venues and nearby recreational activities.
- Nearby Meriwether industrial park near I-85.
- Attracting associated supplier companies to the newly located Kia plant in southern Troup County.
- Develop cooperation between existing programs thus providing better and more varied activities for youth and seniors.

- Study sewer and electric options for the city and develop a strategy to implement systems that are feasible.
- Provide education for citizens on codes and ordinances.

Natural and Cultural Resources

Issues

- Preserving and protecting water quality.
- Preserving habitats and protecting endangered flora and fauna.
- Preserving trees to improve air quality.
- Need better recycling programs
- Protection of groundwater.
- Need greenspace requirements for developments.
- Erosion and sedimentation problems including runoff.
- Address littering problem.
- Many historic properties are deteriorating by neglect.
- Some historic properties, most notably downtown commercial, have been “re-muddled” rather than sensitively remodeled.
- City’s Historic Preservation Commission lacks full design review authority.

Opportunities

- Educate citizens on recycling.
- Enforce existing codes and ordinances on littering and erosion and sedimentation control.
- Identify areas where endangered flora and fauna exist in the city
- City has two large National Register districts: Stark Mill and Mill Village and East Main Street-Johnson Street.
- Also has city-wide, city-designated local historic district.
- Educate citizens on city’s history and historic resources that tell the story.
- Educate property owners on the city’s historic district design standards.
- Market city’s historic places to heritage travelers and desired employers who value quality of life.
- Participate in regional educational programs on 1930’s Depression and FDR.
- Hogansville Elementary School can be tapped to provide resource protection education.

Land Use

Issues

- Environmentally sensitive areas not being considered in developments.
- No additional mobile home parks.
- Existing land use regulations are not preserving character or giving developments any flexibility of design.
- Developments are clear cutting trees.
- There is typically neighborhood opposition to new/innovative or higher density developments.

Opportunities

- Develop policies and regulations to address issues.

Transportation

Issues

- Not enough bike and pedestrian trails.
- No connectivity between developments and job opportunities.
- No requirements for new sidewalks to connect to existing sidewalks whenever possible.

Opportunities

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

Analysis of Existing Land Use Patterns

The analysis of existing land use functions as a guide for city officials, the general public, the development community, and other interested parties as to Hogansville's ultimate development pattern.

This analysis provides the opportunity to inventory existing land use patterns and trends. It also may be used to illustrate future patterns of growth, based on community needs and desires. Another function of the analysis is to develop goals, policies, and strategies for future land use.

The land use analysis also supports and reflects economic development, housing, natural and cultural resources, community facilities and services, and transportation. Goals and policies of the Comprehensive Plan to be stated in the Community Agenda can be developed from the information and trends identified in this part of the Community Assessment.

EXISTING LAND USE

Hogansville increased in land area by 34% from 1977 to 2010. Land annexations close to Interstate I-85, north along U.S. Highway 29 and Blue Creek Road, and south along Mountville-Hogansville Road have increased the total acreage in the City from 3,526 acres in 1977 to approximately 4,719 acres in 2010. Hogansville's Existing Land Use Map at the end of this chapter indicates the land uses presently lying within the city limits.

RESIDENTIAL

Residential development since 1977 has followed existing land use patterns. New development has occurred along the fringes of existing residential development. The majority of new residential development has occurred to the south and southeast. New development is primarily single-family residential.

Rehabilitation of housing units in the southeast section of town and in the historic areas has also added to the stock of standard housing and improved the quality of the residential environment.

Four relatively new subdivisions – Mallards Lake, Hummingbird Estates, Shallow Creek and Villages of Huntcliff – are under development. The City has approved

407 units for these developments, and roughly one-quarter of these units are built to date. The 2007 housing-related Recession, still evident in 2010, has halted growth in these subdivisions.

Between 1970 and 2010, Hogansville added approximately 270 net housing units, which is an average rate of 7 units a year. In 1989 each housing unit was estimated to utilize 0.57 acres of land. An abundance of vacant residentially zoned land remains available within the current city limits, including the undeveloped land in the four subdivisions.

COMMERCIAL

The majority of new commercial development since 1977 occurred along U.S. 29, at the intersection of SR 54 (East Main) and I-85, and along SR 54 between the Interstate and downtown. Development near I-85 includes fast food and other restaurants, an Ingles grocery store, gas stations and a truck stop. Development along SR 54 between I-85 and downtown includes a discount department store and bank. In 1985 a grocery store complex opened along US 29. More recent development along US 29 includes a Rite-Aid drug store at the intersection of SR 54 and US 29.

As a sub-county retail center, Hogansville will continue to provide the essential retail services to its citizens and those individuals and families located in close proximity to the city. The retail stores on the west side of US 29 are of particular importance to the Westside residents, who often travel to these stores by foot.

In 1977, there were 70 acres developed commercially in Hogansville. This figure has increased to about 175 acres since that time, but the category still makes up only 3.7% of the total land use within the community.

The majority of commercial land is zoned C-2, with only a third of this land undeveloped. Most of C-2 zoning can be found downtown and along both sides of U. S. 29, as well as at the I-85/S.R. 54 intersection. The majority of C-1 zoning is also located in the central business district, while properties zoned C-3 are dispersed throughout the City.

INDUSTRIAL

The number of acres developed for industrial use has increased from 45 acres to 146 acres since 1977. Industrial development has occurred in the southern portion of Hogansville between U.S. 29 and Mountville/Hogansville Road. On the north end of town, Hogansville's largest and oldest industry – Specialty Fabrics and Converting – produces rubber conveyors belts, with 185 employees at its historic plant. Industrially developed land totals 3.1% of the acreage in Hogansville.

All developed industrial land is zoned I-1. This district reflects the City's industrial base and includes non-heavy, secondary and tertiary sector industries. The amount of undeveloped land in the industrial park is low at 28%. Good site location has attracted industries to Hogansville's existing industrial park, and consequently, has utilized land zoned for industrial purposes.

PUBLIC/INSTITUTIONAL

The community has sufficient resources in this land use category to meet its governmental needs both now and in the future. The exception may be the need to house an ambulance in order to improve emergency response times between the City and nearby hospital facilities. Churches are the only other institutional land use within the City not elsewhere classified under another land use category. In summary, about 720 acres, or 15 per cent of the community's land resources, are in the public/institutional land use category.

TRANSPORTATION/COMMUNICATION/UTILITIES

These land uses typically include streets, electric utility transmission lines, water and sewer utility facilities, and telephone transmission lines. Other than the street network, these land uses occupy small-scattered sites throughout the city.

Approximately 325 acres, or about 7% of the City's total land mass, is developed in this manner. The trend is toward reducing this acreage, as the City has stopped using the Blue Creek Reservoir as a drinking water source and begun importing treated water from Coweta County and City of LaGrange. On the west edge of the city limits, the City is also planning to take its sprayfield out of service in conjunction with improving the wastewater treatment plant.

PARKS/RECREATION/CONSERVATION

Hogansville has approximately 200 acres of land in its parks and conservation zoning district. Of this total, about 60 acres is developed for recreational uses. The remainder is zoned for permanent open space in the flood plain of Yellow Jacket Creek. The total amount of developed parks and recreation lands in this land use category equals about 1.3% of the City's land area.

As of 2010, a new recreational use in Hogansville is the Water Tower walking trail, on land that was originally part of the school. Trail extensions are planned, to eventually connect to the downtown Outdoor Amphitheater.

On the northeast side of town, the Blue Creek Reservoir may represent new recreational opportunity, since the reservoir ceased its use as a drinking water source in 2008.

AGRICULTURE/FORESTRY

Agriculturally used land occurs largely in the unincorporated area of Troup County. The City of Hogansville has no land currently being used for farm-based businesses. There are large acre parcels but they are undeveloped and are primarily being held as reserve land for residential development. None of the acreage within the City of Hogansville lies within this land use category.

UNDEVELOPED LAND

Approximately 36% of the land within Hogansville is undeveloped. The amount of undeveloped land in Hogansville has decreased since 1977 from 2,113 acres to about 1,700 acres. Some of the undeveloped acreage is in the four subdivisions that are only about ¼ built out.

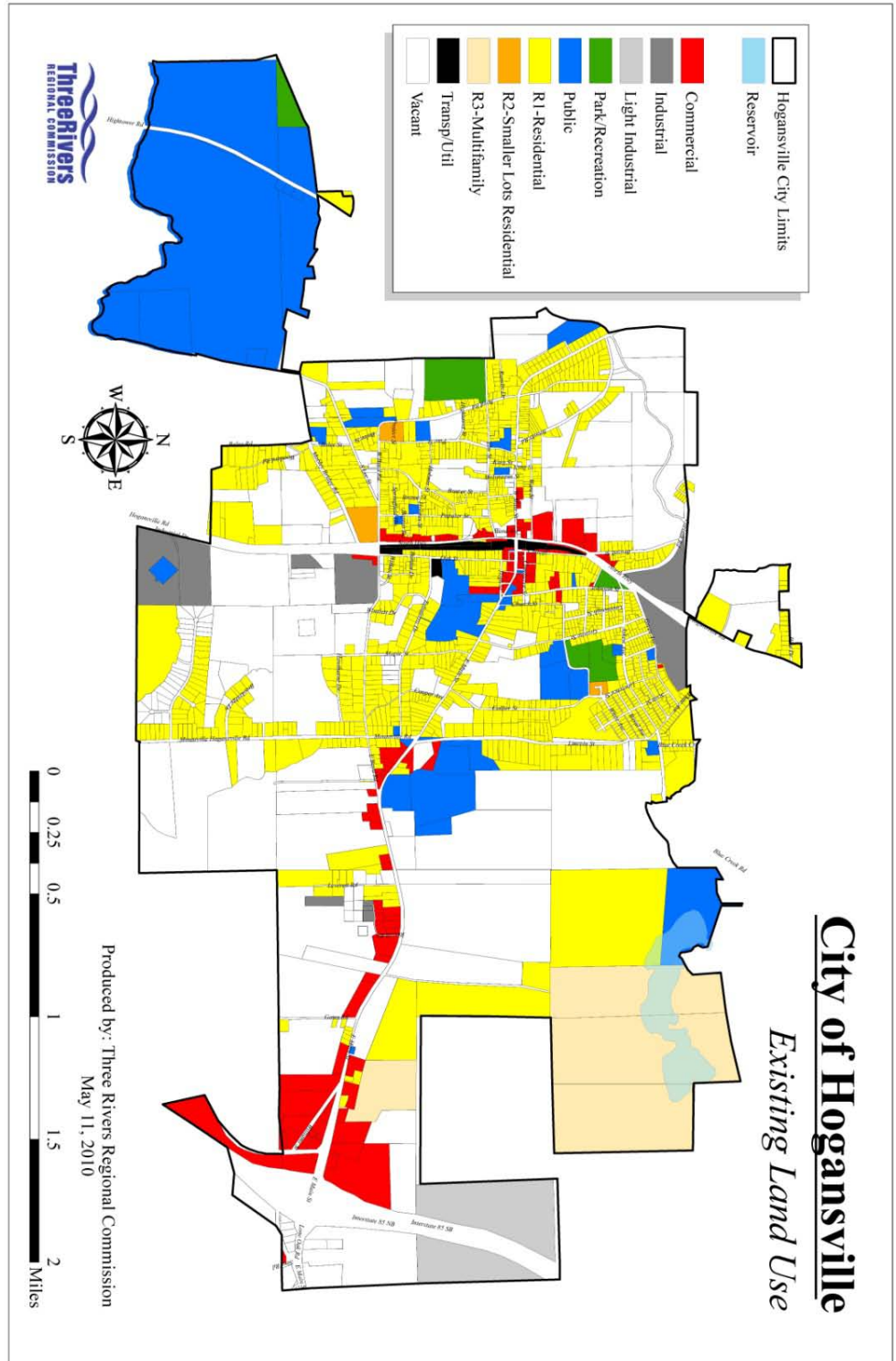
Most of the undeveloped acres are physically suitable for use as zoned. There are some constraints on development such as streams, flood plain, and slope; but while these add to the cost of development, they do not represent significant impediments to the development of the large tracts. The exception is the large flood plain area adjacent to Yellow Jacket Creek, most of which is zoned as a conservation district to prevent future urban-type development.

SUMMARY

No new industrial activity has occurred since 1977. The City has lost 2 industries since 1977, Scapa Manufacturing and MM&R; one hundred jobs were lost as a result of these closings. Specialty Fabrics, previously Uniroyal (and before that, Stark Mill), reduced its working force from 320 employees to 55 employees, then back up to 185.

Development activity presents Hogansville with few land use conflicts. However, there are several land use development issues that need to be addressed.

1. As growth occurs, developers of residential subdivisions need to look beyond the boundaries of their property at the need to link adjacent subdivisions for efficient provision of services, residents' safety, and traffic circulation.
2. If residential development along the Mountville/Hogansville Road were to extend to the west, a conflict between industrial and residential development would be created. In this case, major buffering between the two differing land uses would be essential. Future development of the Industrial Park should include plans for adequate separation from the residential zoning to the east.
3. The conversion of residential properties to commercial in older neighborhoods needs to be controlled by the City of Hogansville. Although not currently a major problem, residential to commercial pressures could increase over the next 10 to 20 years. The City of Hogansville should make every effort to concentrate its commercial development to land which has access from the arterial road network.
4. Approximately 40% of the acreage within the City of Hogansville is undeveloped. Property ownership and topographic and economic constraints will probably keep large portions of this land undeveloped for many years. The policy for future development of the City is established by the zoning of developable land as well as by annexation. To assess the adequacy of this zoning, goals and objectives for future development should be established.



Recommended Character Areas

In planner-speak, a *character area* is a specific geographic area within a community that:

- Has unique or special characteristics to be preserved or enhanced,
- Has potential to evolve into a unique area through adequate planning and action, or
- Requires special attention due to unique development issues.

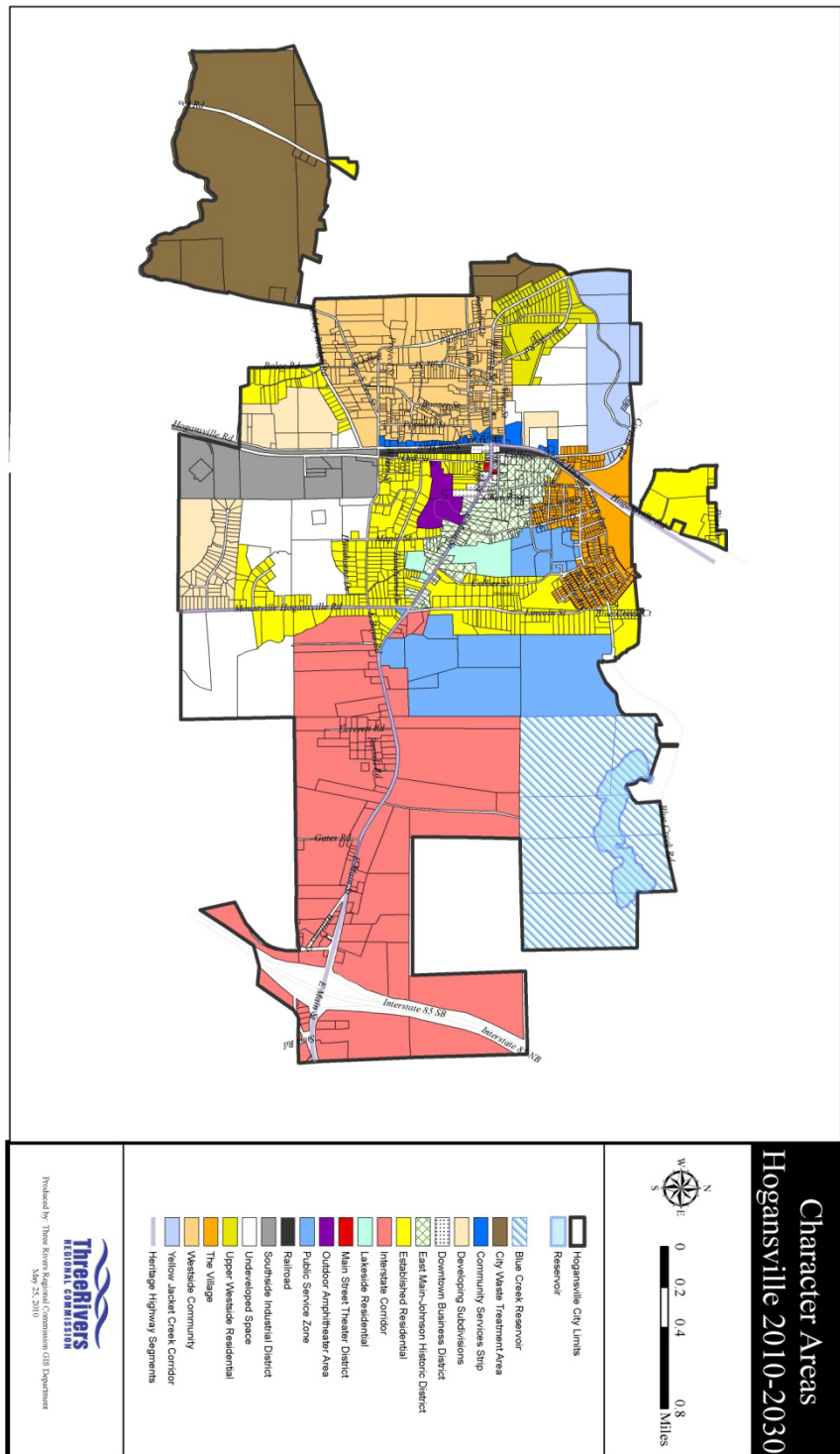
Hogansville has a number of different character areas. These areas are briefly described below, with recommendations for each.

BLUE CREEK RESERVOIR

In the northeast corner of the city and extending eastward into Meriwether County, the Blue Creek Reservoir covers about 100 acres. It was once used by the public for fishing. The reservoir then became a drinking water source and closed to the public.

In its final decade as a drinking water source, the Blue Creek Reservoir experienced substantial volume capacity due to heavy sediment deposits from Blue Creek and its tributaries. In 2008, Hogansville began importing all of its drinking water from City of LaGrange and Coweta County. The Blue Creek Reservoir is therefore no longer a drinking water source.

The City owns land at the west end of the reservoir. From there, the reservoir stretches south and east across two large parcels that are privately owned. The Character Area includes the portion of the reservoir in City of Hogansville and the large undeveloped parcels the reservoir touches.



Recommendations:

Development near the reservoir should include measures to minimize impact on this resource. The large private tracts here represent an opportunity for Hogansville to promote Planned Unit Development as a growth management tool.

At the same time, the City should work with Troup County Recreation Department to open this resource back up to the public, possibly for fishing, boat launch, and other light recreation at the city property here.

CITY WASTE TREATMENT AREA

The City's waste treatment system includes the 0.65 mgd wastewater treatment plant in the northwest section of the city, and the land application system (spray fields) in the city's southwest corner. The City's waste collection and treatment system needs corrections and upgrades. In mid-2010, the City entered into Consent Order agreement with Georgia EPD due to permit violations.

The City also began working on an application for a 75% forgivable USDA loan to construct an improved 1.0 mgd wastewater treatment plant with direct point discharge into Yellow Jacket Creek. This would remove problems with the current treatment plant and eliminate the land application system.

Recommendations:

Undertake the Corrective Action Plan and Schedule set forth in the 2010 EPD Consent Order.

Continue to pursue USDA 75% forgivable loan to construct a new wastewater treatment system.

COMMUNITY SERVICES STRIP

This commercial strip runs along US 29, from the mill village to Boyd Street. Businesses along US 29 North and South include BBQ and Chinese restaurants, a financial services center, car repair and tire shops, Piggly Wiggly grocery store, Rite Aid Drugs, Dollar Store, medical clinic, antique shop, hair salon, attorney, equipment rental, others. Westside residents often walk to these stores. Transportation Enhancement funds have provided sidewalks along this strip. Some buildings along here, including the historic Ford dealership – are vacant.



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



Vacant former Ford dealership along US 29 North
5-21-2007

Recommendations:

US 29 is busy, and provides non-Interstate entry into Hogansville from LaGrange and Newnan. This strip should be attractive as well as safe and convenient.

The corridor should be included in the city's community betterment focus. Downtown merchant programs should be expanded as needed to specifically involve the businesses and property owners along this strip.

Vacant properties along the strip should be secured, protected and marketed.

To the extent possible, non-resident business owners – such as Rite Aid and Piggly Wiggly – should be informed and involved in community programs.

DEVELOPING SUBDIVISIONS

This Character Area consists of three partially built subdivisions –Hummingbird Estates, Shallow Creek and Villages of Huntcliff. These subdivisions broke ground in the early to mid-2000's, got caught in the 2007 housing-related Recession, and now stand about ¼ occupied. Units in these subdivisions range from \$80,000 to \$200,000 in price.



Shallow Creek Subdivision, May 21, 2007

Recommendations:

The City should consider the vacancies in these subdivisions before permitting any new subdivisions.

Undeveloped land in these subdivisions should remain secure from erosion or other forms of degradation.

City should review any developer proposals to significantly change these subdivisions' plans.



Villages of Huntcliff, May 17, 2010

DOWNTOWN BUSINESS DISTRICT

Hogansville's Downtown Business District lines both sides of East Main Street, from the historic rail station to the community library. The district also includes antique stores, bookstores, and other shops, churches, service businesses, a restaurant, the post office, a small park and two new city parking lots on Commerce Street and Oak Street.

This area has been the focus of the Hogansville Downtown Development Authority and also the non-profit Hogansville Charitable Trust, which organized in 2001 to help the City with community development projects. Members of this group represent the City of Hogansville, the DDA, local businesses, Hogansville Historic Preservation Commission, and others.

In its first nine years, the Hogansville Historic Trust raised over \$185,000 for community improvement projects through dinners, festivals, silent auctions, and other fundraisers. They helped the City secure three consecutive Transportation Enhancement awards and one Rural Business Enterprise grant – together totaling \$800,000 – for downtown streetscape improvements. In addition to downtown, the TE projects also extend westward along West Main and eastward to the Elementary School.

The City’s part-time Better Hometown position was eliminated in 2009.



East Main, Looking West, 5-17-10



East Main, Looking East, 5-17-10



Historic Train Depot, now commercially owned.
Part of the Downtown Business District, 5-21-07

Recommendations:

When Hogansville proposed a city-wide National Register district, the State Department of Natural Resources, Historic Preservation Division purposely excluded the downtown, except for the 1939 Royal Theater. Instead, two large portions of Hogansville were National Register listed in 2001 – Stark Mill and Mill Village and East Main Street-Johnson Street. The downtown business district was excluded because of major changes to commercial buildings on both sides on East Main. Some of these changes are reversible.

The City's Historic Preservation Commission should continue to review any additional major changes proposed to these commercial building exteriors.

Also, because the City's Better Hometown Coordinator position has been eliminated, the Downtown Development Authority should take the lead in continuing the City's Better Hometown Plan in the form of a downtown development plan, updating the plan as needed.

EAST MAIN-JOHNSON HISTORIC DISTRICT

The East Main Street-Johnson Street Historic District includes the residences and other properties along two of Hogansville's principal streets: East Main, which runs through downtown, and Johnson, which runs from downtown north to the mill and mill village. This district was National Register listed in 2001.

The Character Area is focused on the residential portion of the National Register district. Homes on these streets were constructed from the mid-19th century through World War II.



East Main and Johnson, May 21, 2007



Johnson Street, February 20, 2008

Recommendations:

In addition to its National Register status, this Character Area is part of a city-wide local historic district established by City ordinance in 1989. Within the City's large local district, a City-appointed Historic Preservation Commission reviews all property owner proposals to significantly alter building exteriors. The Preservation Commission's Design Guidelines are based on *Secretary of Interior Standards for the Treatment of Historic Properties*.

The HPC should maintain clear authority to issue Certificates of Appropriateness.

Each year at least one member of the Historic Preservation Commission should attend State-sponsored preservation commission training.

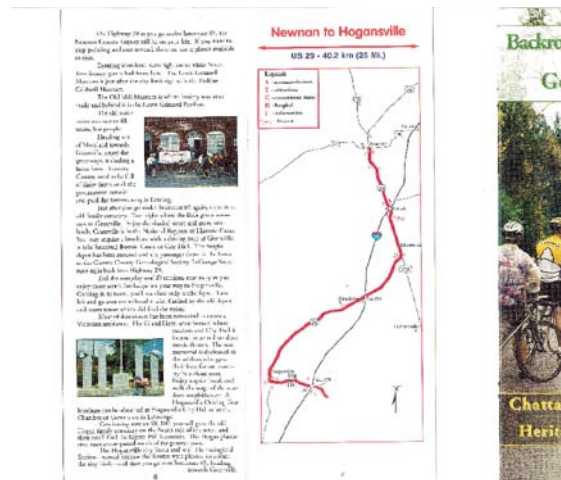
The City's Design Guidelines brochure should be reprinted and distributed.

HERITAGE HIGHWAY SEGMENTS

Hogansville is a pivotal point along the four-county, 156-mile Chattahoochee-Flint Heritage Highway, locally inspired, locally developed scenic travel corridor that was recognized by the State Legislature in 1998 and included on the Georgia tourism map. Hogansville is the point at which the Heritage Highway's southern loop connects back to the main stem of the corridor. The City offers important services and amenities for heritage tourists.



Junction US 29 and Main, looking west, 5-28-10



Chattahoochee-Flint Heritage Hwy Bicyclists Brochure

The Character Area follows the Heritage Highway route through Hogansville, as the route enters Hogansville from the north via US 29 N, turns east onto East Main Street, then south on Mountville-Hogansville Road toward LaGrange and West Point, or south on SR 100 just past the Interstate toward Greenville and Warm Springs.

Recommendations:

Billboards should be discouraged along this scenic corridor.

Heritage Highway brochures, such as the Bicyclists’ Brochure, should be distributed at community venues and events.

The Georgia Historic Preservation Division will be teaming with Georgia Humanities Council to develop an academic Franklin D. Roosevelt conference. Hogansville’s FDR-related venues should be promoted through this event.

Hogansville should consider developing an FDR-related Georgia Scenic Byway along the Chattahoochee-Flint Heritage Highway’s original segment: Hogansville to Warm Springs. The Three Rivers Regional Commission in Franklin can help with this effort.

INTERSTATE DEVELOPMENT

This Character Area extends from I-85 on the east edge of town, westward along East Main to the city cemetery. Property closest to the Interstate is developing commercially. Businesses at the Interchange include gas stations and truck stops, a large Ingles grocery store, several fast food franchises and other restaurants, a motel, and others. Key drivers for this growth have been the new KIA automobile plant a few exits south of here, and the planned Fort Benning military base expansion in Columbus.



I-85 Vicinity, 5-17-10



Interstate Corridor, further west, 5-17-10

Just east of the Hogansville interchange, in Meriwether County, the 300-acre Turkey Run landfill /industrial park development is taking shape. The land west of here, along East Main, remains largely undeveloped.

Recommendations:

This I-85 Interchange is an important asset, both in terms of visitor and resident resources, and because of its potential to bring visitors and future residents and business to the City.

As the corridor approaches downtown, its relatively undeveloped nature gives Hogansville an opportunity to plan.

An Interstate Corridor Master Plan should include the entire Character Area, from the Interstate west.

LAKESIDE RESIDENTIAL

Hogansville's Lakeside Residential Character Areas include the Mallard Lake Subdivision on the north side of East Main, and a small private lake on the south side of East Main. As with the three other post-2000 subdivisions in Hogansville, Mallard Lake is less than ½ built out.



Mallard Lake Subdivision, 5-28-10



Mallard Lake Subdivision, 5-28-10

Recommendations:

City should continue to provide public water and wastewater service to lakeside residents. Private water and wastewater systems should be prohibited.

Erosion control and stormwater management are important here.

Lawn fertilizers and other pollutants should be discouraged in lakeside areas.

MAIN STREET THEATER DISTRICT

In the center of downtown, Hogansville's emerging theater district includes the stately, Art Deco-style Royal Theater, built in 1939 and National Register listed in 2001. City Hall now occupies the former theater.

The Character Area also includes the historic buildings immediately east of the theater, whose newest tenant is the growing West Georgia Childrens Theater, as well as the Grand Hotel across the street, constructed in the early 1890's and now functioning again as a hotel.

In the 1990's, the Hogansville Historic Trust helped the City raise funds from the State's Georgia Heritage program, from local developers, the State Legislature and others to repair and restore the Royal Theater. Initial work focused on the building exterior, including the roof, stucco façade, and marquee. Future work will restore the building interior.

Recommendations:

A preservation architect and standards should be used for interior rehabilitation of the Royal Theater, as they were for the building's recent exterior improvements. The City is fortunate to have the original 1937 building plans for reference. The Royal Theater's future should follow a phased plan. Ultimate plans for the Royal Theater should not leave the building vacant.

City Hall should remain downtown, perhaps relocating to the present Library building as the Royal Theater becomes a venue once again.

The West Georgia Childrens Theater should be encouraged and promoted.



Developing Theater District, 5-17-10



Grand Hotel, 5-17-10

OUTDOOR AMPHITHEATER AREA

Along the south side of East Main Street, just east of the downtown business district, this Character Area includes the:

- Hogan Family cemetery, which dates to 1830,
- Elementary School complex, with WPA-era Gym, a large school yard, and football field,
- School tennis courts,
- 1916 concrete water tower on a hill behind the school,
- New Hogansville Water Tower Trail, and
- Outdoor amphitheatre, built in 1939 as a National Youth Corps project.

This stretch of East Main has a green, outdoor aspect. The Character Area is part of the National Register-listed East Main Street-Johnston Street Historic District.

Phase I of the Hogansville Water Tower Trail was completed in 2010 with help from the Georgia Recreational Trails program and Hogansville Historic Trust. This 12-foot wide, concrete trail starts at the school tennis courts and climbs gently upward for 1,350 feet around and past the water tower.

Phase II will extend this trail to Oak Street. Phase III will provide additional recreational mileage, from the outdoor amphitheater to Calvin Hipp Park. Then Phase IV will construct a canopy at the amphitheater's stage, to encourage concerts. Phase IV will also provide public restrooms.



Hogansville Elementary School, 5-17-10

Recommendations:

Phase II of the Water Tower Trail – to extend this trail to Oak Street – has been designed. Continue the Tower Trail to Oak Street as soon as funds allow, and add trees and plants. Then continue with Phases IV and V of the Trail.

Provide interpretive signage at the trailheads and Tower.

Plans for the outdoor amphitheater and its setting should be coordinated with State Department of Natural Resources, Historic Preservation Division and the Three Rivers Regional Commission's Preservation Planner.



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



Granite Amphitheater Stage, 4-4-07

PUBLIC SERVICE ZONE

Located off of East Main and Lincoln Street, this Character Area includes the City Cemetery, Police Department, Senior Center, City Garage and other City property. The Character Area also includes the Troup County Fire Station on East Main Street.

Recommendations:

Clean up the City Garage area.

The City Garage needs a new roof system.



City Police Station on Lincoln Street ,
County Fire Station on East Main Street, May 19, 2010



City Garage on Lincoln Street, May 17, 2010

RAILROAD

Hogansville's railroad parallels US 29. The Character Area extends from the Mill Village in north Hogansville, where the railroad serves the mill, to the City's Southside Industrial District, where the rail becomes part of that Character Area.

When completed in 1853, the railroad spurred the development of Hogansville. A water tank supplied water from a small branch that ran between Main Street and what is now Taliaferro Street. The water tank and dam for the branch still exist.



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



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

Recommendations:

Maintain good communication with CSX Railroad.

Work with CSX and property owners to keep the rail area free of trash and debris.

CSX's historic water tank should not be removed.

SOUTHSIDE INDUSTRIAL DISTRICT

This Character Area is located along the south end of US 29. Industries here include Bo-Tex Sales Corp (fabrics), with 40 employees, and John Bean Sprayers (pesticide sprayers), also with 40 employees.



US 29 South, May 17, 2010

Recommendations:

Landscape standards should be maintained in this industrial park.

Industrial waste products should be monitored and managed

UNDEVELOPED SPACE

This Character Area consists of the undeveloped spaces found throughout the City. Most of these spaces are wooded, but some are cleared. Existing Land Use mapping has identified these spaces. Future Development mapping should envision their futures.

Recommendations:

Vacant tracts should be zoned and developed with an eye to their surroundings.

Greenspace should be promoted.

Upper Westside Residential

This Character Area is located at the City's western edge, south of the Yellow Jacket Creek corridor and east of the City's wastewater treatment plant. Housing here is in markedly better shape than the housing directly south of here (Westside Community.) Most of this housing is newer, lots are larger and well maintained, with deep setbacks and nice landscaping, including large trees. Residents own their homes.



Upper West Main Street, May 19, 2010

Recommendations:

To protect Yellow Jacket Creek, maintain buffer between these homes and the creek corridor.

To protect residents here, maintain buffer between homes and the City's wastewater treatment plant.

Recognize local residents with property beautification awards.

Solicit input from these residents in community betterment projects.



Upper West Main Street, May 19, 2010

VILLAGE

Locally known as “The Village,” and listed in the National Register as the “Stark Mill and Mill Village Historic District,” this Character Area is located in the northeast section of downtown, roughly bounded by Lincoln, Askew, Church, Keith and Brazil Streets, Whaley Avenue, and the Hogansville city limits. This 195-acre area has a rich history, dating back to 1897, when a group of Hogansville businessmen formed the Hogansville Manufacturing Company.

Today's mill is a concrete frame building built in 1923. The complex includes brick cotton warehouses, a power house, and a water tower. The site of the older mill, which became known as Reid Mill, is a large, open field. The power house is the only surviving building associated with the Reid Mill. During World War II,

the mill produced woven asbestos insulation. Today, as “Specialty Fabrics,” the mill employs 185 workers who produce rubber conveyor belts.

Village housing ranges from large, former mill superintendents’ homes along the railroad, to smaller mill worker cottages. Most homes are in fair to good shape, and most residents own their homes. A number of homeowners in this district are personally fixing up their homes.

The mill village contains approximately 400 houses on both sides of Yellow Jacket Creek, east of the mill. The houses are set close to one another on straight streets with consistent setbacks. Some streets, such as Greene and Frederick, are lined by old trees.

This Character Area also includes a public park and a vacant T-shaped Community Building constructed in 1919 by the mill. The City leans toward demolishing this deteriorating structure.



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

Recommendations:

Before demolishing the 1919 Community Building, employ a preservation architect to document building condition and viability of rehabilitating the building, and market this resource to prospective buyers if applicable.

Encourage sensitive rehabilitation of homes in this district. Furnish copies of the City's design guidelines brochure to homeowners.

Furnish information to homeowners on State property tax incentives available for rehabilitation of National Register properties.



Specialty Fabrics Mill, May 20, 2007

WESTSIDE COMMUNITY

Downtown Hogansville is divided into quadrants by the intersection of US 29 and SR 54 (Main Street). The Westside community occupies the southwest quadrant. The railroad further separates Westside from the downtown area.

This is the city's poorest area. This Character Area was historically black and nearly 99% black now. The area has the city's highest concentration of lower income residents, with 98% below the Troup County low/moderate income limit, and many below the poverty line.



West Main, May 17, 2010

Sign on Nearest House's Mailbox Says "Rent to Own"
Projecting stovepipe at the building's front was
recently stolen or removed.



Westside Community, May 17, 2010

The city's Community Action for Improvement and two of the city's three housing projects – Head Homes and Jennings Homes – are located in this Character Area. The City recently paved two of the City's three remaining dirt roads – Cranston Road and Boozer Street – in this area. (The third dirt road was Hutchins-Moody, which was also paved).

Much of the housing in this Character Area is dilapidated or deteriorating. Many of the homes are rented. Owners of these units are often absentee. The City has targeted the 26 worst houses for action, and recently demolished four of these structures.

Recommendations:

Promote better housing choices in this district. Enlarge and upgrade the public housing projects if needed.

Eliminate blight in this district. Continue to target the worst houses for action, working with absentee homeowners when applicable.

Work with agencies to make job training available to residents of this area. Promote worker-readiness programs, GED classes, on-the-job training and new jobs for residents.

Provide transportation for children and other residents to get to and from off-site recreation and services.

Provide strong police presence in this district.

ESTABLISHED RESIDENTIAL

This Character Area consists of all housing not otherwise included in one of the above Character Areas. These homes and neighborhoods are scattered throughout the City. Some, such as Taliaferro Street, represent highly intact historic neighborhoods. Other residential areas are younger neighborhoods, including some areas recently annexed into the City.

Recommendations:

Most of these areas are part of the City’s State-approved Local Historic District, with design guidelines and design review for major changes to building exteriors. As with other areas of the City, City should support its Preservation Ordinance, design guidelines and City-appointed Historic Preservation Commission.



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



Main Street at Collier Street, 5-28-10

YELLOW JACKET CREEK CORRIDOR

Yellow Jacket Creek is located in the northeast part of the City. This creek feeds into the Chattahoochee River and West Point Lake. If Hogansville builds a new advanced wastewater treatment plant, Yellow Jacket Creek will be the discharge point for treated wastewater.



Westside Creek Bridge, May 19, 2010



Yellow Jacket Creek from Bridge, May 19, 2010

Recommendations:

As with the Blue Creek Reservoir, protective buffers should be maintained along the creek corridor.

This Character Area should also be protected from stormwater runoff and stream bank erosion (“Redfields”).

Great American Cleanup days should include this Character Area.

City should discourage litter and dumping in this corridor, reporting and/or prosecuting offenders as applicable.

The Elementary School should involve this creek in student projects and lessons.

Areas Requiring Special Attention

As the City grows and develops, the following Character Areas will require particular focus.

AREA WHERE DEVELOPMENT IS LIKELY TO OCCUR - *Interstate Corridor*

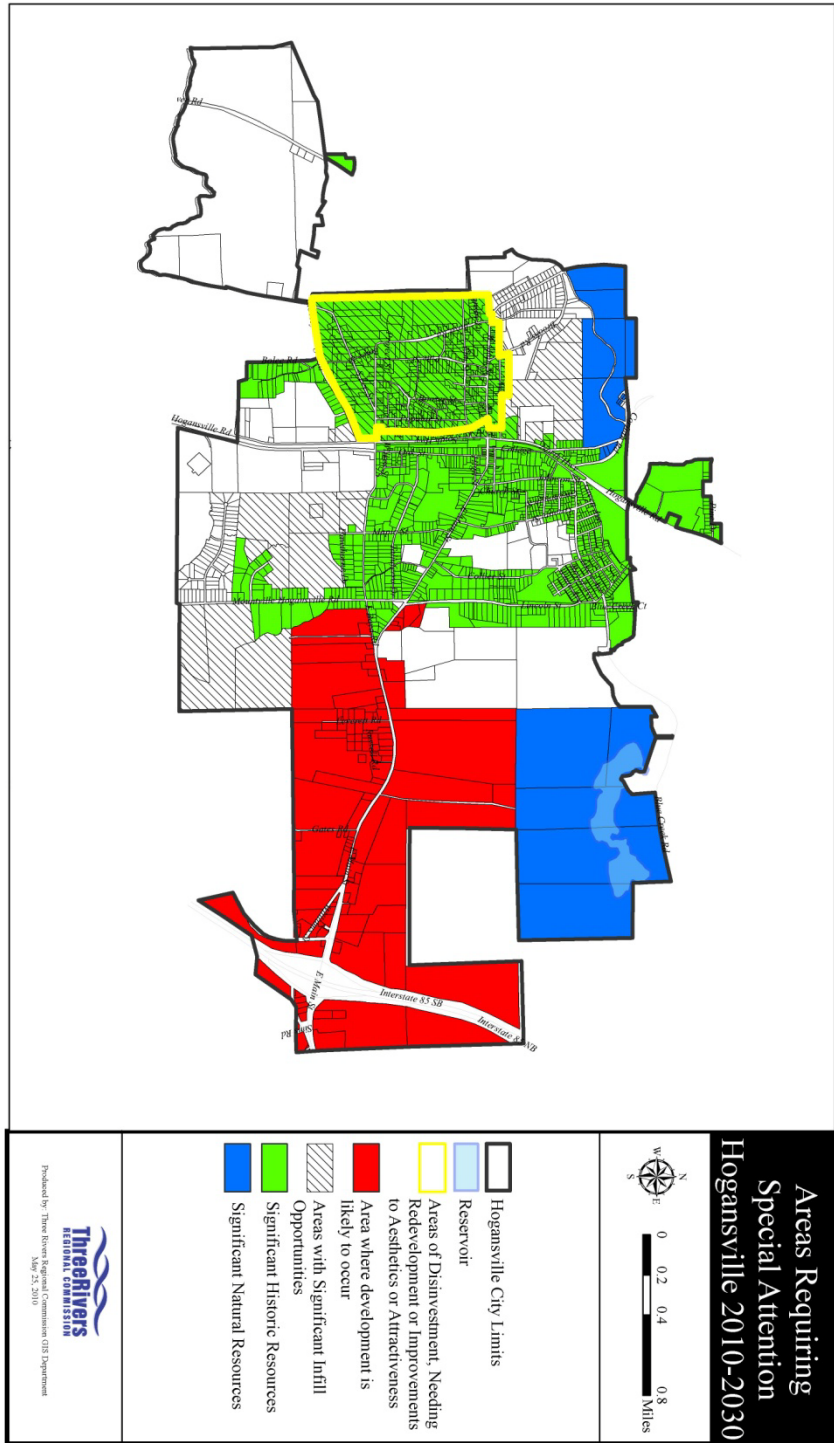
Most of the City's future development is expected at the Hogansville I-85 interchange and land immediately west there along East Main. Property closest to the Interstate is developing commercially, while portions of this corridor farther west remain largely undeveloped. A Corridor Plan is recommended for the entire Character Area.

At a new I-85 interchange a few exits south of Hogansville, the new 2 million square foot KIA automobile plant is on-line. A number of first and second tier suppliers are locating new plants at or near the KIA site.

South of the new KIA plant, near Columbus, the Fort Benning military base is slated for expansion. The expansion will create 5,500 new military positions, 5,600 civilian and contractor jobs, and an estimated 17,000 new jobs in the surrounding 7-county area of Georgia and Alabama.

Just east of the Hogansville I-85 interchange, in Meriwether County, the 300-acre Turkey Run landfill /industrial park is being developed.

On the west side of this interchange, the Silvers Development Company proposed 2,500 new homes in December 2005. This would have doubled Hogansville's population. At the time of this proposal, the costs of infrastructure (water and wastewater) proved prohibitive for the developer. Since then, however, the City has expanded its water development capacity, and is improving its wastewater system as well. The Silvers Company phased proposal may therefore resurface, although the 2008-2010 economy has dramatically slowed housing starts.



SIGNIFICANT NATURAL RESOURCES

Blue Creek Reservoir, Yellow Jack Creek

On the north side of the City, both the Blue Creek Reservoir and Yellow Jacket Creek represent valuable natural resources. Development near these resources should be restricted.

The Blue Creek Reservoir recently served as the City's drinking water source. Water volumes fluctuated significantly due to land degradation upstream. The City now gets its drinking water from City of LaGrange and Coweta County.

In 2008, a private mitigation bank was created north of Hogansville to restore, enhance and preserve a network of stream channels comprising the entire watershed of the Blue Creek Basin. This project will include encompass 90 percent of the stream channels within the Blue Creek watershed that flow into the Blue Creek Reservoir.

SIGNIFICANT CULTURAL RESOURCES

Community Services Strip, Downtown Business District, East Main Johnson Historic District, Established Residential, Main Street Theater District, Outdoor Amphitheater Area, Railroad, The Village, and Westside Community.

Hogansville is a historic mill town. The City's built environment tells the story of this town, 1840's to present, decade by decade.

The City has two large National Register Districts, which are also Character Areas – Stark Mill and Mill Village Historic District, and East Main Street- Johnston Street Historic District. The City also has an individually listed National Register property – the 1939 Art Deco-style Royal Theater, which serves as City Hall.

Most of the rest of the City is part of one large locally-designated, State-approved local historic district, with City-appointed Historic Preservation Commission and design guidelines for major changes to building exteriors in the district.

Areas with Significant Infill Opportunities

Community Services Strip, Undeveloped Space, Westside Community

Each of these three character areas has potential for infill.

The US 29 Community Services Strip has vacant buildings and vacant sites.

The Westside Community has street lots where dilapidated homes have been demolished or deteriorated by neglect. Some of these lots are empty; others have house remains (such as chimneys) and other demolition debris; others have parts of abandoned houses shrouded by Kudzu and other vegetation.

In addition, various tracts of undeveloped land are located through the city.

In each case, these empty or near empty areas places present opportunities for these Character Areas to be improved.

AREAS OF DISINVESTMENT, NEEDING REDEVELOPMENT OR IMPROVEMENTS TO AESTHETICS OR ATTRACTIVENESS

Westside Community

This Character Area occupies a large section of the City. It is by far the poorest part of the City, with highest percentage of renters versus homeowners, and highest number of absentee landlords. This area also has the most dilapidated housing. There are many vacant lots in this district, sometimes overrun by vegetation or still containing house remains. These sites create safety hazards for residents and give the area a rag-tag appearance.

Analysis of Consistency with Quality Community Objectives

The following analysis of Quality Community Objectives lists each Georgia Department of Community Affairs QCO objective in italics. Then for each objective, Hogansville's consistency with that objective is shown non-italics print.

DEVELOPMENT PATTERNS

TRADITIONAL NEIGHBORHOODS

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

The City of Hogansville has water and sewer available for development throughout the city. The city has a zoning ordinance that separates the use of commercial and residential uses. The city has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process. The city has a Downtown Development Authority and Charitable Trust who promote tree and flower planting through grants. The community keeps sidewalks well-maintained and they have a program to keep public areas clean and safe. Schools are located in or near neighborhoods and children can walk or bike to school safely.

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.

The City of Hogansville has areas of the community that are planned for nodal development along State Route 54 near Interstate 85.

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.

The City of Hogansville encourages the downtown area to maintain a focal point of community. This is evident in the Hogansville Character Area Map by promoting higher density toward the town center of Hogansville. There are local historic preservation ordinances and guidelines.

TRANSPORTATION ALTERNATIVES

Alternatives to automobile including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

In Hogansville, there are several alternatives to automobile transit. Troup County Transit services the City of Hogansville. There is also a good network of sidewalks to allow people to walk to a variety of destinations. In addition, Hogansville allows commercial and retail development to share parking areas wherever possible.

REGIONAL IDENTITY

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

Hogansville contributes to the regional identity in several ways. The built environment of the city reflects several periods of development throughout history. The city is working on establishing a local farmer's market in the historic downtown, which will aid the agricultural economy in the region. Hogansville is also a member of Presidential Pathways through the Georgia Department of Economic Development.

RESOURCE CONSERVATION

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.

Hogansville has designated historic areas within the city. There is one large local district and two National Register districts. There is an active historic preservation commission that reviews developments located in these sensitive areas. There are development regulations in place to ensure that any development in or around these areas are in character with the historic nature of the neighborhood.

OPEN SPACE PRESERVATION

New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Hogansville currently does not have any open space preservation measures in place. The zoning ordinance may be revised at some point to address open space preservation.

ENVIRONMENTAL PROTECTION

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage and vegetation of an area should be preserved.

The City of Hogansville has adopted an ordinance that protects the Blue Creek watershed.

SOCIAL AND ECONOMIC DEVELOPMENT

GROWTH PREPAREDNESS

Each community should identify and put into place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth as it occurs.

Revised zoning ordinances will direct growth according to the character area map as adopted by the City of Hogansville. The City is also moving toward consolidating its planning and zoning with Troup County. The City is also preparing a Capital Improvements Program that supports current and future growth. The City televises its city council meetings to keep the public informed.

APPROPRIATE BUSINESSES

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources in the area, and future prospects for expansion and creation of higher-skill job opportunities.

Hogansville has a Downtown Development Authority that has considered the community's strengths, assets and weaknesses, and has created a business development strategy based on them. There is a plan in place to recruit compatible businesses.

EMPLOYMENT OPTIONS

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

Hogansville has positions available for all types of employment. There is an active manufacturing community that has a full range of jobs from unskilled to highly technical and engineering positions.

HOUSING CHOICES

A range of housing size, cost, and density should be provide in each community to make it possible for all who work in the community to also live in the community, to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Hogansville provides a variety of housing sizes and costs for the community. Enough housing is available for each income level. There are also options available for loft living and downtown living. Multi-family housing is also allowed in the city. In addition, Hogansville allows small house built on small lots (less than 5,000 square feet) in appropriate areas.

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.

There are many opportunities available nearby for workforce training including West Georgia Technical College in Lagrange and LaGrange College, a recognized Liberal Arts private college, University of West Georgia in Carrollton, Georgia, and the West Point campus of Columbus State University is within commuting distance to Hogansville.

GOVERNMENTAL RELATIONS

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.

Hogansville works with Troup County and other municipalities on water and sewer issues. There is a joint transportation plan. There is a service delivery strategy in place with the municipalities in the county. Hogansville is a member of the Three Rivers Regional Commission.

REGIONAL COOPERATION

Regional cooperation should be encouraged in setting priorities, identifying shared needs and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Hogansville is part of a joint regional (countywide) transportation plan. It is an appendix to this document and included as Appendix B.

Hogansville, Troup County, and other municipalities are considering a regional planning commission to discuss and make recommend to local governments about land use decisions.

Action is underway to update the Service Delivery Strategy, in conjunction with the Comprehensive Plan updates.

Environmental Planning Criteria

The Georgia Department of Natural Resources Environmental Protection Division requires that the Comprehensive Plan address the adequacy of current City of Hogansville regulations on the impact of the following natural resource criteria:

- Water Supply Watersheds**
- Groundwater Recharge Areas**
- Wetlands Protection**
- River Corridor Protection**
- Mountain Protection**

The Department of Natural Resources has model ordinances that it prefers counties adopt for Water Supply Watersheds, Groundwater Recharge areas, River Corridors, and Mountains. Some of these criteria do not apply to the City of Hogansville. To date, Hogansville follows state regulations for protecting the natural resources in the community. Hogansville has also adopted and enforces the Part V environmental ordinances. Hogansville's water supply watershed includes the drainage basin for Flat Creek as well as Blue Creek Reservoir. The City has adopted a Water Resource District Ordinance, which includes a Watershed Protection Ordinance. A reservoir management plan is also being implemented to protect that resource. And further, a source water assessment is being conducted to determine the number and potential risk of contaminants that lie upstream of the City's water intakes. Hogansville has also adopted a wetlands protection ordinance. There are no protected mountains, river corridors, or groundwater recharge areas in the City of Hogansville.

Supporting Analysis of Data and Information

POPULATION

Troup, Coweta and Georgia Population Projections to 2030

Troup County: Population Projections											
Year	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total pop	50,003	52,770	55,536	57,158	58,779	60,973	63,167	65,361	67,555	69,749	71,943
Coweta County: Population											
Year	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total pop	39,268	46,561	53,853	71,534	89,215	101,702	114,189	126,675	139,162	151,649	164,136
Georgia: Population											
Year	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total pop	5,457,566	5,967,891	6,478,216	7,332,335	8,186,453	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	12,279,784

Sources: US Census, Georgia Department of Community Affairs

Hogansville’s population steadily declined between 1980 and 2000. The City’s population declined at a rate faster than the state, Troup County, and neighboring Coweta County. This could be due in part to young people choosing not to remain in the city of Hogansville. Also, between 1980 and 2000 some of the local

industries closed; therefore, lack of available employment may have been another reason for population decline.

Troup County as a whole saw more industrial and commercial growth than Hogansville. Neighboring Coweta County has seen tremendous commercial and industrial growth over the past decades. The state of Georgia has seen a trend of growth in the past few decades as well.

Despite the population decline between 1980 and 2000, we are projecting population growth for Hogansville. Since 2000, four subdivisions have located in Hogansville, with a total of 407 permitted units. These four subdivisions – Hummingbird Estates, Mallard Lake, Shallow Creek and Villages of Huntcliff – are about ¼ built, and currently stalled due to the 2007 housing related Recession.

In addition, in December 2005, just west of Hogansville’s I-85 interchange, the Silvers Development Company proposed 2,500 new homes. At the time of proposal, the costs of infrastructure (water and wastewater) proved prohibitive for the developer. Since then, however, the City has expanded its water development capacity, and is improving its wastewater system as well. The Silvers Company phased proposal may therefore resurface, although the 2007-2010 economy has dramatically slowed housing starts.

In 2008, the City of Hogansville examined population trends in conjunction with a 2008-2010 *Troup County and City of Hogansville Solid Waste Management Plan*. Despite population decline between 1980 and 2000, the City foresees population growth now, in part because of recent housing permit activity, and also due to the new KIA automotive plant nearby and scheduled Fort Benning military base expansion in Columbus.

Hogansville Population by Age, 1980-2000

Hogansville city: Population by Age			
Category	1980	1990	2000
0 – 4 Years Old	226	208	208
5 – 13 Years Old	482	404	430
14 – 17 Years Old	227	138	137
18 – 20 Years Old	148	110	114
21 – 24 Years Old	206	157	119
25 – 34 Years Old	441	419	319
35 – 44 Years Old	297	353	382
45 – 54 Years Old	323	262	372
55 – 64 Years Old	411	290	242
65 and over	601	635	451

Source: U.S. Bureau of the Census (SF1)

This data indicates that the majority of Hogansville's population is 65 and over and age 13 and under. The general trend is in-migration of working age families with children. Also reflected is the trend towards young people leaving the area once reaching adulthood. However, with the increase of young children there could be potential for the city to examine ways to help the youth to want to stay in Hogansville.

ECONOMIC DEVELOPMENT

Hogansville has seen significant growth in retail, education and social services, and construction sector jobs over the last twenty years. This can largely be accounted for by the growth of commercial businesses near the I-85 interstate corridor, where several fast food and other restaurants, gas stations, and an Ingles Supermarket have opened, mostly in the last decade. Construction jobs increased during the building boom of the late 90's to early 2000's.

Hogansville has a greater share of employment in construction and manufacturing than does the state of Georgia as a whole. Numbers of manufacturing jobs declined in Hogansville between 1980 and 2000, however. This trend was typical throughout the South, as these jobs moved overseas for cheaper labor.

Counteracting this trend, at a new I-85 interchange a few exits south of Hogansville, the new 2 million square foot KIA automobile plant is now on-line. A number of first and second tier suppliers are locating new plants at or near the KIA site. The KIA plant will employ 6,000 workers when fully developed. Just east of the Hogansville interchange, in Meriwether County, the 300-acre Turkey Run landfill /industrial park development is taking shape, with one KIA support industry located there so far.

South of the new KIA plant, near Columbus, the Fort Benning military base is slated for expansion. The expansion will create 5,500 new military positions, 5,600 civilian and contractor jobs, and an estimated 17,000 new jobs in the surrounding 7-county area of Georgia and Alabama.

In Hogansville, there appears to remain a need to diversify the local economic with the possible addition of technology based companies. Tourism and recreation could also be expanded in Hogansville. Hogansville is only minutes from the popular fishing and camping draw of West Point Lake. The City could also extend its existing arts community as part of an economic base expansion.

Over the past several decades, jobs held by Hogansville residents have become more varied, as the manufacturing emphasis declined. The types of jobs held by Hogansville residents differ slightly than those throughout Georgia and United States. Hogansville has relatively fewer professional and managerial jobs. This reflects either a lack of local professional job opportunity, or a local workforce without the education credentials to obtain professional and managerial jobs.

Hogansville's numbers are a little higher than Georgia and the United States in the category of production, transportation, and material moving occupations. There seem to be slightly more blue-collar workers than white-collar workers in the City of Hogansville.

Local employment is not concentrated in occupations requiring high levels of training, although the trend since 1990 is moving toward more training. This could be due to workforce investment training opportunities created after local plants closed down. There are vocational, technical, and colleges all available within a 25 mile radius of Hogansville.

As of 2010, unemployment rates in Hogansville are trending very similarly to the state of Georgia and most of the United States. The local unemployment rate is among the highest in the nation at greater than 10%, as the national housing-related Recession enters its third year.

Over 90% of Hogansville residents work outside of Troup County. This may be due to the limited number of local companies, or lower paying wages in Hogansville and/or Troup County. This may change as the new KIA automotive plant continues to grow. As of 2010, starting wages at the KIA plant are averaging \$15-\$16 per hour, which is high for this region. This includes excellent benefits.

HOUSING

Hogansville and the state of Georgia have about 60% owners and 40% renters. These numbers have remained the about the same over the past twenty years.

Hogansville's percentage of vacant houses is slightly higher than the state average of vacant houses. This could mean that Hogansville has been slightly overbuilt or that there may be older dilapidated housing remaining vacant. The City is aggressively targeting unsafe housing, with about 30 structures scheduled for action as of 2010.

COMMUNITY FACILITIES

WATER SYSTEM

In 2008, the City of Hogansville entered into contract with City of LaGrange and Coweta County Water and Sewer Authority for LaGrange and Coweta to provide up to 2 million gallons daily of treated water to the City. The City then closed its water treatment plant.

Hogansville's current water use averages 400,000 gallons per day; therefore existing capacity exceeds average demand by 1.6 mgd.

Hogansville has about 1500 water customers. The distribution system consists of 1 inch to 8 inch water lines. Distribution pressure varies between 60 and 95 psi, which is generally adequate for present consumption and fire protection.

The Hogansville water system employs seven full-time employees on the distribution crew. The distribution crew is responsible for repairing and upgrading pipes. Since 1991, leaking and inadequate cast iron pipes have been systematically replaced with PVC pipes. Leak reduction due to replacement has been dramatic.

SEWER

The City's waste treatment system includes the 0.65 mgd wastewater treatment plant in the northwest section of the city, and the land application system (spray fields) in the city's southwest corner. The City's waste collection and treatment system needs corrections and upgrades. In mid-2010, the City entered into Consent Order agreement with Georgia EPD due to permit violations.

The City also began working on an application for a 75% forgivable USDA loan to construct an improved 1.0 mgd wastewater treatment plant with direct point discharge into Yellow Jacket Creek. This would remove problems with the current treatment plant and eliminate the land application system.

The City's wastewater treatment system currently has about 1,300 customers.

RECREATION

The public recreational facilities in Hogansville were put under the administration of Troup County in 2001. Existing facilities include a variety of public and private recreation areas. One of the most attractive public areas is the Calvin Hipp Veterans Park located along East Main Street between Boyd and High Streets. This small park is utilized for passive recreation, owned by the City and maintained by local civic organizations.

East of Calvin Hipp Park, Phase I of the Hogansville Water Tower Trail was completed in 2010 with help from the Georgia Recreational Trails program and Hogansville Historic Trust. This 12-foot wide, concrete trail starts at the elementary school tennis courts and climbs gently upward for 1,350 feet around and past the water tower.

Phase II of the Water Tower Trail will extend to Oak Street. Phase III will provide additional recreational mileage, from the community's 1939 outdoor amphitheater to Calvin Hipp Park. Then Phase IV will construct a canopy at the amphitheater's stage, to encourage concerts. Phase IV will also provide public restrooms.

Additional recreational facilities include the following:

Public Recreation Areas

McGhee Field (Former Crocker School)	baseball field	7.4 acres
Strozier Field (leased)	baseball field	2.8 acres
City Gym (Hogansville Elementary)	gym, football field, lighted tennis court	
Hogansville T-ball Field (leased)	baseball field	1 acre
Mobley Bridge Road Ball Fields		

One private recreation area, the Flat Creek Ranch Campground and stable, is located just outside the city limits.

LIBRARIES AND OTHER CULTURAL SERVICES

HOGANSVILLE LIBRARY

The Hogansville Library is a branch of the Troup/Harris/Coweta County Library System. The facility is a 3,500 square foot facility built in 1991. Despite being relatively new, the facility falls short of the minimum 5,000 square feet recommended for branch libraries. For the past several years the Library Board has been investigating an expansion. After consulting with an architect in 2000, it was determined that expansion on the current site is not feasible. The board is currently reviewing state-sponsored and other funding options, as well as looking for an appropriate site for a new facility.

The library currently employs one full time librarian, one part time youth librarian and two part time circulation specialists. The library offers youth story-telling programs on site, in local daycare facilities, and in the elementary school. During the summer months the library sponsors the six-week Vacation Reading Program to encourage youth reading.

HUMMINGBIRD FESTIVAL

The City participates in the annual Hummingbird Festival each spring. The Hummingbird Festival was established in 1998 by a local developer and other local volunteers and supporters. Each year has seen the festival grow from a couple of dozen vendors in the beginning, to over two hundred in 2008. Attendance has increased from approximately 1,000 in 1998 to over 14,000 festival goers in 2008. Proceeds from the event have been earmarked towards numerous civic projects including the renovation of the Royal Theater building which is on the National Register.

HOGANSVILLE HISTORIC PRESERVATION COMMISSION

The City of Hogansville has had a Historic Preservation Commission since 1975. The five-member board reviews plans for renovation, repair, or demolition of all buildings more than 50 years old. The City has two Historic Districts and the Royal Theater on the National Register. Within the districts are several cultural resources such as the amphitheater built with Civilian Conservation and National Youth Administration labor in 1939.

HOGANSVILLE CHARITABLE TRUST

To further help the City address its community improvement needs, the Hogansville Charitable Trust was organized in 2001. This citizens group includes representatives of City government, local developers, the City's Historic Preservation Commission, and others. Local priorities include street and sidewalk improvements, lighting, waterline improvements, and rehabilitation of the Royal Theater building.

Between 2001 and 2010, this group raised over \$185,000 – primarily through the Hogansville Hummingbird Festival – to match \$750,000 in State and federal community improvement grants.

HEALTH AND HUMAN SERVICES

Hogansville residents can receive local health services at a local satellite facility of the Troup County Health. In-patient hospital care is available within 15 miles of Hogansville in the cities of Newnan and LaGrange. A variety of services are offered the community through the programs of the West End Center, the Community Action for Improvement organization based in LaGrange, the Hogansville Senior Center and Hogansville Boys and Girls Club.

HOGANSVILLE HEALTH DEPARTMENT

The Health Department is located in the former Crocker Elementary School building on 407 Church Street. One nurse and one clerk are employed full time and a registered dietitian spends one day a week at the facility. The clinic is open from 8:00 to 5:00 Monday through Friday.

The clinic provides a wide range of basic health services and special programs. These include immunizations, family planning, STD screening and treatment, TB screening, post-menopausal women's health care, flu and hepatitis B shots, medical child health screening, and administration of the WIC program. In addition, the clinic sponsors community health education programs such as health fairs and a school scoliosis program.

WEST END CENTER, INC.

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

The former Save the Children program has been eliminated statewide.

HOGANSVILLE SENIOR CENTER

The City of Hogansville operates a Senior Center at 304 Church Street, in the former Crocker Elementary School. The Center moved into this location in 1999. The Senior Center employs one full-time and eight part-time employees who serve between 40-45 seniors a day, including delivery of meals to 34 home bound seniors five days a week. Recreational and educational activities include health and nutrition programs, a walking club, field trips and recreation space for board games. The facility is of sufficient size to meet the existing and future needs of the Health Department and of the Senior Center operations. In addition, access to the facility has been improved by paving the parking lot.

HOGANSVILLE BOYS AND GIRLS CLUB

From the Hogansville Elementary School on East Main, the Hogansville Boys and Girls Club provides daily activities for children and youth in grades 1-5. The Club averages 90-95 participants a day, 2 pm to 6:30 pm Monday through Friday. Programs include an academic *Power Hour*, supervised outdoor play, a *Triple Play* program that emphasizes healthy eating, health exercise and healthy sportsmanship, and a *Torch Club* for members aged 10 and 11 to develop and implement their own programs and activities. The Boys and Girls Club operates year-round.

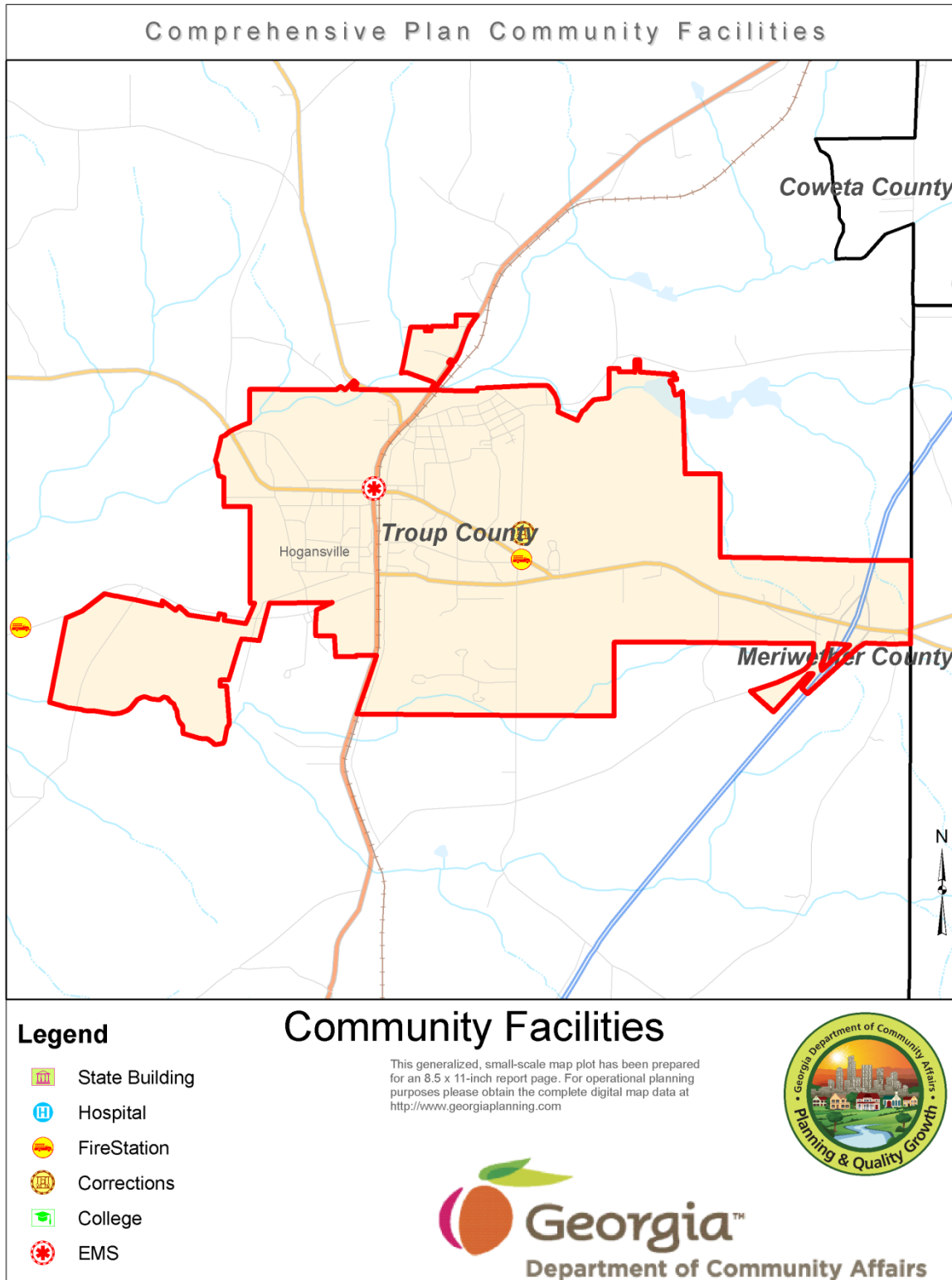
COMMUNITY ACTION FOR IMPROVEMENT - LA GRANGE

Low to moderate income Hogansville residents can receive assistance with food vouchers, utility bills, rent, and prescriptions through the main office of CAFI in LaGrange. CAFI also takes applications for a winterization program, which installs energy saving materials such as insulation and storm windows.

EDUCATIONHOGANSVILLE ELEMENTARY SCHOOL

The City of Hogansville operated its own school system for grades K-12 until 1996. At that time the school system was consolidated with the Troup County School System. The former Senior High School on East Main in downtown Hogansville is now Hogansville Elementary, one of 14 public elementary schools in the Troup County School District. This local school serves 414 students in grades PK and K-5.

There are no post-secondary education facilities in the City of Hogansville, but the residents are well-served by a wide array of options within 45 miles of the city. These options include four-year colleges, technical schools, and a number of private and denominational school offerings.



NATURAL AND CULTURAL RESOURCES

STORMWATER MANAGEMENT

Development normally results in an increase in stormwater runoff. Change in land use from natural to urbanized increases the amount of impervious area; which consequently increases the amount and frequency of runoff. As development occurs in Hogansville, storm drainage facilities should be required for each development to prevent flooding and erosion that results from the increased runoff.

The management of stormwater should be planned on the basis of cumulative development in each watershed basin rather than on a site-by-site basis. Good drainage planning involves local drainage from small areas as well as the relationship to both existing and anticipated land use. Properly designed drainage improvements can alleviate flood damage and reduce the costs of future improvements for both the public and private sectors.

In order to institute an effective stormwater management program, watershed basins must be identified and mapped and standards set for assessing site-specific drainage within basins and for determining the size of facilities needed. The initiation of such a program for stormwater management before major flooding problems arise can greatly reduce the need for public expenditures in the future.

1919 HOGANVILLE COMMUNITY BUILDING

The c. 1919 Hogansville Community Building is an endangered landmark, which lost its major tenant in 1998, in this case when the County Health Department moved to another site in Hogansville. This 19,000 square foot, two-story, Craftsman style building is located on Johnson Street, within the Stark Mill and Mill Village National Register Historic District.

The Community Building was built by New England Southern, the mill owner, for the mill workers, providing an indoor basketball court, indoor pool, and bowling alley for these workers. Such a facility, for rank and file workers, was progressive for its time.

The building was originally intended for recreational purposes only. When New England Southern sold the mill to Callaway Mills in 1928, a beauty shop, barber shop, dispensary and company store were added to the facility. The dispensary had a doctor on staff who went as far as performing tonsillectomies there.

After U.S. Rubber purchased the local mill in 1935 (naming it Uniroyal), the Community Building's dispensary became a Troup County Health Department site. The County Health Department remained in the Community Building until around 1962, when they moved to the corner of Commerce and College Street downtown. The community library, meanwhile, moved from downtown into the Community Building in 1949, and stayed in the building until moving back downtown around 1970.

The Community Building was vacant between 1972 and 1978. It was purchased by Memorial Park Incorporated in 1978, by J. Ralph Matthew five months later, and by the City of Hogansville in 1979. Around 1985, the City rented the Center's basketball space to Shirey Siding. Elderly gentlemen of the community received permission to use an upper room for social purposes. A barbershop moved in next to the men, and a beauty shop located downstairs. In 1987 the City moved the local Health Department back into the Community Building. Space was also leased to a cabinet shop.

In 1996, Shirey left the building, the beauty shop closed, and the Community Building was purchased by John Hardy Jones. Plans were developed to convert this building to a 36-unit assisted care facility, using federal tax credits and other financial incentives to help with the necessary renovations and repairs.

The County Health Department moved out of the building in 1998, leaving a small fraction of the floor space occupied by the barbershop and cabinet shop. The

federal tax credit application was submitted to the State Historic Department of DNR in December, 1998. Mr. Jones subsequently canceled his plans for the assisted care facility, however, as the proposal proved infeasible.

In 2004 Mr. Jones sold the building to the College Hill Church of God of Tampa, Florida. Meanwhile, the Community Building has suffered from years of neglect, particularly in the unused portions of the building. The building's lower level is in the worst condition.

LAND USE

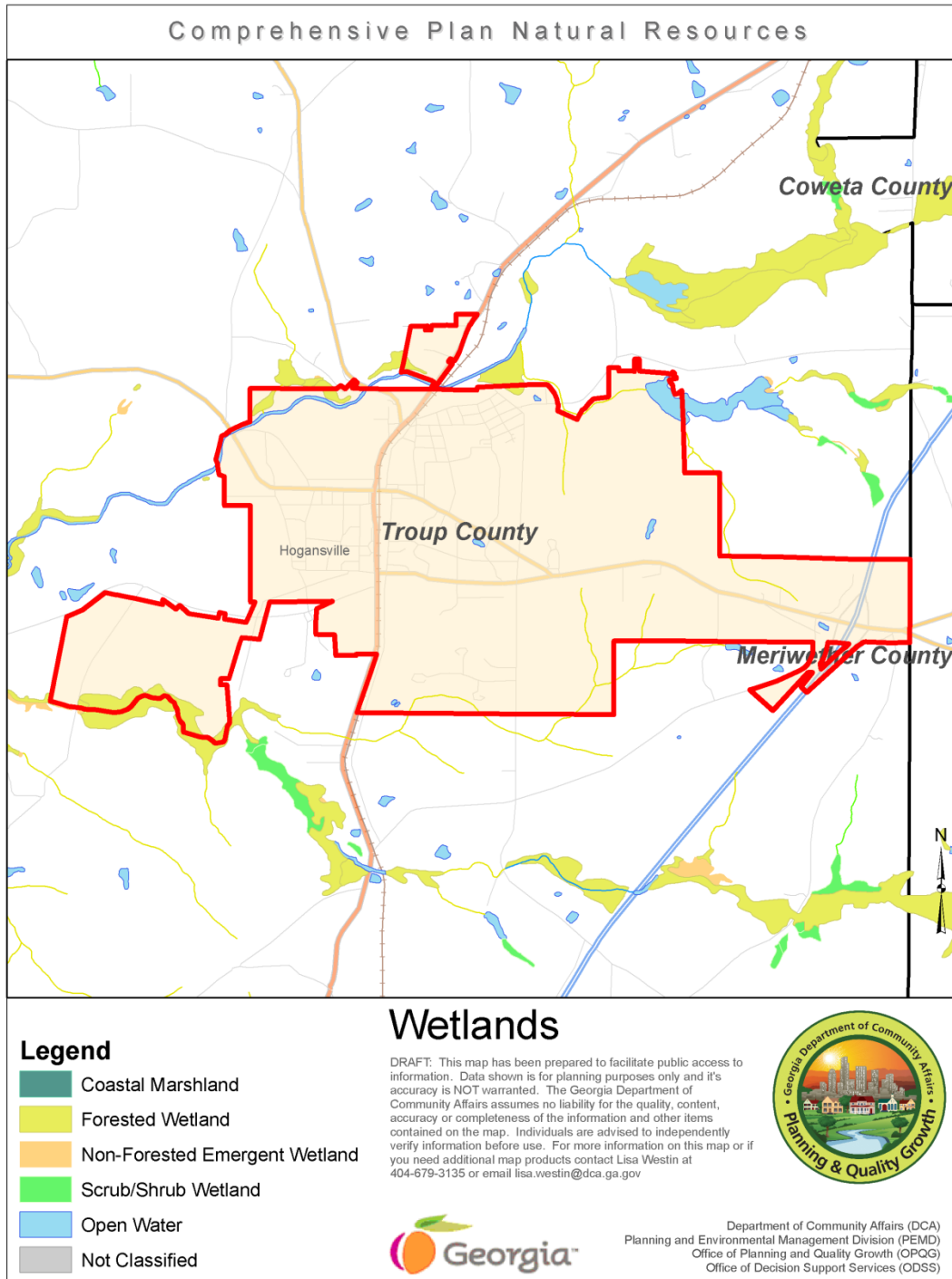
TREES

Trees and other vegetation are often overlooked as elements of environmental planning. Obviously, trees have an aesthetic importance. Trees also contribute to a safer environment by moderating climatic elements, reducing pollution, preventing soil erosion and runoff, and acting as both sight and sound screens. There is also growing evidence that retention of trees adds to the economic value of a project by making it more attractive to consumers.

Throughout the United States, there is a growing interest in protecting existing trees and requiring trees in landscape areas, for both aesthetic and environmental purposes. Hogansville should become part of the Tree City program and establish a policy relating to trees on public property.

Hogansville does not regulate the retention or planting of trees on private property. A number of jurisdictions in the South now regulate land clearance operations to retain trees in new developments. Tree ordinances typically require that initial site plans include the location of trees over two inches in diameter with an indication of which retained. Also, tree ordinances require that erosion control plans utilize existing trees and vegetation to the maximum extent possible.

The environmental benefits of retaining mature vegetation are significantly greater than those derived from the addition of new plantings. Hogansville should explore opportunities to conserve trees on public and private property.



PRIME AGRICULTURAL AND FOREST LANDS

Prime agricultural land has been annexed into the City within the last decade. The prime agricultural land within the city limits is generally not in productive use. Some land is utilized to pasture livestock, but such use is in pockets isolated by more urban uses.

Forest land is abundant in the less developed areas of the City. Most of these forests are a mixture of hard woods and pine trees. While without significant commercial value, the forested land is important for its beauty, its contribution to the purity of the water supply, and its role in preventing flooding and soil erosion.

The wooded areas in the City are often the finest locations for new development. As the City grows, more and more forest will be lost. The City may wish to ensure that development will not destroy whole forest areas by allowing such flexible standards as cluster housing or by adopting an ordinance to require retention of trees on the site.

TRANSPORTATION

Hogansville has adopted a Joint Multi-modal Transportation Plan that addresses all aspects of transportation planning and is made a part of this document by reference.

This study is included in Appendix B of this plan.

**CITY OF HOGANSVILLE
RESOLUTION TO
TRANSMIT**

WHEREAS, the City of Hogansville has completed the Community Participation and Community Assessment documents as part of the 20-year Comprehensive Plan Update;

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 6, 2010;

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

By: Jimmy Jackson

Attest: [Signature]