

2010  
2030

# Troup County Comprehensive Plan

## Community Assessment

The Community Assessment analyzes the data from the Technical Addendum and defines Character Areas with development strategies, assesses Existing Land Use and identifies initial Issues and Opportunities



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**1.0 INTRODUCTION**

In 1989, the Georgia Planning Act required all local governments 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 were population, economic development, housing, community facilities, and land use, natural and historic resources.

In recent years those minimum standards have been 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 is the inventory and assessment of the existing conditions of jurisdictions.
- Citizen Participation plan is the guide for gathering public input into the planning process.
- Community Agenda is the heart of the plan that details goals, 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. 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.

The plan for Troup County 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 Troup County in 2006, with data gathering and identifying mapping needs, and continues today. The technical data supporting most of the issues and opportunities are located in the Troup County Community Assessment Technical Addendum in Appendix A of this document.

In 2006, with the announcement of Kia Automobile Manufacturing Plant locating in Troup County and with increasing requests for re-zonings to accommodate subdivision growth, it became necessary to look at the land use plan and other factors affecting the county. The adopted comprehensive plan had not been updated since 1993 through a series of extensions by the Georgia Department of Community Affairs, which extended the dates for updating the plan.

It was necessary for Troup County to start at the beginning and have public meetings and different forums to discuss the grass roots vision for Troup County. That process

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began by holding a facilitated meeting with the public to define what the public viewed as the issues and opportunities for the county.

This began a two-year process of amending the existing comprehensive plan and this is where we will start the complete update. The issues and opportunities are refined within the Community Agenda along with the goals and objectives used to provide guidance for the five-year short-term work program (implementation strategy). An annual update to the Short Term Work Program with progress reports on various items will keep local elected officials up to date on progress implementing stated strategies.

In 2006, HNTB, consultants hired by a joint venture between Troup County, City of LaGrange and the Georgia Department of Transportation completed the transportation element of this plan. Issues and opportunities in transportation are addressed by this plan and are addressed in detail by the Troup County Multi-Modal Transportation Plan that is made a part of this document by reference and is Appendix B of this document.

## **2.0 ISSUES AND OPPORTUNITIES**

### **2.1 Population**

#### Issues

- Providing services and housing for an unprecedented increase in population.
- Some older communities need revitalization.
- Providing housing for special needs populations.

#### Opportunities

- To promote the development of housing options that will fit both new residents and existing population including aging citizens, first time buyers and low to moderate-income buyers.

### **2.2 Economic Development**

#### Issues

- What is Troup County's policy on economic development?
- Lack of water system and sewer availability in the county limits the areas available for economic development.

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- Providing new industry and businesses with a skilled workforce from Troup County.
- Transportation network does not provide for good traffic flow and connectivity to major employers.
- Promoting the tourism opportunities of West Point Lake while lake levels continue to drop.
- Providing and promoting existing recreational and cultural opportunities to attract people to Troup County.

Opportunities

- Use existing excellent educational facilities to develop workforce and entrepreneurial endeavors.
- The availability of many tourism and recreational activities.
- Kia and associated supplier companies will bring economic development opportunities that would otherwise have been difficult to attract to the county.

**2.3 Housing**

Issues

- Lack of affordable housing for first time buyers, 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.
- Large number of foreclosures on housing mortgages.

Opportunities

- Variety of housing units ranging from lakeside residential to large acreage farmland.

- Troup County has the educational facilities to provide training to homebuyers and training for construction industry thus improving the standard of housing and fewer foreclosures.

## **2.4 Community Facilities**

### Issues

- Lack of county water system.
- Lack of county sewer availability.
- The existing transportation network connectivity does not provide for an easy flow of traffic to various areas of the county.
- Troup County needs public transportation system.
- With aging population Troup County needs to address social services for seniors.
- Need recreational and family entertainment activities for citizens such as a multi-use facility on West Point Lake.
- Need for additional fire fighting equipment such as trucks, equipment and personnel to accommodate projected population increase.
- Additional deputies for Sheriff's department along with equipment, vehicles and satellite stations throughout the county to accommodate projected population increase.
- Provide state-of-the-art educational facilities and teachers to raise the graduation rate among high school students.
- 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.
- Recreational opportunities of West Point Lake underutilized.
- Need additional library services and more funds to expand services for projected increase in population.
- Need for improved cable services.

- Need additional code enforcement personnel and building inspectors.

#### Opportunities

- Use existing community volunteers in more programs and activities.
- Develop cooperation between existing programs thus providing better and more varied activities for youth and seniors.
- Use existing transportation plan to implement strategies to improve road network and provide connectivity with alternative transportation options.
- Study water and sewer options for county and develop a strategy to implement systems that are feasible.
- Provide education for citizens on codes and ordinances.
- Develop recreational opportunities for West Point Lake.

## **2.5 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.
- Need county sewer options to lessen impacts from individual septic systems.
- Need county water systems to lessen impacts of individual wells on groundwater and aquifers.
- Erosion and sedimentation problems including runoff.
- Littering is problem for West Point Lake and all of Troup County.



- The county is losing historic and cultural areas and buildings.
- West Point Lake low water levels.
- Water conservation.
- Farmland and rural scenery are disappearing.
- Current development practices are not sensitive to natural and cultural resources.
- Natural and cultural resources are not being enhanced, improved and/or promoted.

### 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 county.
- Identify historic and cultural options regarding preservation of buildings and areas of importance.

## **2.6 Land Use**

### Issues

- Too many subdivisions developed with individual wells and septic tanks.
- Residential development is intruding into historically rural areas.
- Need county water system and sewer options in order to develop in designated areas with higher density and more open/green space.
- Present development regulations not adequate to control or manage growth.
- Environmentally sensitive areas not being considered in developments.
- No additional mobile home parks.

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- Existing land use regulations are not preserving rural character or giving developments any flexibility of design.
- Existing lot size regulations are not large enough for individual wells and septic tanks.
- Developments clear cutting trees.
- There is typically neighborhood opposition to new/innovative or higher density developments.
- Annexation of land with zoning not compatible with adjacent properties located in the unincorporated area.
- No coordination with cities regarding land use.
- Commercial and industrial development in inappropriate areas.

**Opportunities**

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

**2.7 Transportation****Issues**

- Not enough bike and pedestrian trails.
- There is no connectivity between developments and job opportunities.
- The road network is not promoting good traffic flow.
- There is too much congestion, especially along the east-west corridor.
- Maintenance of the roads.
- Need public transportation in some areas.
- Road network around new Kia plant insufficient for amount of people projected for roadway.

Opportunities

- Take advantage of all grants to establish bike and pedestrian trails that connect activity centers.
- Use transportation plan to address issues.

**2.8 Intergovernmental Coordination**

Issues

- There are frequent conflicts between our development plans and those of adjacent communities.
- There is little regional coordination and cooperation.
- We do not plan with adjacent communities for areas near mutual boundaries.
- We do not share plans or planning information with neighboring communities.
- We do not promote partnerships between local government and community stakeholder groups.

Opportunities

- Conduct coordinated planning meetings with adjacent municipalities.
- Promote partnerships with adjacent municipalities and counties in order to facilitate better communication.
- Share ideas about growth strategies and develop a coordinated plan for the future.

**3.0 ANALYSIS OF EXISTING LAND USE PATTERNS**

The analysis of existing land use and the subsequent information in the Community Agenda functions as a guide for county officials, both elected and appointed, and the general public, the development community, and other interested parties as to the ultimate pattern of development in the unincorporated county. 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 plan also

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supports and reflects economic development, housing, natural and cultural resources, community facilities and services, and transportation. Goals and policies of the Comprehensive Plan as stated in the Community Agenda are developed from the information and trends identified in the Community Assessment.

**3.1 EXISTING LAND USE**

The total land area of Troup County is 285,258 acres; 26,000 acres make up the land area of West Point Lake. Municipalities in Troup County include the Cities of Hogansville, LaGrange and West Point. These municipalities together have 33,337 acres of total land area. Unincorporated Troup County has 225,921 acres. The following information provides an inventory and assessment of the existing land uses in the unincorporated county.

Existing land use maps and data produced by windshield survey, area knowledge and examination of new aerial photography flown in February 2009 were used to produce the document. The following land use categories, as defined by the Georgia Department of Community Affairs, were used to identify the existing land use in unincorporated Troup County.

**3.1.1 Residential:** The predominant use of land within the residential category is for single-family dwelling units. There are no multi-family dwellings in the unincorporated county except for a few duplexes. Existing residential land uses are divided into the following density categories of one-acre minimum, two-acre minimum and five-acre minimum. The two and five acre categories are located in the northwestern quadrant of the county on the western side of West Point Lake where there are no services. However, the rest of the unincorporated county has a one acre minimum lot size.

There are 30,224 acres of land used for residential purposes in the unincorporated area that comprises 11.97% of the total land in the unincorporated county. These residential units are a combination of subdivisions and development along roadsides ranging from .75 acre to 10 acres and above.

**3.1.2 Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, and service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Commercial uses total 1,453 acres or .57% of the total unincorporated area.

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Commercial uses in Troup County vary in size and location. Some areas such as West Point Road (U.S. Hwy 29), Roanoke Road (State Route 109 West) and areas closer to the Cities of Hogansville, LaGrange and West Point have commercial strips with a wide variety of uses including convenience stores, auto repair, service stations, office and institutional, restaurants and various retail establishments. In the more rural areas of the county commercial uses include the same types of uses and are usually concentrated at intersections of county roads. Some commercial uses however are located along county roads in no certain pattern.

**3.1.3 Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, assembly operations, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

These uses total 485 acres or .19% of the total land area of the unincorporated area. One hundred forty-seven (147) acres of this industrial property is the Troup County landfill and accounts for 30% of the total industrial property in the county. There are two large industrial sites in the unincorporated area: the Pine Mountain and Duncan Stewart Milliken textile plants. Most other industrial uses in the unincorporated area are junkyards and pulpwood yards.

**3.1.4 Public/Institutional** This category includes certain state, federal or local government uses and institutional land uses. Government uses include city halls and government installations. Examples of institutional land uses include colleges, churches, cemeteries, hospitals. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly owned parks should be included in the Park/Recreation/Conservation category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the Commercial category.

Public/Institutional land totals 1,478 acres and accounts for .58% of land in unincorporated Troup County. There is not a significant portion of land in the county dedicated to public and institutional land uses. The hospital, government center, parks and schools located in the municipal limits of Hogansville, LaGrange and West Point should be included in their commercial, public/institutional and parks land use analysis.

**3.1.5 Transportation/Communications/Utilities:** This category includes such uses as power generation plants, railroad facilities, radio towers, public transit

stations, telephone switching stations, airports, port facilities or other similar uses.

There are 720 acres of land dedicated to roads, electrical utilities and radio towers in unincorporated Troup County. This represents .29% of the total land mass of the county.

**3.1.6 Park/Recreation/Conservation:** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers and similar uses.

There are 19,488 acres, or 7.70% of land mass is dedicated to parks, recreation and conversation in the unincorporated county; 18,779 of those acres belong to the U.S. Army Corps of Engineers and include parks and recreation areas associated with the West Point Lake shoreline. The lake itself is 26,000 acres and is not included in this total. The 18,779 acres does include the West Point Wildlife Management Area located in north Troup County.

A total of 509 acres or .22% of land is owned and operated by Troup County Parks and Recreation Department. This total does not reflect the number of acres for parks and recreation located inside the city limits of Hogansville, LaGrange or West Point. The various parks in the county are listed in the technical addendum in appendix A under Community Facilities.

**3.1.7 Agriculture/Forestry:** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Agriculture and forestry is the largest land use in unincorporated Troup County. These two land uses total 162,356 acres and comprise 64 % of the land area. Agricultural uses have shifted from traditional crop production to hay and livestock production. The heaviest concentration of farmland is in the southern portion of the county but there are farms throughout the county.

Forestry and agriculture are about the same in the number of acres. The largest concentration of forestry is in the northwestern portion of the county. The forest industry owns the bulk of the forested land but forest land is owned by private owners and some farmers.

**3.1.8 Undeveloped:** This category is for land not developed for a specific use or land that was developed for a particular use but that has been abandoned for that use. This category includes woodlands or pasture land (not in agricultural crop, livestock or commercial timber production), undeveloped portions of residential subdivisions and industrial parks, water bodies (lakes, rivers, etc.), and locations of structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

Existing land use in this category totals 37,153 acres. This includes the 26,000 acres of West Point Lake and is 14.7% of the existing land use.

Figure 1. Existing Land Use Map provides a generalized picture of how land in Troup County is currently being used. Table 1 lists the total estimated acreage of each of the land use categories illustrated on Figure 1.

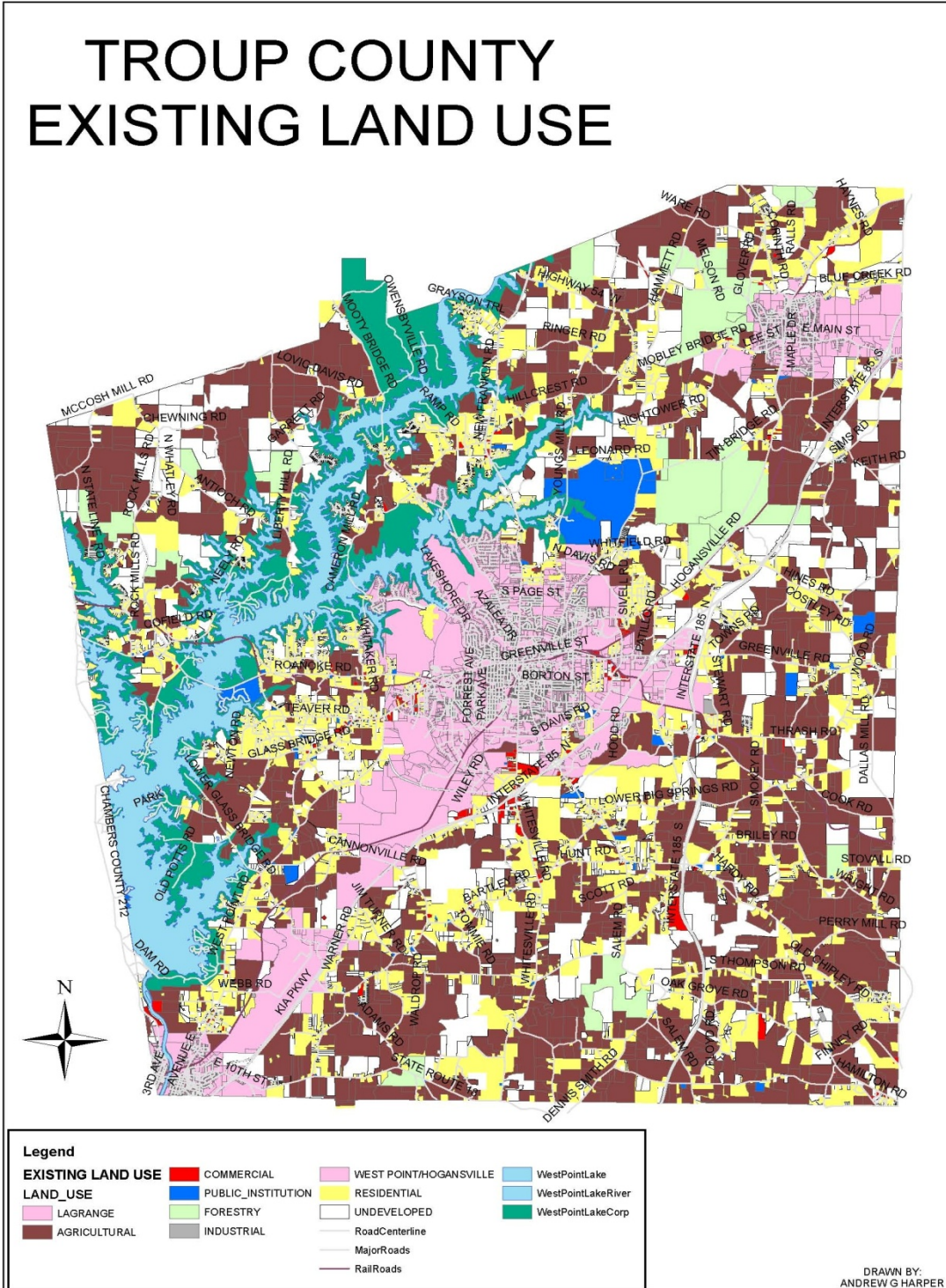


Figure 1. Existing Land Use Map



**Table 1. Existing Land Use**

| <b>EXISTING LAND USE UNINCORPORATED TROUP COUNTY</b> |                |                         |
|--|----------------|-------------------------|
| <b>LAND USE</b>                                      | <b>ACRES</b>   | <b>PERCENT OF TOTAL</b> |
| <b>Residential</b>                                   | 30,224         | 11.97%                  |
| <b>Commercial</b>                                    | 1,453          | 0.57%                   |
| <b>Industrial</b>                                    | 485            | 0.19%                   |
| <b>Public/Institutional</b>                          | 1,478          | 0.58%                   |
| <b>Transportation/Communications/Utilities</b>       | 720            | 0.29%                   |
| <b>Park/Recreation/Conservation</b>                  | 19,488         | 7.70%                   |
| <b>Agriculture/Forestry</b>                          | 162,356        | 64%                     |
| <b>Undeveloped</b>                                   | 37,153         | 14.70%                  |
| <b>TOTAL ACREAGE</b>                                 | <b>253,357</b> | <b>100.00%</b>          |

Original Source: Troup County Planning Department

**3.2 ASSESSING EXISTING LAND USE**

The existing land use in Troup County is a culmination of policy decisions made since the adoption of the first zoning ordinance in 1967. Troup County was ahead of its time by instituting zoning and subdivision regulations long before many other surrounding counties. However, updating the zoning ordinance did not happen until the mid 1970’s. Some of those regulations promoted sprawl. Another result of the out-of-date zoning and subdivision regulations is land developed as subdivisions on small acreages with individual well and septic tanks. As the county grows the demand for public water and sewer will increase. This increase in demand will require cooperation between Troup County and its municipalities to serve its citizens. Allowing decentralized sewer in areas close to existing infrastructure and discouraging growth in areas with no current services will reduce sprawl and maintain the rural character of the area.

With the announcement in 2006 of the Kia plant to be located in the City of West Point, the existing land use patterns are impacted greatly by speculative associated development. This has resulted in inflated land values that have increased market value for all properties.

Supplier companies that will locate in Troup County have increased dramatically the amount of land annexed by the City of West Point and the City of LaGrange for industrial and associated commercial development. This change in land use in the municipalities has impacted the existing land use patterns by locating commercial and industrial land adjacent to existing single family residential areas and some of the county's largest farms. This change in land use from the municipalities requires the county to examine its future plans for maintaining a rural character and accommodating the impact of traffic increases on county roads.

Updates in the zoning ordinance and future land use or character area map are essential in protecting the rural character and promoting growth toward the three municipalities.

### **3.3 EXISTING LANE USE PATTERNS**

Troup County had an agricultural based economy throughout most of the 19<sup>th</sup> century and well into the 20<sup>th</sup> century. This farm based society relied mainly on production of cotton, corn and livestock. Today, the county farms are livestock (cows and horses), hay production and forestry. The county no longer has any crop production except for hay and trees to harvest for pulpwood. Much of the forestry is located in the northwestern portion of the county, however forestry production may be found throughout the county. Individual farmers lie in the southeast portion of the unincorporated county. There is a mixture here of small and large acreage farms and there are two sod farms in the same area. Pastureland, hay production and livestock are the main uses of existing farms.

Troup County has always had a strong manufacturing base to provide jobs. Manufacturing began with the textile mills of Callaway and other entrepreneurs of the early 20<sup>th</sup> century. Even today, manufacturing is the second largest employer in the county.

Traditionally, land uses in the unincorporated county consisted primarily of single-family houses on large acreage tracts that were handed down from generation to generation and much of the residential development was along the roadside. Commercial development tended to be located in areas closest to residential development. Some commercial uses predate zoning and are legal nonconforming uses.

In the 1970s and 80s subdivisions on one or ¾ acre lots began developing north and west of the City of LaGrange due to the impoundment of West Point Lake and changed the traditional patterns of development. While this type of development provided more houses on less land, it also created an increase in the amount of individual septic systems and promoted sprawl. The manufacturing base also created additional demands to develop residential areas outside of municipal boundaries as people could afford to live outside the municipalities on

larger parcels. With the projected population increase, individual septic systems and wells are no longer providing adequate infrastructure.

From the 1990s to 2006, there was a steady increase in residential subdivision development that brought about more roads, commercial and utility uses and an increase in schools. This increase in community facilities has raised the costs of these services and resulted in a burden on residents to provide the funds for these higher costs. In 2006, the residents of Troup County passed a Special Purpose Local Option Sales Tax (SPLOST) to offset some of the cost of the road network. The county is also in the process of studying an impact fee program to assist with the cost of new development.

#### **4.0 AREAS REQUIRING SPECIAL ATTENTION**

The following areas require special attention due to their environmental or quality of life significance.

##### **4.1 WEST POINT LAKE**

West Point Lake is a vital resource for Troup County and the region. It not only provides the public water system for the City of LaGrange; its economic benefits bring in revenue and provide a beautiful setting for family entertainment. Fishing, boating, picnicking, swimming and a natural setting for trails are only some of the activities available to the citizens of the region.

It is vital that this area of the County be very carefully managed throughout the planning period in a way that is sensitive to maintaining water quality and the balance between development and preservation of a resource.

##### **4.2 SCENIC CORRIDOR along SALEM and DENNIS SMITH ROADS**

The southeastern portion of Troup County contains some of the most beautiful landscape in the region. Along Salem Road and Dennis Smith Road the viewshed is incredible and all possible measures should be used to preserve the quality of the corridor. Overlays should be put into place that limit development and maintain the historic and scenic value of the area.

##### **4.3 LONG CANE and MOUNTVILLE HISTORIC DISTRICTS**

These two historic areas will face development challenges in the future that require overlay districts to insure development is compatible with the surrounding historic structures.

**4.4 AREAS of RAPID DEVELOPMENT**

The area in and around the City of West Point is changing tremendously due to the construction of a Kia automobile plant. The plant and accompanying suppliers building here will cause a tremendous short and long-term growth to the City of West Point and surrounding unincorporated Troup County. This will change the appearance and development patterns drastically in the southwestern section of the county. The City of West Point and the unincorporated areas surrounding the city should be careful not to let development outpace the availability of services. The City of West Point and Troup County should coordinate development regulations to ensure quality development, protection of natural resources, provision of services and maintaining quality of life for existing and future residents.

The interstate provides a barrier between the industrial nature of the Kia facility and the rural landscape in the unincorporated county. While the county anticipates growth in this area and defines the area as suburban, it should be a gradual change that is sensitive to the existing land use pattern of rural farmland and low density residential. Zoning of annexed property in this area should consider compatibility with the surrounding unincorporated county property.

**4.5 ENVIRONMENTALLY SENSITIVE AREAS**

It is essential to protect and preserve groundwater recharge areas, wetlands, river corridors and water supply watersheds in the county. Regulations are in place to accomplish this, but close attention should be paid to any environmental changes or development that would adversely affect these environmentally sensitive areas.

Troup County meets the Part V Environmental Criteria requirements as the county has adopted Water Supply Watershed, Wetlands, Groundwater Recharge and River Corridor ordinances.

TMDL Implementation plans are complete for Long Cane Creek, Lee Branch, Dixie Creek, Troup Branch (a tributary of Long Cane Creek), Park Branch and Yellow Jacket Creek.

**4.6 REDEVELOPMENT AREAS**

Gateway Corridors – the following are corridors that lead into Troup County and its municipalities. These highways are heavily traveled and give visitors their first impression of the community. Some areas of these corridors need redevelopment and/or significant improvement. The sections needing improvement are indicated on the Areas Requiring Special Attention Map in Figure 2 and the Character Area Map Figure 3.

These corridors are:

- Hwy 109 from Alabama to Meriwether County has sections that need improvement and redevelopment.
- Hwy 29 South from LaGrange City limits to Marty Lane and from Webb Road to the West Point city limits.
- Hwy 219 south (Whitesville Road) from LaGrange city limits to the intersection with Bryant Road
- Hwy 27 south (Hamilton Road) from LaGrange city limits to Rosemont School Road.

#### **4.7 ABANDONED/CONTAMINATED AREAS**

- Abandoned landfill on Warner Road, this property is privately owned and is located very close to the I-85 interchange with Kia Boulevard.
- Closed landfill, next to existing C&D landfill on Parmer Road.

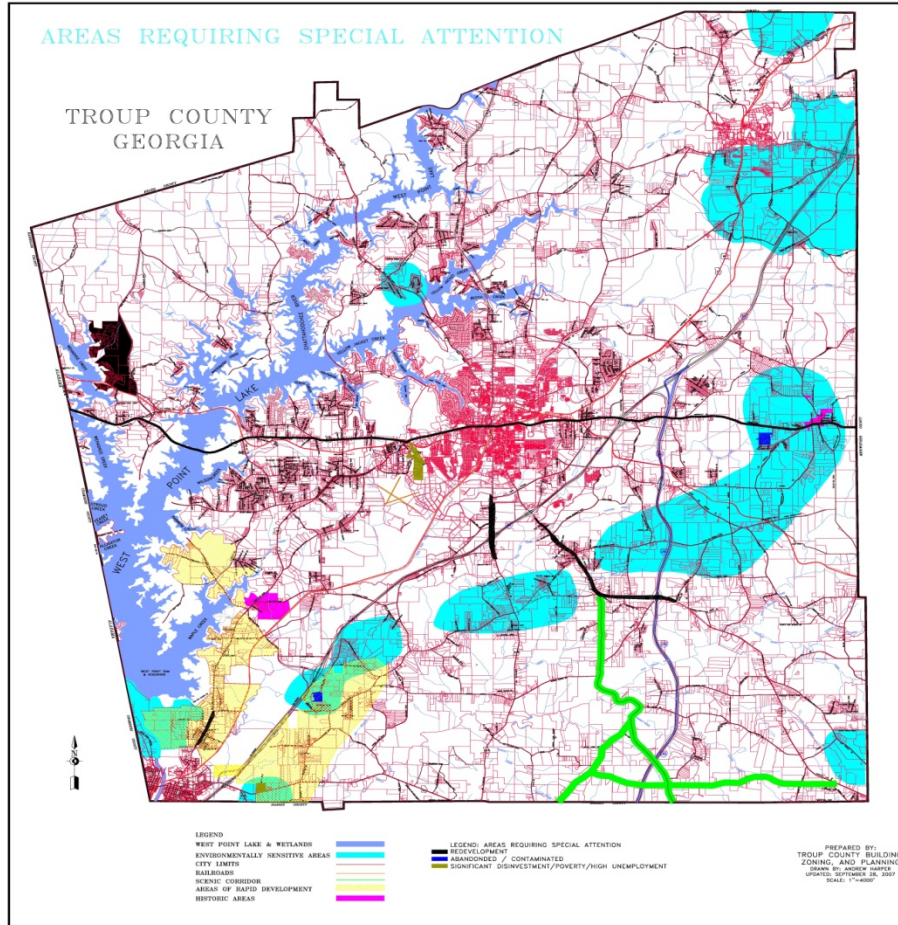
#### **4.8 INFILL AREAS**

- There are at present no areas in unincorporated Troup County that would qualify as infill areas. Infill development is usually limited to urbanized areas where services are available but not utilized. The majority of infill development is located in the municipalities of Troup County and is addressed their respective comprehensive plans.

#### **4.9 AREAS of SIGNIFICANT DISINVESTMENT/LEVELS of POVERTY/HIGH UNEMPLOYMENT**

- One area with significant disinvestment and levels of poverty is east of the City of West Point on Horseshoe Bend Court. This area is predominately very low income with high levels of unemployment
- Another area with high levels of poverty is located in an area on the Westside of LaGrange in an unincorporated island. The streets involved are Kight Circle, North Kight St, and Swanson Drive. Some assistance to this area has been accomplished with a Community Development Block Grant to install fire hydrants and larger water lines, but the area needs home rehabilitation.

Figure 1 Areas Requiring Special Attention



**5.0 CHARACTER AREAS**

The following areas have been identified through examination of existing land use and areas requiring special attention as character areas for Troup County.

**5.1 URBAN****Description:**

- These are areas identified by the City of LaGrange, City of West Point or City of Hogansville as the areas where sewer could be extended and water is already available.
- These areas also are the most likely areas to be annexed by a municipality in the next five years.
- These areas are already being built out without regard to open space or connectivity between developments.

**Development Strategy:**

- These areas should be developed with the highest residential density and the most intense commercial uses.
- Residential cluster development and mixed or multiple use developments should be encouraged to locate here with density bonuses of up to three units per acre for developments with decentralized sewer.
- In an area with no decentralized sewer or public water the lot size for residential should be no less than one unit per 1.5 acres.
- Any subdivision built in this area with individual septic systems should be reviewed carefully and the Troup County Health Department should have final approval on the lot size.
- Connectivity between developments should be required.

**5.2 SUBURBAN****Description:**

- This area is already somewhat developed with subdivisions on lots of one acre or less and has public water.

- Existing subdivisions lack greenspace and pedestrian facilities.
- Connectivity between existing subdivisions is limited.
- These areas are the most likely to be annexed by a municipality within the next five years.

**Development Strategy:**

- This area should be developed with decentralized sewer systems or extension of public sewer and public water. Residential cluster and mixed or multiple use developments (with open space and greenspace requirements) should be encouraged in this area.
- Subdivisions developed in this area with individual septic systems should be discouraged.
- Minimum lot size in this area is 1.5 acres with individual septic systems and individual wells.
- Any subdivision built in this area with individual septic systems should be reviewed carefully and the Troup County Health Department should have final approval on the lot size.
- Suburban areas along the eastern shoreline of West Point Lake should be required to develop a decentralized sewer system to protect water quality.
- Area should be primarily residential with less intense commercial uses (Limited Commercial) at designated intersections.

**5.3 LAKESIDE RESIDENTIAL**

**Description:**

- Areas along the north and eastern shoreline of West Point Lake.
- Some residential development already exists and is prime development land.

**Development Strategy:**

- Any development within 400 feet of the shoreline of West Point Lake should be required to build conservation subdivisions as outlined in the zoning ordinance. This would include decentralized sewer and a public water source.



*Community Assessment*

- Density bonus of three units per 1 acre allowed for developments that use decentralized sewer or public sewerage. Developments in this area should be served by public water from one of the three municipalities or community on site well.
- Lots using individual septic systems should have a minimum size of not less than 2 acres.

**5.4 RURAL LAKESIDE**

**Description:**

- Area along the western side of West Point Lake shoreline.
- The area is very rural with few services. No manned fire station, public water supply, sewer availability or extensive infrastructure.
- Pristine woodlands with very low density housing.
- Prime development land due to proximity to West Point Lake.

**Development Strategy**

- Any development should be carefully reviewed for adverse environmental impacts.
- Minimum lot size three acres.
- There should be no overall density allowance in this area.

**5.5 AGRICULTURAL RESIDENTIAL**

**Description**

- Very rural area with low density residential development and some small farms.
- Very few services with no public sewer in the next twenty year planning period.
- Public water available in some areas, but high density development should be discouraged. Decentralized sewer is not allowed in this area.

**Development Strategy**

- Recommended two-acre minimum lot size with individual well and septic system
- Discourage developers from this area and encourage development in suburban and urban areas.
- No overall density allowed.

**5.6 AGRICULTURAL**

**Description**

- Area where majority of active farmland or forestry now located.
- Very few services and very low density residential development.

**Development Strategy**

- Recommended minimum lot size five acres.
- No overall density allowed.
- Discourage developers from this area and encourage development in suburban and ex urban areas.

**5.7 COMMERCIAL**

**Description**

- Commercial areas should be further delineated as General, Neighborhood, Limited and Heavy
- Existing commercial areas are located throughout the county at intersections and in close proximity to infrastructure.

**Development Strategy**

- Area should be reviewed by the location of uses in other character areas. Intensity would be decided by proximity to water and sewer or the suitability of allowing decentralized systems.

- Surrounding existing land use patterns examined to determine the intensity of the commercial uses.
- Regulate intensity of uses by the road classifications. For example, an intersection of two state or federal highways may be able to support general commercial while an intersection of two county roads could support neighborhood commercial. The intersection of a county road and state or federal highway could support limited commercial. This strategy would take into account the existing infrastructure and the character of the surrounding properties.

**5.8 SENIC CORRIDORS**

**Description**

- Any area of the county containing a scenic viewshed

**Development Strategy**

- Overlay district that protects and preserves the viewshed.

**5.9 HISTORIC AREAS**

**Description**

- Areas of the county designated as historic by the Troup County Historical Preservation Committee or located on the National Register of Historic Places.

**Development Strategy**

- Overlay district that protects and preserves the area.

**5.10 CONSERVATION AREAS**

**Description**

- Areas containing U.S. Army Corps of Engineers land, public parks, and recreational facilities
- Environmentally sensitive areas

**Development Strategy**

- Develop regulations that protect and preserve these areas. This type of regulation is usually an overlay district.

### **5.11 SCENIC BYWAY**

#### **Description**

- Area designated a Scenic Byway by the Georgia Department of Transportation.
- Interstate 185 from the City of LaGrange to Columbus, Georgia.

#### **Development Strategy**

- No billboards along this route.
- Development overlay.

### **5.12 REDEVELOPMENT AREAS**

#### **Description**

Gateway Corridors – the following are corridors that lead into Troup County and its municipalities. These highways are heavily traveled and give visitors their first impression of the community. Some areas of these corridors need redevelopment and/or significant improvement. The sections needing improvement are indicated on the Areas Requiring Special Attention Map in Figure 2 and the Character Area Map Figure 3.

These corridors are:

- Hwy 109 from Alabama to Meriwether County has sections that need improvement and redevelopment.
- Hwy 29 South from LaGrange City limits to Marty Lane and from Webb Road to the West Point city limits.
- Hwy 219 south (Whitesville Road) from LaGrange city limits to the intersection with Bryant Road
- Hwy 27 south (Hamilton Road) from LaGrange city limits to Rosemont School Road.

**Development Strategy**

- Design and landscaping guidelines for new construction
- Design and landscaping guidelines for existing structures and parcels

**5.13 ABANDONDED/CONTAMINATED AREAS**

**Description**

- Abandoned landfill on Warner Road, this property is privately owned and is located very close to the I-85 interchange with Kia Boulevard.
- Closed landfill, next to existing C&D landfill on Parmer Road.

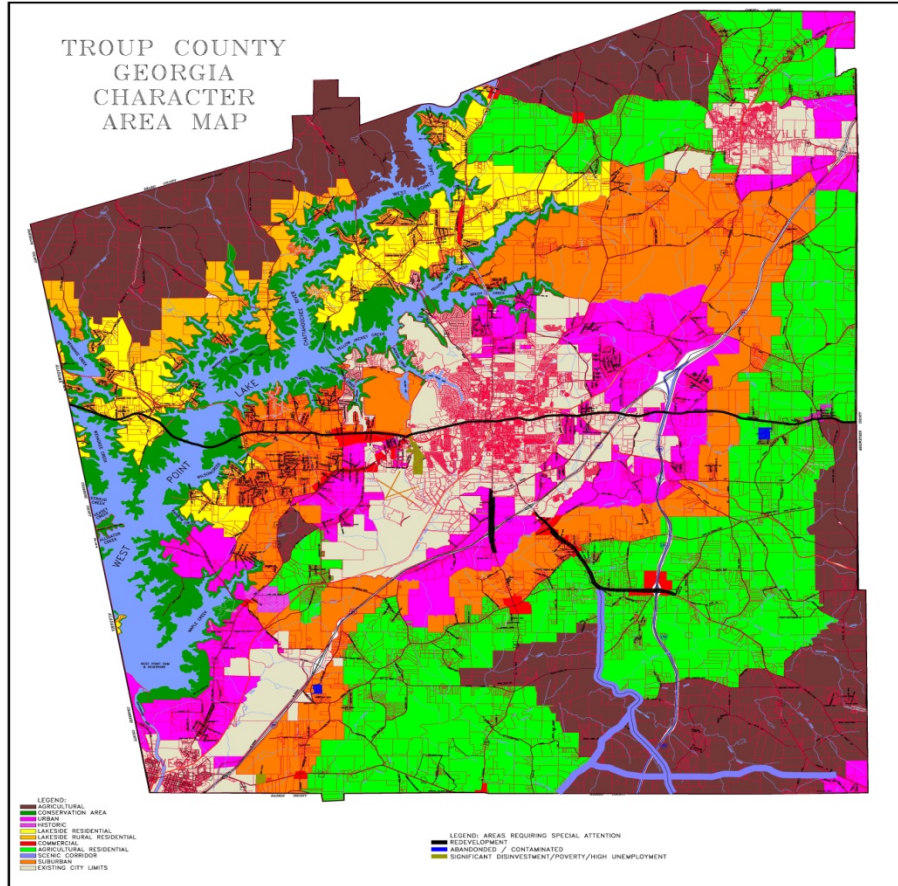
**Development Strategy**

- Develop guidelines for development in brownfields
- Incentivize developing abandoned properties.

**5.14 AREAS of SIGNIFICANT DISINVESTMENT/LEVELS of POVERTY/HIGH UNEMPLOYMENT**

- One area with significant disinvestment and levels of poverty is east of the City of West Point on Horseshoe Bend Court. This area is predominately very low income with high levels of unemployment
- Another area with high levels of poverty is located in an area on the Westside of LaGrange in an unincorporated island. The streets involved are Kight Circle, North Kight St, and Swanson Drive. Some assistance to this area has been accomplished with a Community Development Block Grant to install fire hydrants and larger water lines, but the area needs home rehabilitation.

Figure 2. Troup County Character Area Map



**6.0 ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES**

The following analysis of Quality Community Objectives lists the objective in italics and bold print. Troup County’s consistency with these objectives is shown non-bold print.

**6.1 DEVELOPMENT PATTERNS**

**6.1(a) 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.***

Troup County has very rural areas with no public water or sewer available for development. The county encourages development closer to municipal areas where services are available. Mixed uses and compact development are encouraged in areas where it is feasible to provide public water and decentralized or public sewer options. These areas have higher density to facilitate a streamlined development process. In these developments, we also encouraged connectivity to other developments and the provision of sidewalks on both sides of the street.

However, the county does not encourage compact development in active farmland or in areas where services are not available. Encouraging compact development with higher density in these areas only promotes sprawl and increases costs to local governments. In these areas, the development strategy is to limit the population. Increasing lot sizes and making development incentives closer to where services are available limits having large scale high density development where there is no access to other developments, shopping opportunities, schools, infrastructure or depending on an automobile to get to places that people need to access.

**6.1(b) 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 municipalities in Troup County encourage infill development in areas that are now vacant but have improvements.

6.1(c) 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.***

Troup County encourages the traditional downtown areas in the municipalities to maintain a focal point of the communities. This is evident in our Character Area Map by promoting higher density toward the town centers of Hogansville, LaGrange and West Point.

6.1(d) 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 the Troup County Multi-Modal Transportation Plan adopted in January 2007, bicycle routes for the county were identified and the implementation plan will have some projects to further the recommendations of this plan. There is also a project underway now in conjunction with the local bicycle club to identify with signage.

Other alternative transportation alternatives are discussed in the Joint Multi-Modal Transportation Plan.

Public transportation options are limited due to the cost of developing and maintaining the systems. However, there should be joint ventures between municipalities and the unincorporated county. This would be a long-range project for the planning period.

6.1(e) 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.***

Troup County contributes to the regional identity in several ways. Troup County is economically connected to the region by the locating of the Kia Automotive Plant in the City of West Point in Troup County. This plant will have a regional economic impact.

The region is also characterized by shared tourism projects including the Chattahoochee-Flint Heritage Highway and the newly designated Scenic Byway



that consists of Interstate 185 from the City of LaGrange to Williams Road in Columbus.

## 6.2 RESOURCE CONSERVATION

### 6.2(a) 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.***

Troup County has designated historic areas in the unincorporated areas. The Mountville district and the Long Cane district are two areas vital to historic preservation in the county. There is an active historic preservation commission that reviews developments located in these sensitive areas. We have development regulations in place to ensure that any development in or around these areas are in character with the historic nature of the neighborhood.

### 6.2(b) 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.***

Maintaining open space and preserving rural character of Troup County is a key element in the furtherance of the public interest. Troup County is revising its zoning ordinances to encourage open space preservation through limiting density in certain areas and fostering farmland preservation.

Conservation subdivisions are encouraged in areas that are in close proximity to existing cities with available infrastructure.

### 6.2(c) 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.***

Community Assessment

Troup County has adopted ordinances that are in compliance with Part V, Georgia Department of Natural Resources (DNR) environmental criteria. These ordinances are enforced and other sensitive areas are protected as well.

The county has an inventory of environmentally sensitive areas and enforces sedimentation and erosion control measures as required to protect rivers and streams.

Tree ordinances will be among the ordinance revisions.

A concept meeting is required prior to any preliminary plans being submitted for approval. It is at this time developers are instructed where the environmentally sensitive areas are on their plans and they may either leave these areas undisturbed or mitigate the disturbance.

Environmental sustainability is a vital issue identified by the citizens of Troup County during issues and opportunities discussions.

**6.3 SOCIAL AND ECONOMIC DEVELOPMENT**

**6.3(a) 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 Troup County Board of Commissioners. These ordinances are in keeping with accepted planning principles for preserving farmland and open space. They will also direct growth toward municipalities and limit densities in the areas of the county without infrastructure and other services.

**6.3(b) Employment Options**

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

Troup County has many 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.

The Kia plant will also bring a variety of job types to the region.

There are also jobs available in the educational field and service related jobs.

**6.3(c) Educational Opportunities**

There are many opportunities available for workforce training including West Georgia Technical College, the Kia training center and Opelika State Technical College in Opelika, Alabama, and Southern Union State Junior College in Valley and Wadley, Alabama. LaGrange College is 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 Troup County.

**6.4 GOVERNMENTAL RELATIONS**

**6.4(a) 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.***

Troup County and municipalities are beginning to work together 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.

Troup County is a member of the Three Rivers Regional Commission.

**6.4(b) 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.***

Troup County has a regional (countywide) transportation plan. It is an appendix to this document and included as Appendix B.

Troup County and municipalities are considering a regional planning commission to discuss and make recommend to local governments about land use decisions affecting the county.

**7.0 SUPPORTING ANALYSIS OF DATA AND INFORMATION****7.1 POPULATION**

The population in Troup County has increased 15% over the past twenty years. From 1950 to 1970 there was a steady 5% decrease in population. This trend stopped and from the 1970 to the 1980 census the population had risen 10%. The population in 2000 was 58,779, an increase of 5.6% from 1990. The increase in population is expected to continue through the twenty-year planning period, however, a faster rate. While over the last twenty years the population has increased, the percentage of increase has dropped from the 1980-1990 increase of 10% to the 2000 increase of 5.6%. The population density per square mile is 149.8.

Since May 2004, Troup County or one of its municipalities has filed a total of 12 Developments of Regional Impact (DRI). These are large scale projects that have the potential to affect the region, not just Troup County. Also, in February 2006, Kia Automotive announced plans to build a plant in the City of West Point with supporting supplier companies to be located within 50 miles of the plant. These two factors have impacted population projections and the projections show a marked increase in population estimates over the planning period. Because it is not yet known exactly where or how many supplier companies will locate in Troup County or the immediate vicinity, three possible scenarios for population estimates were developed. The complete tables for these numbers are located in the Community Data Assessment Technical Addendum Tables 1, 2, and 3.

- The first projection is based on past trends without looking at the DRIs or the impacts of the Kia plant or suppliers. That projection predicts a 2030 population of 71,943.
- The second projection is based on an assumption that 80% of the DRIs will be completed and does include impact from Kia but not suppliers. This projection predicts a 2030 population of 90,044. This scenario is used most often throughout this document when future population numbers are needed to make certain assumptions.
- The third projection is based on the assumption that all DRIs will be completed and includes Kia impact and supplier companies. This projection predicts a 2030 population of 103,413.

These projections make several assumptions that may or may not materialize. This fact makes it extremely vital that the projections are reviewed annually to validate the numbers.

**7.1.1 Households**

According to the *Georgia County Guide* there is an estimate of 26,180 total housing units for 2005 in Troup County. This is an increase of approximately 20% since 1980. The following are projections of average household size over the planning period.

**Table 2. Average Household Size- Low Growth**

| <b>Troup County: Average Household Size</b> |             |             |             |             |             |             |             |             |             |             |             |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Category</b>                             | <b>1980</b> | <b>1985</b> | <b>1990</b> | <b>1995</b> | <b>2000</b> | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> | <b>2030</b> |
| <b>Persons per household</b>                | 2.81        | 2.74        | 2.68        | 2.64        | 2.61        | 2.56        | 2.51        | 2.46        | 2.41        | 2.36        | 2.31        |

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

**Table 3. Average Household Size- Medium Growth**

| <b>Troup County: Average Household Size</b> |             |             |             |             |             |             |             |             |             |             |             |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Category</b>                             | <b>1980</b> | <b>1985</b> | <b>1990</b> | <b>1995</b> | <b>2000</b> | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> | <b>2030</b> |
| <b>Persons per household</b>                | 2.81        | 2.74        | 2.68        | 2.64        | 2.61        | 2.54        | 2.46        | 2.35        | 2.24        | 2.07        | 1.90        |

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

**Table 4. Average Household Size-High Growth**

| <b>Troup County: Average Household Size</b> |             |             |             |             |             |             |             |             |             |             |             |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Category</b>                             | <b>1980</b> | <b>1985</b> | <b>1990</b> | <b>1995</b> | <b>2000</b> | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> | <b>2030</b> |
| <b>Persons per household</b>                | 2.81        | 2.74        | 2.68        | 2.64        | 2.61        | 2.52        | 2.44        | 2.28        | 2.13        | 1.86        | 1.59        |

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

As noted by Table 1, 2 and 3 average household size is projected to decline as the population increases. With smaller household sizes and more people, the need for smaller housing will increase. Using the medium growth scenario, if the population in 2030 is 90,044 and the average household size is 1.90, there will need to be approximately 47,391.5 units available. The smaller household size may also mean a demand for smaller houses. Using any one of the three projections above indicates a decrease in average household size. For this reason, it may be beneficial for Troup County to maintain a smaller minimum housing size in order to accommodate the smaller houses of the future.

The average size of houses built in Troup County in 2006 was 2,012 square feet. According to the projections, the average household size in 2006 was approximately 2.54 (medium growth), a decrease from 2.61 by the 2000 Census. That translates to 792

square feet per person. Assuming this holds true for the planning period, the average house in 2030 would be 1,504 square feet. The county now has a minimum house size of 1000 square feet.

**7.1.2 Age Distribution**

**Table 5. Age Distribution Projection-Medium Growth**

| <b>Troup County: Population by Age</b> |             |             |             |             |             |             |             |             |             |             |             |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Category</b>                        | <b>1980</b> | <b>1985</b> | <b>1990</b> | <b>1995</b> | <b>2000</b> | <b>2005</b> | <b>2010</b> | <b>2015</b> | <b>2020</b> | <b>2025</b> | <b>2030</b> |
| <b>0 – 4 Years Old</b>                 | 3,830       | 4,082       | 4,334       | 4,295       | 4,256       | 4,416       | 4,576       | 4,815       | 5,055       | 5,414       | 5,774       |
| <b>5 – 13 Years Old</b>                | 7,509       | 8,017       | 8,525       | 8,963       | 9,400       | 10,109      | 10,818      | 11,882      | 12,946      | 14,541      | 16,137      |
| <b>14 – 17 Years Old</b>               | 3,404       | 3,026       | 2,647       | 2,682       | 2,717       | 2,459       | 2,202       | 1,815       | 1,429       | 849         | 270         |
| <b>18 – 20 Years Old</b>               | 2,559       | 2,521       | 2,482       | 2,443       | 2,404       | 2,346       | 2,288       | 2,201       | 2,113       | 1,983       | 1,852       |
| <b>21 – 24 Years Old</b>               | 3,523       | 3,395       | 3,267       | 3,133       | 2,998       | 2,801       | 2,604       | 2,309       | 2,014       | 1,571       | 1,128       |
| <b>25 – 34 Years Old</b>               | 7,703       | 8,218       | 8,733       | 8,361       | 7,989       | 8,096       | 8,204       | 8,364       | 8,525       | 8,767       | 9,008       |
| <b>35 – 44 Years Old</b>               | 4,941       | 6,476       | 8,010       | 8,366       | 8,722       | 10,140      | 11,558      | 13,685      | 15,811      | 19,002      | 22,192      |
| <b>45 – 54 Years Old</b>               | 4,940       | 5,043       | 5,145       | 6,581       | 8,017       | 9,171       | 10,325      | 12,056      | 13,786      | 16,383      | 18,979      |
| <b>55 – 64 Years Old</b>               | 5,029       | 4,898       | 4,767       | 4,821       | 4,875       | 4,817       | 4,760       | 4,673       | 4,586       | 4,456       | 4,326       |
| <b>65 and over</b>                     | 6,565       | 7,096       | 7,626       | 7,514       | 7,401       | 7,715       | 8,028       | 8,498       | 8,969       | 9,674       | 10,379      |

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

Table 4 indicates the majority of the population will be persons over 44 years of age at the end of the planning period (2030). This is in line with state and national numbers. An aging population is attributed to longer life expectancy and baby boomers.

The median age in Troup County is 34.3 years old.

The table also indicates a drastic decline in persons 14-17 with an increasing number of persons 5-13. Declining populations of teens and young adults indicate people leaving the county during prime work ages and returning to retire. With the new industries coming to Troup County, mainly Kia and its supplier companies, this trend should slow down and there should be an increase in population in this age category.

7.1.3 Racial Composition

Table 6. Racial Composition Projection-Medium Growth

| Troup County: Racial Composition        |        |        |        |        |        |        |        |        |        |        |        |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Category                                | 1980   | 1985   | 1990   | 1995   | 2000   | 2005   | 2010   | 2015   | 2020   | 2025   | 2030   |
| White                                   | 34,185 | 36,322 | 38,458 | 38,567 | 38,676 | 40,360 | 42,044 | 44,570 | 47,097 | 50,886 | 54,675 |
| Black or African American alone         | 15,633 | 16,164 | 16,694 | 17,714 | 18,734 | 19,897 | 21,060 | 22,804 | 24,548 | 27,165 | 29,781 |
| American Indian and Alaska Native alone | 24     | 40     | 56     | 76     | 95     | 122    | 148    | 188    | 228    | 288    | 348    |
| Asian or Pacific Islander               | 130    | 209    | 288    | 332    | 375    | 467    | 559    | 697    | 834    | 1,041  | 1,248  |
| other race                              | 31     | 36     | 40     | 470    | 899    | 1,225  | 1,550  | 2,038  | 2,527  | 3,259  | 3,991  |

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

The White population increased 11.7% from 1980 to 2000. The Black or African American population increased 16.6% during the same time-period. According to the projection using medium growth scenario the White and Black populations will increase 26.2% and 33.2% respectively.

Table 7. Hispanic Composition Projection-Medium Growth

| Troup County: Hispanic Ethnic Composition |      |      |      |      |       |       |       |       |       |       |       |
|---|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|
| Category                                  | 1980 | 1985 | 1990 | 1995 | 2000  | 2005  | 2010  | 2015  | 2020  | 2025  | 2030  |
| Persons of Hispanic origin                | 412  | 351  | 289  | 647  | 1,004 | 1,152 | 1,300 | 1,448 | 1,596 | 1,744 | 1,892 |

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

The Hispanic population has increased by 59% from 1980 to 2000. The projected increase in the Hispanic population through the planning period is 39.2%. The Hispanic

population will have the highest percentage increase in population over the planning period.

**7.1.4 Educational Attainment**

High School graduates in Troup County have increased 48.1% from 1980 to 2000 Census. There has also been 43.3% increase in persons attaining a graduate or professional degree.

The graduation rate in 2006-2007 school years was a low 69.7%. This number needs to increase in order for the county to keep pace with technology and white collar job opportunities.

**6.2 Income**  
The mean household income in 2000 for Troup County is \$46,062.00. This is a 32% increase from 1990. This increase is attributed to more two income families and an increase in white collar jobs.

The per capita income has increased by 67.8% since 1980.

**7.2 Economic Development**

The following is an inventory and analysis of the economic base of Troup County and its labor force's future likely trends.

**7.2.1 Economic Base and Trends**

The purpose of conducting an economic base analysis is to determine the strengths and weaknesses of a local economy, to determine its development potential, and to serve as a guide to public decision-making.

Troup County has a strong economic base. There has been a large contingent of manufacturing jobs with above minimum wage salaries for many years. With the advent of the Kia plant and accompanying suppliers, it appears that the economic future for Troup County is bright. However, it is good to diversify economic opportunities. Therefore, it is important for Troup County to continue to market itself to other sectors of employment besides manufacturing. The county and its municipalities have abundant quality of life advantages and educational resources to attract higher technology companies with higher wages for citizens and the surrounding region.

Commuting patterns also indicate that there are more people coming into Troup County to work than are leaving to work elsewhere. This is an indicator of a strong economic base.

**7.3 Housing**



**Community Assessment**

The Census data inventory of housing in Troup County does not appear to be accurate. The units of housing as listed in the municipalities do not add up to the total number of units in the county. It is critical for the county to conduct a housing assessment as soon as possible to evaluate an accurate number of houses needed over the planning period.

The estimated housing units needed over the planning period are 47,391. According to Census data the current number of houses in Troup County is 23,824. This means that the county will need an additional 23,567 units. This is nearly double what is currently available for the population. The county should provide a variety of housing options including multi-family, affordable and special needs housing for the increase in population.

## **7.4 Community Facilities**

Water and Sewer - Providing water and sewer services to the citizens of Troup County is vital to ensure a planned, balanced community. Growth is obviously coming to the county much faster than anticipated in previous years. Even before the announcement of the Kia plant locating in the City of West Point, there were indicators of growth occurring in the area.

Working with the municipalities in the county to provide water and allowing decentralized sewer systems is a critical step toward meeting needs and structuring growth to maintain the rural nature of the county. Locating growth toward the municipalities will aid the county in its efforts to be consistent with the State Planning Goals and Objectives.

Solid Waste- Troup County has an adopted Solid Waste Management Plan approved in 2008. It is a part of this document as Appendix C.

Parks and Recreation - A complete listing of recreation facilities in Troup County is located in Appendix A of this document. While there appears to be adequate recreational facilities in the county there does appear to be a need for additional entertainment venues for families to enjoy.

Public Safety - Due to the construction of the Kia Automotive plant in West Point the Troup County Fire Department is reviewing the location of fire stations and redistributing as necessary. The County has adopted an impact fee to improve the fire, police, library and recreational services of the county. These fees are set to take effect on July1, 2010, but because of the downturn in the economy and the slowdown of new single-family construction the commissioners may decide to postpone the start of collecting the fees.

Troup County has an adopted Service Delivery Strategy and there are no inconsistencies. The service delivery strategy was reviewed and there are no changes to the existing agreement.

### **7.5 Intergovernmental Cooperation**

There is a real need for the municipalities and unincorporated Troup County to cooperate on land use issues. The cities and county realize the importance of working together in planning issues. A joint review board for rezoning of property adjacent to county property would alleviate some problems that now exist when considering zoning of annexed property and the land use of property adjacent to political boundaries.

### **7.6 Natural Resources**

Protecting and preserving natural resources is of great consequence to Troup County citizens and elected officials. To achieve environmental sustainability, an environmental action plan should be developed in the immediate future. This is a chief element in becoming good stewards of finite resources.

Maintaining rural farmland is a main goal of the character areas identified in this plan. Another reason for maintaining green space or the rural areas of the county is to protect and preserve wildlife habitats.

The county is also examining the LEEDS principles of building homes in order to incorporate building standards that conform to environmentally wise standards.

The Troup County Archives is a very active part of preserving, identifying and protecting historic and cultural resources. The character area map shows historic areas that will be protected by an overlay district designed to insure that future development is consistent with the existing historic areas.

Troup County is also in compliance with all environmental criteria including groundwater recharge areas, wetlands, water supply watersheds and river corridor protection.

### **7.7 Transportation**

Troup County 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.

## **8.0 CONCLUSION**

This assessment is the culmination of information gathered through the U.S. Census Bureau, the Georgia Department of Community Affairs, local knowledge, the Georgia Department of Natural Resources and many citizens of Troup County who have diligently assisted with the gathering of needed information.

The Community Agenda portion of this plan will detail implementation strategies, timetables and cost estimates, policies and goals and strategies that take into account citizen comments and reviews of the assessment and technical addendum.