

DRAFT

CITY OF HOGANSVILLE 2010-2030 COMPREHENSIVE PLAN



TECHNICAL ADDENDUM

prepared by:

Three Rivers Regional Commission

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Technical Addendum

This Technical Addendum provides supporting data for the Hogansville 2010-2030 Comprehensive Plan. The purpose of this document is to help residents learn about their community through the use of socio-economic and demographic data. Data can challenge myths and misconceptions. It can also confirm local wisdom.

This data represents the changes taking place in Hogansville and the Troup County area. Unless otherwise specified, the data source throughout this analysis is the US Census Bureau. In many instances, the changes will parallel the changes taking place in the immediate region as well as the entire state. Historic changes provide a foundation for planning and decision-making. They also help us project the character of future development.

Section One Hogansville Population Data

Total Population

**Table P-1
Hogansville Total Population, 1980-2000**

Hogansville City: Total Population			
Category	1980	1990	2000
Total population	3,362	2,976	2,774
Male population	NA	1,335	1,250
Female population	NA	1,641	1,524

Source: U.S. Census Bureau (SF1)

Figure P-1 – Hogansville Total Population, 1980-2000

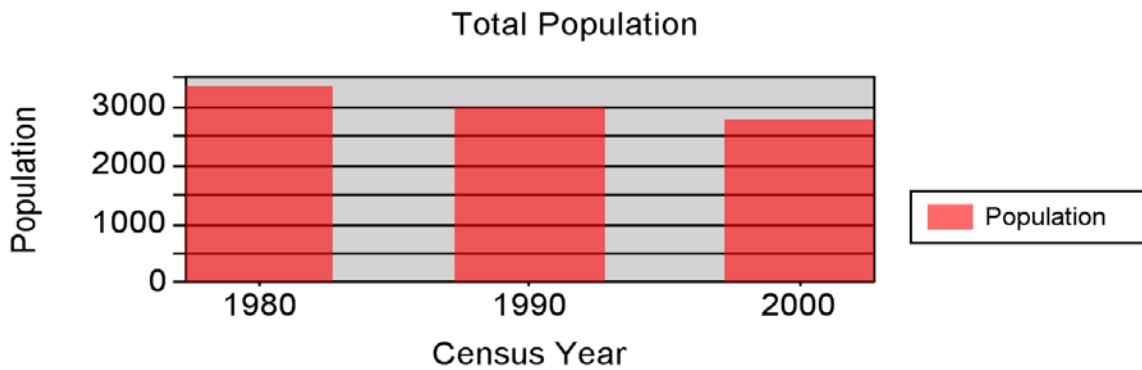


Table P-2 – Population Growth, 1990-2000, Hogansville, Georgia and US

Total Population Growth Comparison	Georgia	United States	Hogansville
1990 population	6,478,216	248,032,624	2,976
2000 population	8,186,453	281,421,920	2,774
Increase in population	1,708,237	33,389,296	-202
Growth between 1990 and 2000	26.37%	13.46%	-6.79%

Source: US Bureau of Census

Table P-3 – Hogansville Population Projections to 2030

Hogansville city: Population Projections											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total population	3,362	3,169	2,976	2,875	2,774	2,862	2,950	3,950	4,850	5,000	5,050

Sources: U.S. Bureau of Census 2000, Hogansville City Manager 2008, Chattahoochee-Flint Regional Development Center 2008

Table P-4 – 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

Total Population Analysis:

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 Data

Age Distribution

Table P-5 – 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)

Figure P-2 – Hogansville Year 2000 Age Distribution

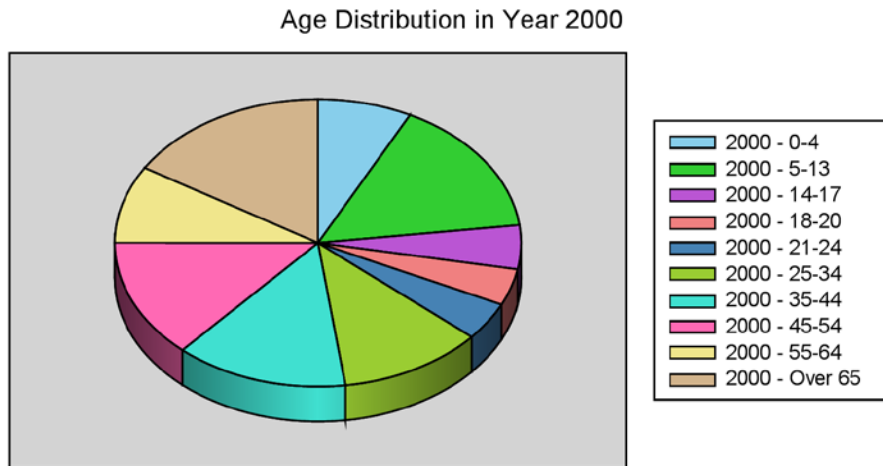


Table P-6 – Year 2000 Age Distribution – Hogansville, GA and US

Age Distribution Comparison	Hogansville	Georgia	United States
0-4 years old	7.5%	7.27%	6.81%
5-13 years old	15.50%	14.94%	13.06%
14-17 years old	4.94%	7.42%	4.28%
18-20 years old	4.11%	4.53%	4.35%
21-24 years old	4.29%	5.71%	5.30%
25-34 years old	11.50%	15.87%	14.18%
35-44 years old	13.77%	16.53%	15.65%
45-54 years old	13.41%	13.19%	13.39%
55-64 years old	8.72%	8.08%	8.63%

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

Age Distribution Analysis:

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.

Hogansville Population Data

Race and Ethnicity

Table P-7 – Hogansville Racial Composition, 1980-2000

Racial Composition Trend	1980	1990	2000
White Alone	1969	1763	1530
Black or African American Alone	1392	1210	1199
American Indian and Alaskan Native Alone	0	2	5
Asian or Pacific Islander	1	1	13
Other Race	0	0	27

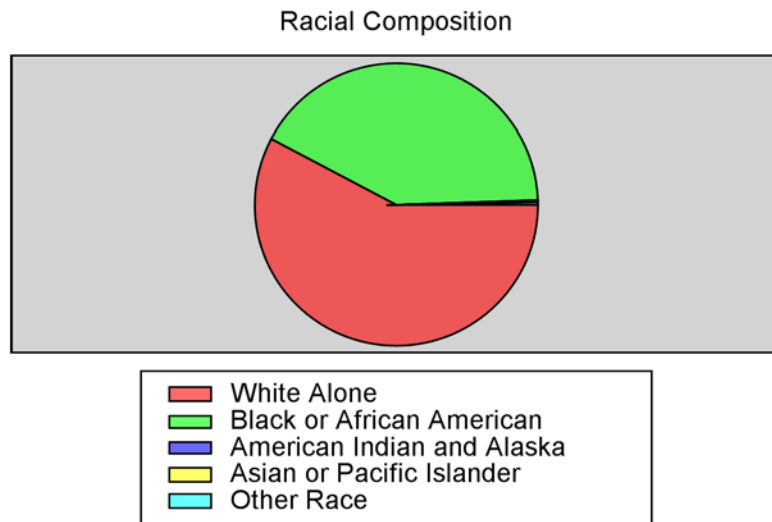
Source: U.S. Bureau of the Census (SF1)

Table P-8 – Year 2000 Racial Composition – Hogansville, GA and US

Racial Composition Comparison	Hogansville	Georgia	United States
White Alone	55.16%	65.07%	75.14%
Black of African American Alone	43.22%	28.70%	12.32%
American Indian and Alaska Native Alone	0.18%	0.27%	0.88%
Asian or Pacific Islander	0.47%	2.12%	3.64%
Other Race	0.97%	3.84%	8.03%

Source: U.S. Bureau of the Census 2000 (SF1)

Figure P-3 – Hogansville Year 2000 Racial Composition



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

Table P-9 – Hogansville Hispanic Trend, 1980-2000

Hispanic Trend	1980	1990	2000
Persons of Hispanic Origin	39	14	16

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

Table P-10 – Year 2000 Hispanic Composition – Hogansville, GA and US

Hispanic Population Comparison	Hogansville	Georgia	United States
2000 population	2774	8,186,453	281,421,920
Hispanic Population	16	435,227	35,305,818
Percent Hispanic	0.58%	5.32%	12.55%

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

Race and Ethnicity Analysis:

The racial composition of Hogansville has remained fairly constant over the past decades. All races and ethnicities have been declining each decade, which is consistent with the total population decline of the City. This is in contrast to the State of Georgia and the United States, who have both seen a surge in the Hispanic population in the past few decades. Since there is no specific racial category increasing, there would seem to be no reason for the community to find specific needs at this time.

Hogansville Population Data

Income

Table P-11 – Hogansville Mean Household Income, 1990-2000

Mean Household Income Trend, City of Hogansville	1990	2000
Income, \$ per year	22,206	33,364

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table P-12 – Year 2000 Mean Household Income Composition – Hogansville, GA and US

Mean Household Income Comparison	Hogansville	Georgia	United States
Income, \$ per year	33,364	80,077	56,675

Source: U.S. Census Bureau, Census 2000 Summary File 1

Figure P-4 – Hogansville Mean Household Income, 1990-2000

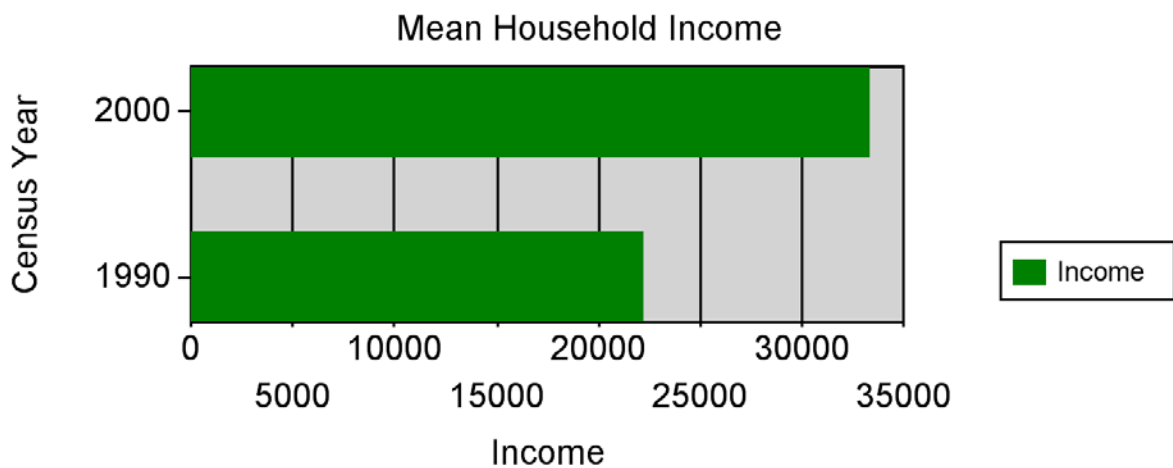


Table P-13 – Hogansville Per Capita Income, 1990-2000

Per Capita Income Trend	1990	2000
Per Capita Income	8,832	12,592

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table P-14 – Year 2000 Per Capita Income – Hogansville, GA and US

Per Capita Income Comparison	Hogansville	Georgia	United States
Per Capita Income	12,592	21,154	21,587

Source: U.S. Census Bureau, Census 2000 Summary File 1

Income Analysis:

In general, Hogansville's income levels are much lower than Georgia's and the United States'. This can be accounted for by the city having a majority population lacking in education levels and employment opportunities.

Hogansville's income levels have lost ground in comparison to the state over the last 20 years. This might be explained by companies choosing to locate elsewhere in the state. In addition, many working adults may have moved to other areas of the state, where higher paying jobs are located.

Section Two

Hogansville Economic Development

Table E-1 – Hogansville Economic Base, 1980-2000

Employment by Industry Trend	1980	1990	2000
Total Employed Civilian Population	1191	1199	1140
Agriculture, Forestry, Fishing, hunting & mining	9	17	10
Construction	93	103	158
Manufacturing	536	478	273
Wholesale Trade	42	40	17
Retail Trade	NA	157	167
Transportation, warehousing, and utilities	7	72	65
Information	131	0	6
Finance, Insurance, & Real Estate	34	30	26
Professional, scientific, management, administrative, and waste management services	28	22	58
Educational, health and social services	56	143	183
Arts, entertainment, recreation, accommodation and food services	115	0	71
Other Services	59	91	31
Public Administration	81	46	75

Figure E-1 – Year 2000 Hogansville Employment by Industry

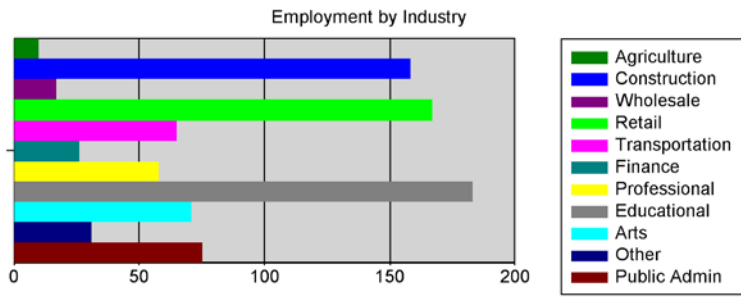


Table E-2 – Hogansville Employment by Industry, 1980-2000

Employment by Industry Trend Percent	1980	1990	2000
Total Employed Civilian Population	100%	100%	100%
Agriculture, Forestry, Fishing, hunting & mining	0.76%	1.42%	0.88%
Construction	7.81%	8.59%	13.86%
Manufacturing	45.00%	39.87%	23.95%
Wholesale Trade	3.53%	3.34%	1.49%
Retail Trade	0.00%	13.09%	14.65%
Transportation, warehousing, and utilities	0.59%	6.01%	5.70%
Information	11.00%	0.00%	6.23%
Finance, Insurance, & Real Estate	2.85%	2.50%	2.28%
Professional, scientific, management, administrative, and waste management services	2.35%	1.83%	5.09%
Educational, health and social services	4.70%	11.93%	16.05%
Arts, entertainment, recreation, accommodation and food services	9.66%	0.00%	6.23%
Other Services	4.95%	7.59%	2.72%
Public Administration	6.80%	3.84%	6.58%

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table E-3 – Year 2000 Employment by Industry – Hogansville, GA and US

Employment by Industry (Year 2000) Comparison	Hogansville	Georgia	United States
Total Employed Civilian Population	100%	100%	100%
Agriculture, Forestry, Fishing, hunting & mining	0.88%	1.39%	1.87%
Construction	13.86%	7.94%	6.78%
Manufacturing	23.95%	14.81%	14.10%
Wholesale Trade	1.49%	3.86%	3.60%
Retail Trade	14.65%	11.97%	11.73%
Transportation, warehousing, and utilities	5.70%	6.02%	5.20%
Information	0.53%	3.53%	3.08%
Finance, Insurance, & Real Estate	2.28%	6.54%	6.89%
Professional, scientific, management, administrative, and waste management services	5.09%	9.44%	9.30%
Educational, health and social services	16.05%	17.59%	19.92%
Arts, entertainment, recreation, accommodation and food services	6.23%	7.15%	7.87%
Other Services	2.72%	4.74%	4.87%
Public Administration	6.58%	5.03%	4.79%

Source: U.S. Census Bureau, Census 2000 Summary File 1

Economic Base Analysis:

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.

Hogansville Economic Development Data

Labor Force

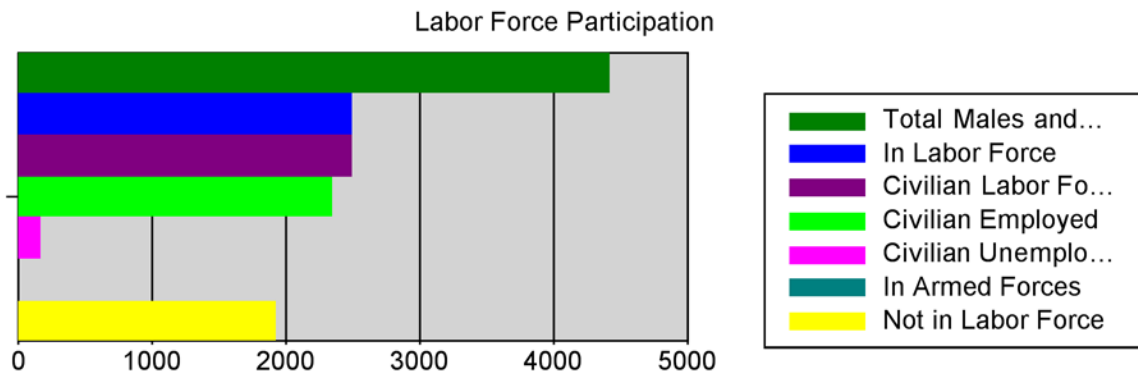
Table E-4 – Hogansville Labor Force Participation, 1990-2000

Labor Force Participation, Hogansville	1990	2000
Total Males and Females	2309	2113
In Labor Force	1262	1237
Civilian Labor Force	1262	1237
Civilian Employed	1199	1140
Civilian Unemployed	63	97
In Armed Forces	0	0
Not In Labor Force	1047	876
Total Males	969	1031
Male in Labor Force	601	630
Male Civilian Labor Force	601	630
Male Civilian Employed	580	577
Male Civilian Unemployed	21	53
Male in Armed Forces	0	0
Male Not in Labor Force	368	401

Total Females	1340	1082
Female in Labor Force	661	607
Female Civilian Labor Force	661	607
Female Civilian Employed	619	563
Female Civilian Unemployed	42	44
Female in Armed Forces	0	0
Female Not in Labor Force	679	475

Source: U.S. Census Bureau, Census 2000 Summary File 1

Figure E-2 – Hogansville Year 2000 Labor Force Participation



Source: U.S. Census Bureau, Census 2000 Summary File 1

Table E-5 – Hogansville Labor Force by Place of Work, 1990-2000

Labor Force by Place of Work Trend	1990	2000
Total Population	2976	2774
Worked in State of Residence	1178	1140
Worked in County of Residence	471	271
Worked outside County of Residence	707	869
Worked outside State of Residence	0	0

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table E-6 – Hogansville Personal Income by Type, 1990-2000

Personal Income by Type Trend	1990	2000
Total Income	26,092,123	36,666,500
Aggregate wage or salary income for households	18,007,573	28,389,800
Aggregate other types of income for households	701,642	571,300
Aggregate self employment income for households	331,574	1,026,500
Aggregate interest, dividends, or net rental income	909,163	265,200
Aggregate social security income for households	3,656,581	3,389,700
Aggregate public assistance income for households	721,798	933,600
Aggregate retirement income for households	1,763,792	2,090,400

Source: U.S. Census Bureau, Census 2000 Summary File 1

Table E-7 – Year 2000 Personal Income by Type – Hogansville, GA and US

Personal Income by Type Comparison	Georgia	Hogansville
Total Income	100%	100%
Aggregate wage or salary income for households	78.24%	77.43%
Aggregate other types of income for households	1.70%	1.56%
Aggregate self employment income for households	5.60%	2.80%
Aggregate interest, dividends, or net rental income	5.27%	0.72%
Aggregate social security income for households	4.04%	9.24%
Aggregate public assistance income for households	0.00%	2.55%
Aggregate retirement income for households	4.57%	5.70%

Source: U.S. Census Bureau, Census 2000 Summary File 1

Figure E-3 – United States Unemployment Rates by County, March 2009 - February 2010

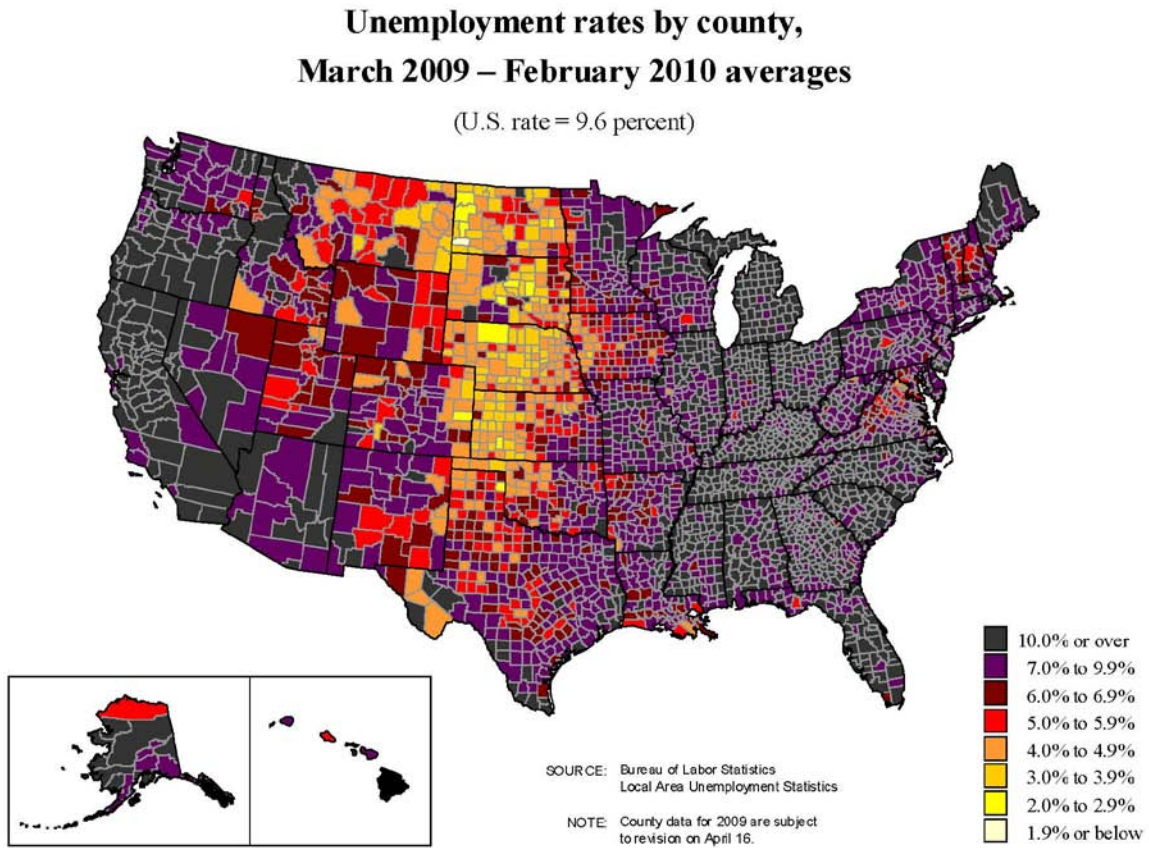


Table E-8 – Year 2000 Work Commute Comparison – Hogansville, GA and US

Commuting to Work	Hogansville		Georgia		United States	
	#	%	#	%	#	%
Workers 16 years and over	2,150	100.0	3,832,803	100.0	128,279,228	100.0
Car, truck, or van—drove alone	1,535	71.4	2,968,910	77.5	97,102,050	75.7
Car, truck, or van--carpooled	489	22.7	557,062	14.5	15,634,051	12.2
Public transportation	0	0.0	90,030	2.3	6,067,703	4.7
Walked	26	1.2	65,776	1.7	3,758,982	2.9
Other Means	38	1.8	42,039	1.1	1,532,219	1.2
Worked at home	62	2.9	108,986	2.8	4,184,223	3.3
Mean travel time to work	28.5	x	27.7	x	25.5	x

Source: U.S. Census Bureau, Census 2000 Summary File 3

Table E-9 – Year 2000 Occupations – Hogansville, GA and US

Occupation (2000)	Hogansville		Georgia		United States	
	#	%	#	%	#	%
Employed civilian population 16 yrs and older	2,163	100.0	3,839,756	100.0	129,721,512	100.0
Management, professional, and related occupations	401	18.5	1,255,959	32.7	43,646,731	33.6
Service occupations	361	16.7	514,241	13.4	19,276,947	14.9
Sales and office occupations	475	22.0	1,028,240	26.8	34,621,390	26.7
Farming, fishing, and forestry occupations	26	1.2	24,489	0.6	951,810	0.7
Construction, extraction, and maintenance occupations	366	16.9	415,849	10.8	12,256,138	9.4
Production, transportation, and material moving occupations	534	24.7	600,978	15.7	18,968,496	14.6

Source: U.S. Census Bureau, Census 2000 Summary File 3

Table E-10 – Hogansville Year 1990 Occupations

Occupation (1990)	Hogansville	
	#	%
TOTAL	1199	100
Management, professional, and related occupations	266	22.2
Service occupations	278	23.2
Sales and office occupations	538	44.8
Farming, fishing, and forestry occupations	17	1.4
Construction, extraction, and maintenance occupations	203	16.9
Production, transportation, and material moving occupations	779	65.0

Source: US Census 1990

Labor Force Analysis:

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, including three weeks of paid vacation that start at time of hire. These jobs are non-Union.

Hogansville Economic Development Data

Economic Resources/ Educational Attainment

Table E-11 – Hogansville Educational Attainment, 1980-2000

Educational Attainment - Hogansville	1980	1990	2000
Less than 9 th grade	950	582	210
9 th to 12 th grade	481	440	529
High School Graduate (Includes Equivalency)	354	636	547
Some College (No Degree)	188	142	291
Associate Degree	0	58	28
Bachelor's Degree	54	90	112
Graduate or Professional Degree	46	17	48

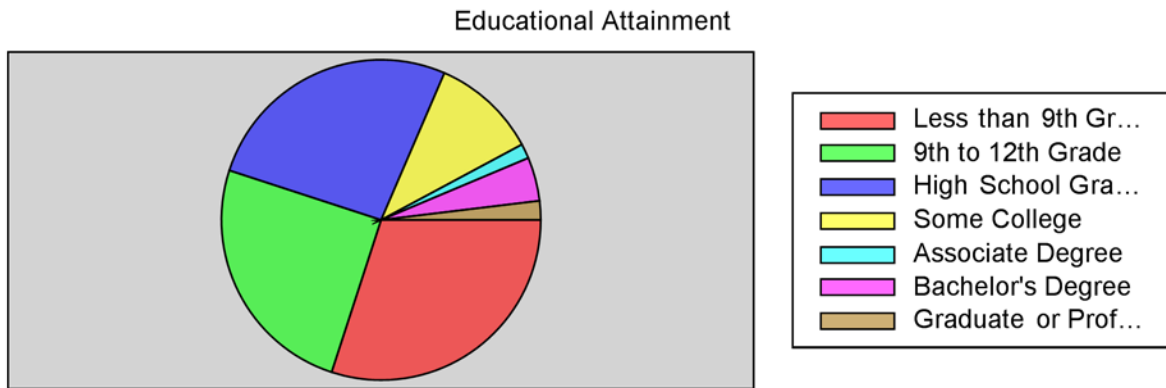
Source: U.S. Census Bureau, Census 2000 Summary File 1

Table E-12 – Year 2000 Educational Attainment – Hogansville, GA and US

Educational Attainment	Hogansville	Georgia	United States
Less than 9 th grade	11.90%	7.54%	7.55%
9 th to 12 th grade	29.97%	13.86%	12.05%
High School Graduate (Includes Equivalency)	30.99%	28.71%	28.63%
Some College (No Degree)	16.49%	20.40%	21.05%
Associate Degree	1.59%	5.19%	6.32%
Bachelor's Degree	6.35%	16.01%	15.54%
Graduate or Professional Degree	2.72%	8.30%	8.86%

Source: U.S. Census Bureau, Census 2000 Summary File 1

Figure E-4 – Hogansville Year 2000 Educational Attainment



Source: Georgia Department of Community Affairs, US Census 2000

Table E-13 – Year 2000 Educational Attainment -- Coweta, Heard and Meriwether Counties

Educational Attainment	Coweta County	Heard County	Meriwether County
Less than 9 th grade	6.03%	12.55%	12.07%
9 th to 12 th grade	12.13%	21.54%	22.20%
High School Graduate (Includes Equivalency)	32.96%	41.84%	35.65%
Some College (No Degree)	22.82%	14.37%	15.88%
Associate Degree	5.36%	2.41%	3.30%
Bachelor's Degree	14.36%	5.21%	6.52%
Graduate or Professional Degree	6.34%	2.09%	4.39%

Source: US Census 2000

Table E-14 – Troup County Callaway High School Statistics

Callaway High School

Troup County
 Grade Range: 09, 10, 11, 12
 Enrollment: 769

HOPE Scholarship Eligibility

Number of 2006 Graduates	147
Number Eligible	82
Percent Eligible	55.8%

Table E-15 – Heard County High School Statistics

Heard County High School

Heard County
 Grade Range: 09, 10, 11, 12
 Enrollment: 600

HOPE Scholarship Eligibility

Number of 2006 Graduates	102
Number Eligible	56
Percent Eligible	54.9%

Source: Georgia Department of Education, 2007

Table E-16– Coweta County Newnan High School Statistics

Newnan High School

Coweta County
 Grade Range: 09, 10, 11, 12
 Enrollment: 2,080

HOPE Scholarship Eligibility

Number of 2006 Graduates	288
Number Eligible	201
Percent Eligible	69.8%

Figure E-5 – Troup County Callaway High School Dropout Rates

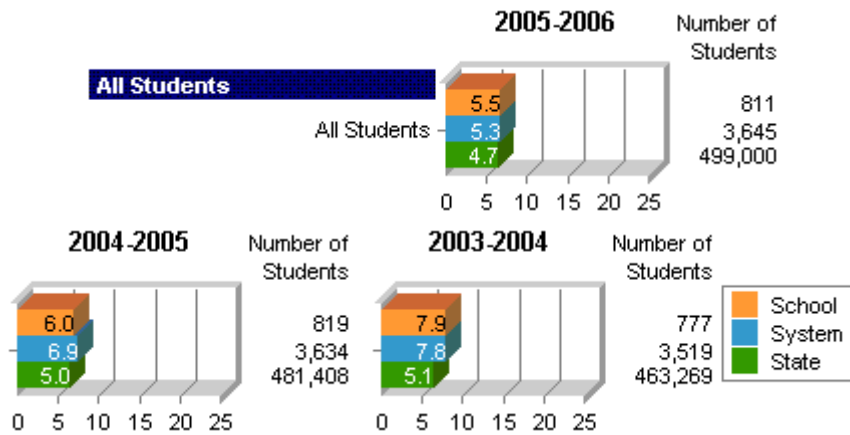
Callaway High School

Troup County
 Grade Range: 09, 10, 11, 12
 Enrollment: 769



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Three-Year Comparison of Dropout Rates for Grades 9-12



Source: Georgia Department of Education, 2007

Figure E-6 – Troup County Callaway High School Post-Secondary Data

Callaway High School

Troup County
 Grade Range: 09, 10, 11, 12
 Enrollment: 769

Post-Secondary Data

Graduates Entering Georgia Public Colleges				Graduates Entering GA Public Colleges and Requiring Learning Support (LS)	
		Number	% Of Graduating Class	Number Requiring LS	% of Those Attending GA Public Colleges
2005 Graduates Entering in 2005-2006	School	25	19.1%	5	20.0%
	System	148	26.1%	23	15.5%
	State	30,028	38.2%	5,872	19.6%
2004 Graduates Entering in 2004-2005	School	21	18.8%	1	4.8%
	System	141	27.2%	22	15.6%
	State	29,408	38.5%	5,571	18.9%

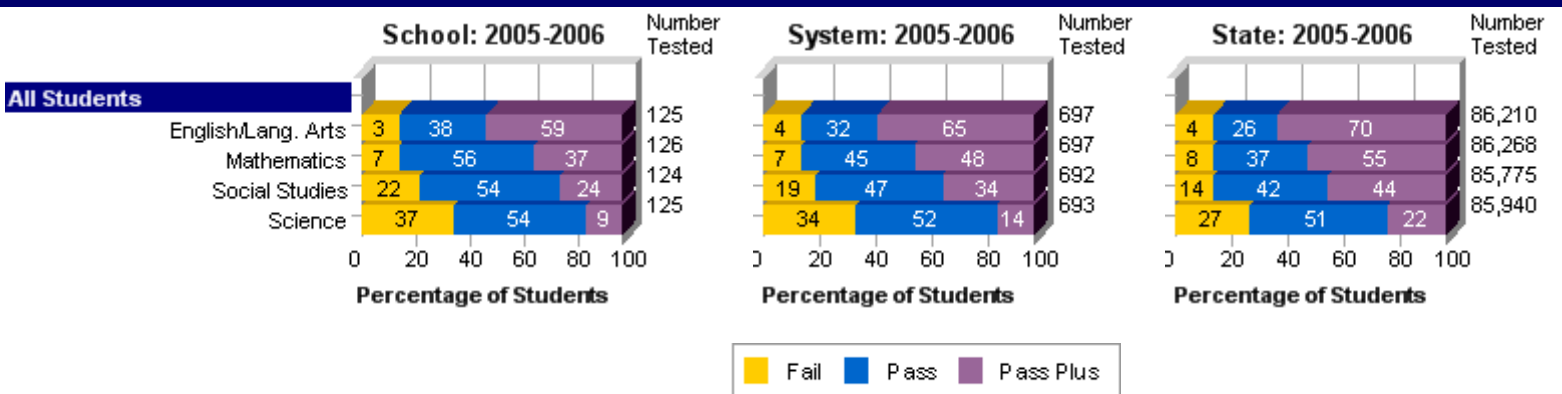
Graduates Entering Georgia Technical Colleges					
		Entering College FY 2006		Entering College FY 2005	
		Number	Percent	Number	Percent
2005 Graduates	School	7	6.5%	--	--
	System	30	6.2%	--	--
	State	4,720	6.5%	--	--
2004 Graduates	School	--	--	10	10.5%
	System	--	--	36	8.3%
	State	--	--	4,986	7.7%

Figure E-7 – Troup County Callaway High School Graduation Test Performance

Callaway High School

Troup County
 Grade Range: 09, 10, 11, 12
 Enrollment: 769

Georgia High School Graduation Tests (GHSGT)
 Percentage of 11th-Grade 1st-Time Test Takers at Each Performance Level:
 Comparison For All Students



Economic Resources Analysis:

In general, Hogansville’s educational levels are about the same as those of surrounding counties. In fact, Hogansville’s educational attainment statistics are almost identical to those of neighboring Heard County and Meriwether County. The exception is Coweta County, whose educational attainment levels are significantly higher than Troup or Hogansville. This may be due to Coweta having a larger and more diverse population than Hogansville and Troup County.

Hogansville’s high school graduation rates are similar to the State’s. However, the city has higher high school dropout rates than Georgia as a whole, while the state has relatively more post-high school educated residents than does Hogansville.

Hogansville’s educational attainment levels have gained ground in the past 20 years, during which time there has been about a 50% increase in post high school educated residents.

Since 1980, there has also been a vast decrease in the number residents with less than 12th grade education. This may be attributed to improvements in the education system in the state and/or locally. Also, the numbers may have increased due to the availability of the HOPE scholarships for post-high school education.

Most of the business and industries in Hogansville require only a high school or technical school education. Thus, Hogansville's education attainment levels match the educational expectations of local business. However, as industries locate in this region and seek to become more competitive in the global economy, high school diplomas may no longer suffice.

Based on the trend of increasing local educational attainment levels, Hogansville should strive to attract business which requires a highly trained workforce. This means focusing on jobs which require vocational or college training. One example might be to try to draw in suppliers for the new Kia automotive plant located in nearby West Point, Georgia.

Although Hogansville's high school graduation rate is typical for Georgia at 75%, this rate needs to be higher. Improved high school graduation rates are needed to remain competitive in the global economy.

Hogansville's percentage of local high school graduates who go on to enroll in colleges in universities is dismal at 20%. Only 6% of Hogansville's high school graduates enroll in a technical or vocational school. The better educated the population; the better the potential will be for economic development in Hogansville.

Hogansville Economic Development Data

Economic Trends

The following are economic projections for Hogansville and Troup County provided in the 2008 Georgia Institute of Technology's "*Troup County... Works: Strategically Planning for the Future.*"

ANTICIPATED GROWTH: Troup County and its cities will experience significant employment and residential growth in the next 25 years, unlike the population and job trends of the past. More than 20,000 jobs and over 1,400 new firms could be created in Troup's nine-county region due to the economic impact of the Kia automotive plant. The job growth is anticipated to yield a population increase of nearly 50,000 for the region by 2030. The expansion of Fort Benning and continued growth in the metro Atlanta and Columbus areas are expected to have an ongoing rippling effect on Troup County.

ECONOMIC DEVELOPMENT: Over 7,000 of the anticipated jobs are directly related to Kia and its suppliers, but new jobs for the region are expected in virtually every industry sector, with manufacturing, transportation and warehousing, and retail topping the list. In terms of enterprise creation, wholesale and retail trade and professional, scientific, and technical services will lead the pack. Regarding the most serious issue affecting Troup County's ability to prepare for the future, the quality of the workforce was mentioned by community stakeholders more frequently than any other.

AVAILABLE LAND: Troup County has more than 63,000 acres of land deemed suitable for development, far exceeding the land needs for population and job growth over the next couple decades. However, community stakeholders want to concentrate future development in and around the cities to take advantage of available infrastructure and prevent sprawling development and its associated ills.

***GLOBILITY:** The strength of the community, educational assets, and governance are all areas that make Troup County a growing contender for “globility” – that is, for attracting and retaining international residents and business investment. This was evident even prior to the arrival of Kia.*

***CREATIVE CENTERS:** Troup County has ample assets that support the further development of a “creative economy.” Vibrant downtown centers are often at the heart of creative economies, and all three of Troup County’s cities already have advantages in this regard. Recent efforts relating to revitalizing the downtown areas of LaGrange position the city very well. With the help of the Callaway Foundation, LaGrange’s downtown has become one of the premiere downtowns for a city of its size in Georgia. West Point’s depot, collection of unique shops, and potential for loft housing are key assets. Hogansville– with the potential for restoring its downtown theater, its assortment of unique shops, children’s theater, the Hummingbird Festival, and downtown mural – also could be a creative center.*

Section Three

Hogansville Housing Data

Housing Types and Mix

Table H-1 – Hogansville Households and Types of Housing, 1980-2000

Number of Households Trend	1980	1990	2000
Number of Households	1218	1175	1099

Types of Housing Trend	1980	1990	2000
Total Housing Units	1293	1283	1219
Single Units (detached	1117	1078	1081
Single Units (attached	8	16	11
Double Units	58	67	76
3 to 9 Units	90	64	25
10 to 19 Units	9	20	8
20 to 49 Units	0	0	11
50 or more Units	0	0	0
Mobile Home or Trailer	11	22	7
All Other	0	16	0

Types of Housing Comparison, Year 2000	Hogansville	Georgia	United States
Total Housing Units	100.00 %	100.00 %	100.00 %
Single Units (detached	88.68 %	64.21 %	60.28 %
Single Units (attached	0.90 %	2.87 %	5.56 %
Double Units	6.23 %	2.75 %	4.31 %
3 to 9 Units	2.05 %	9.32 %	9.41 %
10 to 19 Units	0.66 %	3.94 %	4.00 %
20 to 49 Units	0.90 %	1.76 %	3.34 %
50 or more Units	0.00 %	2.97 %	5.29 %
Mobile Home or Trailer	0.57 %	12.03 %	7.57 %
All Other	0.00 %	0.13 %	0.23 %

Source: US Bureau of Census, 2000

Housing Types and Mix Analysis:

Number of Hogansville households decreased slightly between 1980 and 2000, while number of available housing units remained the same. This indicates a surplus of housing available in Hogansville. This should be sufficient to meet the housing needs over the next 20 years, should this trend continue.

Local housing type seems to be mainly single unit structures. There is multi-family housing available, along with mobile homes. Multi-family housing increased between 1980 and 2000, while number of mobile homes decreased. Future trends may allow for more mixed-used housing opportunities in Hogansville.

The most significant change in the types of housing in Hogansville in the past twenty years is the decrease in manufactured homes. The number increased three times from 1980 to 1990. However, in 2000, the number of manufactured homes had decreased to less than the 1980 number. There has been a statewide trend of decreased number of manufactured housing over the last twenty years. Cities and counties statewide have adopted stricter ordinances that restrict or prohibit manufactured homes.

Another trend has been the construction of new subdivisions. Hogansville has four partially built subdivisions –Hummingbird Estates, Mallard Lake, Shallow Creek and Villages of Huntcliff – with about 400 permitted units. 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.

Just west of Hogansville's I-85 interchange, the Silvers Development Company proposed 2,500 new homes in December 2005. 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 or a similar proposal may therefore resurface, although the 2007-2010 economy has dramatically slowed housing starts.

Hogansville Housing Data

Condition and Occupancy

Table H-2 – Hogansville Housing Age, 1990-2000

Age of Housing Trend	1990	2000
Built 1970-1979	190	161
Built 1960-1969	89	83
Built 1950-1959	248	279
Built 1940-1949	272	201
Built 1939 or earlier	319	319

Source: U. S. Census Bureau, Census 200 Summary File 1

Table H-3 – Housing Age in Year 2000 – Georgia, Hogansville and US

Age of Housing Comparison	Georgia		United States
Built 1970-1979	18.55%	13.21%	18.50%
Built 1960-1969	12.68%	6.81%	13.73%
Built 1950-1959	8.64%	22.89%	12.69%
Built 1940-1949	4.39%	16.49%	7.28%
Built 1939 or earlier	5.88%	26.17%	15.00%

Table H-4 – Hogansville Housing Condition, 1990-2000

Hogansville Condition of Housing Trend	1990	2000
Total Housing Units	1283	1219
Complete Plumbing Facilities	1269	1202
Lacking Plumbing Facilities	14	17
Complete Kitchen Facilities	1250	1202
Lacking Kitchen Facilities	33	17

Source: U. S. Census Bureau, Census 2000, Summary File 1

Table H-5 –Housing Condition in Year 2000 – Hogansville, Georgia and US

Condition of Housing Comparison	Hogansville	Georgia	United States
Total Housing Units	1219	3281737	115904641
Lacking Kitchen Facilities	1.39%	0.90%	1.15%
Built 1939 or earlier	1.39%	0.97%	1.31%

Source: U. S. Census Bureau, Census 2000, Summary File 1

Table H-6 – Hogansville Housing Occupancy, 1990-2000

Occupancy Characteristics Trend	1990	2000
Total Housing Units Built	1283	1219
Housing Units Vacant	108	130
Housing Units Owner Occupied	789	733
Housing Units Renter Occupied	386	356

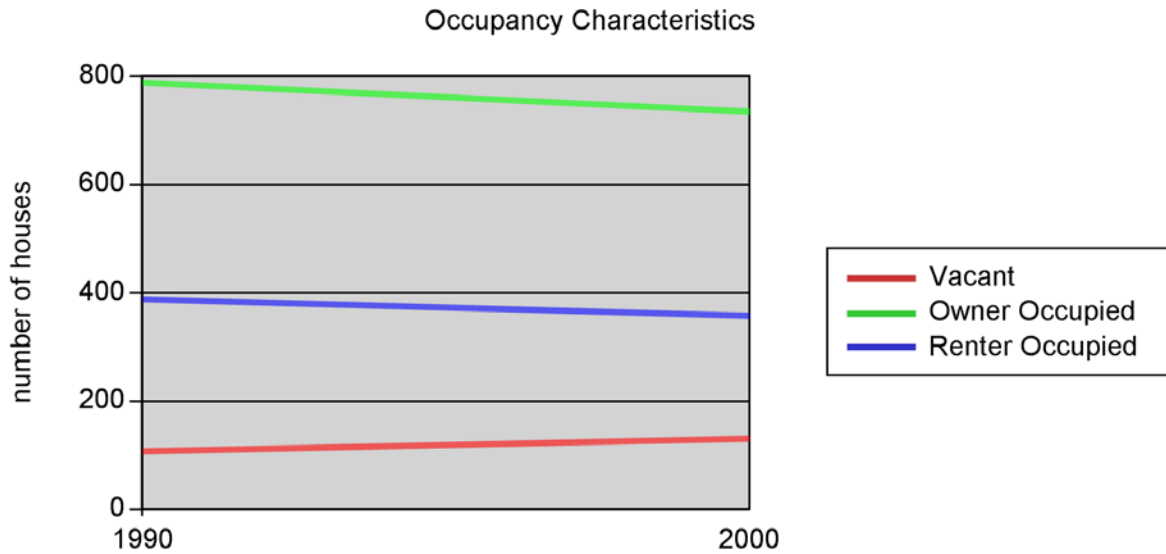
Source: U. S. Census Bureau, Census 2000, Summary File 1

Table H-7 – Occupancy Characteristics in Year 2000 -- Hogansville, Georgia and US

Occupancy Characteristics Comparison, 2000	Hogansville	Georgia	United States
Total Housing Units Built	100.00%	100.00%	100.00%
Housing Units Vacant	10.66%	8.39%	8.99%
Housing Units Owner Occupied	60.13%	61.84%	60.24%
Housing Units Renter Occupied	29.20%	29.77%	30.77%

Source: U. S. Census Bureau, Census 2000, Summary File 1

Figure H-1 – Hogansville Occupancy Characteristics, 1990-2000



Source: U. S. Census Bureau, Census 2000, Summary File 1

Condition and Occupancy Analysis:

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.

Hogansville Housing Data

Cost of Housing

Table H-8 – Hogansville Housing Cost, 1990-2000

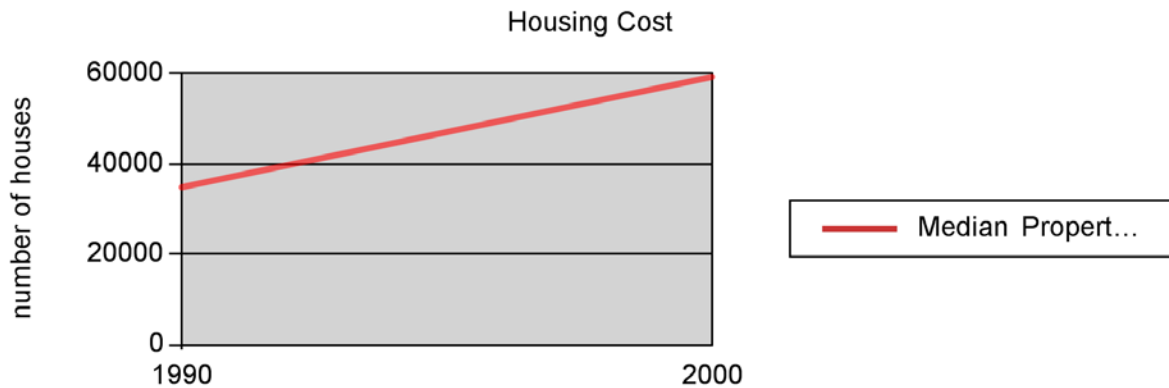
Housing Cost Trend (in dollars)	1990	2000
Median property value	34,900	59,300
Median rent	279	385

Source: U. S. Census Bureau, Census 2000, Summary File 1

Table H-9 – Year 2000 Housing Costs -- Georgia, Hogansville and US

Housing Cost Comparison (in dollars), 2000	Georgia	Hogansville	United States
Median property value	111,200	59,300	119,600
Median rent	613	385	602

Source: U. S. Census Bureau, Census 2000, Summary File 1

Figure H-2 – Hogansville Housing Cost, 1990-2000

Cost of Housing Analysis:

Cost of housing in Hogansville increased between 1980 and 2000, as did home values nationwide. Housing prices may decrease in the next few years, due to the current Recession's hit to the housing market.

The median home prices shown above do not include the four Hogansville subdivisions under development since 2000, with 407 permitted units about ¼ built, at prices ranging from \$80,000 to \$200,000 per home.

Section Four

Hogansville Community Facilities

This section addresses the public utilities and services of Hogansville. The objective is to determine if the city's existing community facilities are satisfactory and to make recommendations for additions or improvements necessary to meet current or future demands.

Community facilities may be defined as all those facilities and services that provide for the health, safety, convenience, and general welfare of the community. They include schools, parks and recreation areas, fire and police protection, solid waste management, transportation, and utility services.

The availability and level of service of public facilities are indicators of a community's general health and can have far-reaching effects (positive or negative) on future growth and development.

The following inventory includes both public and private agencies that serve basic community needs. A Community Facilities Map is at the back of this section.

The City of Hogansville contracts with Troup County to provide some services such as fire protection, emergency medical assistance, and schools. The city has also consolidated other services with Troup County, including parks and recreation, a result of House Bill 489.

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.

GAS

Hogansville receives gas from the Municipal Gas Authority of Georgia and the facilities of the Southern Natural Gas Company. The City has one gas regulation station located on Highway 54. The system has 1,100 customers. Hogansville's gas capacity should be sufficient to handle future foreseeable demands.

Between 1999 and 2003, the City systematically replaced all of the old 2" cast iron pipes with 1¼" PE pipes at the rate of one mile per year, dramatically reducing gas pipe leaks, which had become a problem.

ELECTRIC

The City of Hogansville purchases its electricity from the Municipal Electric Authority of Georgia. Located within the City are two substations and three feeder lines. The City is responsible for maintaining the feeder lines and the distribution system. The City has one electric crew consisting of three employees. The electric department had two-bucket trucks, one line truck and one pick-up truck. The major maintenance task is keeping the right-of-way clear. The City has about 1,600 electric customers.

The City has recently upgraded voltage capacity from 2.4 kv to 7.2 kv to better serve industrial customers. These upgrades began in 2000 and are now complete.

MEAG has offered to purchase the City's electric system. This would provide considerable revenue to the City.

STORM DRAINS

Stormwater is collected and dispersed via the use of storm drains. Stormwater drains constitute a separate utility use in Hogansville; sewers and storm drains are not combined. The majority of storm water in Hogansville is dispersed into Yellow Jacket Creek.

Leakage of stormwater into the sewage system is a significant problem in Hogansville. Storm water enters the system through several known points, such as improperly sealed manhole covers. Entry point of the majority of the water, however, is due to infiltrations through unidentified cracks or breaks in sewer lines. In mid-2010, the City entered into Consent Order agreement with Georgia EPD due to in part to these infiltration/inflow problems.

SOLID WASTE HANDLING

The City of Hogansville contracts with C&C, a Peachtree City company, for garbage pick-up. The City of LaGrange Solid Waste Landfill receives all garbage from Hogansville. The City also contracts with LaGrange for bi-weekly removal of larger items.

As part of a solid waste reduction program, the city maintains a 150-acre leaf and brush dump with a two-person sanitation crew. The crew mulches 75-90% of the leaves they collect and chips most of the limbs.

The City charges \$15.50 per household for monthly garbage collection, and augments these funds for the City's sanitation program with a portion of the City's hotel-motel tax revenues dedicated to beautification.

Just east of the Hogansville I-85 Interstate interchange, the 300-acre Turkey Run Municipal Solid Waste Landfill is under development. Both the City of Hogansville and Troup County have met with the regional landfill developer to discuss tip fees. The landfill site includes an industrial park.

The City of Hogansville and Troup County have a joint *2008-2018 Solid Waste Management Plan*. All sources of solid waste in Hogansville disposed an estimated 4,034 tons of solid waste in 2008, or about 7.6 pounds per Hogansville resident per day. The City's goal is to reduce per capita disposal to 6.10 pounds per person per day by 2018. This goal will require strides in waste reduction by the city's residents, businesses and school.

The *Troup County and City of Hogansville 2008-2018 Solid Waste Management Plan* is included as an Appendix to this Comprehensive Plan.

ADMINISTRATIVE

The government of Hogansville is composed of a Mayor, five Council Members, a City Manager, a Clerk-Treasurer, four full-time staff, one utility reader and one part-time staff. Hogansville has a Planning Commission that reviews subdivision plats and rezoning applications and provides oversight for implementation of the Comprehensive Plan.

City Hall is located at 400 East Main Street in the former Royal Theater. Offices for the City Manager, Clerk-Treasurer, Utility Billing/Collection, Bookkeeping, as well as the Council Chambers are located in the City Hall.

Continued efforts to preserve and rehabilitate the building have been successful. The architectural firm of Bainbridge and Martin completed plans for the exterior and interior renovation of this building in June, 2000. The building received listing on the National Register of Historic Places during the summer of 2001. Then in 2002, the City began the first phase of the renovation by using funds from the state's Heritage 2000 program, the Georgia General Assembly, the Hogansville Charitable Trust, local contributors and the City's General Fund to rehabilitate the building exterior. Phase II, the renovation of the building interior, is not yet fully funded.

FIRE PROTECTION

The Troup County Fire Department provides fire service, through contract, to the City of Hogansville. Troup's local fire station is located at the Mountville-Hogansville Road/Highway 54 intersection. The station is a 3,000 square foot facility containing 3 bays and a dormitory space. The station houses the main vehicle, a Grumman Custom 1000-gallon, 1250 gpm pumper and the back-up vehicle, a 1978 Ford pumper with a 500-gallon, 250-gpm capacity. Also housed at the station is the non-transport rescue unit, a GEMA-certified Ford F-450.

The station covers an area of five miles in all directions, with the primary area being on the east side of the railroad tracks that bisect Hogansville along U.S. 29. The Harrisonville station on Mobley Bridge Road covers the area on the west side of the railroad tracks. The Hogansville/Troup County Fire Department has a nine-person full-time crew and one chief. Three men work each shift, with 20 volunteers providing fire protection support.

Since 1991, Hogansville has moved from a class seven to a class five fire insurance rating. This is mainly due to the implementation of a fire prevention education program that is administered in the local school and civic clubs.

POLICE PROTECTION

The Hogansville police department is located at 117 Lincoln Street. The police department is fully-staffed with thirteen full-time officers and five civilian employees. The police department operates 2 twelve-hour shifts. In 1998 the City closed its antiquated jail in favor of sending prisoners directly to Troup County Jail. The City also completed a \$15,000 upgrade to its radio system, which has mitigated communication problems.

In general, the Hogansville Police Department meets the needs of the community. The department has funding for 13 full-time officers. Office equipment is adequate but limited. The department has 15 operating computers; one is a GCIC database used strictly to track stolen items throughout the state, while the other two have standard PC functions. All of the PC's have Internet capabilities.

EMERGENCY MEDICAL SERVICE

The Troup County Fire Department at Hogansville maintains a non-transport emergency medical response vehicle staffed by paramedics. Ambulance service is provided out of LaGrange. Since ambulance response time is approximately 30-40

minutes, the purpose of the emergency response service is to provide immediate medical attention until an ambulance arrives.

RECREATION

The public recreational facilities in Hogansville were put under the administration of Troup County as of July 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.

CEMETERY

The City of Hogansville owns and operates Myrtle Hill Cemetery. In 1989, the City acquired 8.3 acres adjacent to the cemetery to provide additional interment space. This area should be sufficient to meet the city's need for the next 20 years. The City has done initial site preparation work on three acres of the new section. Private contributions are expected to cover the costs of road paving and landscaping in this section. Development of the remaining 5.3 acres is to be financed from a trust, which is funded by setting aside 20% of lot sales in the existing cemetery.

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.

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.

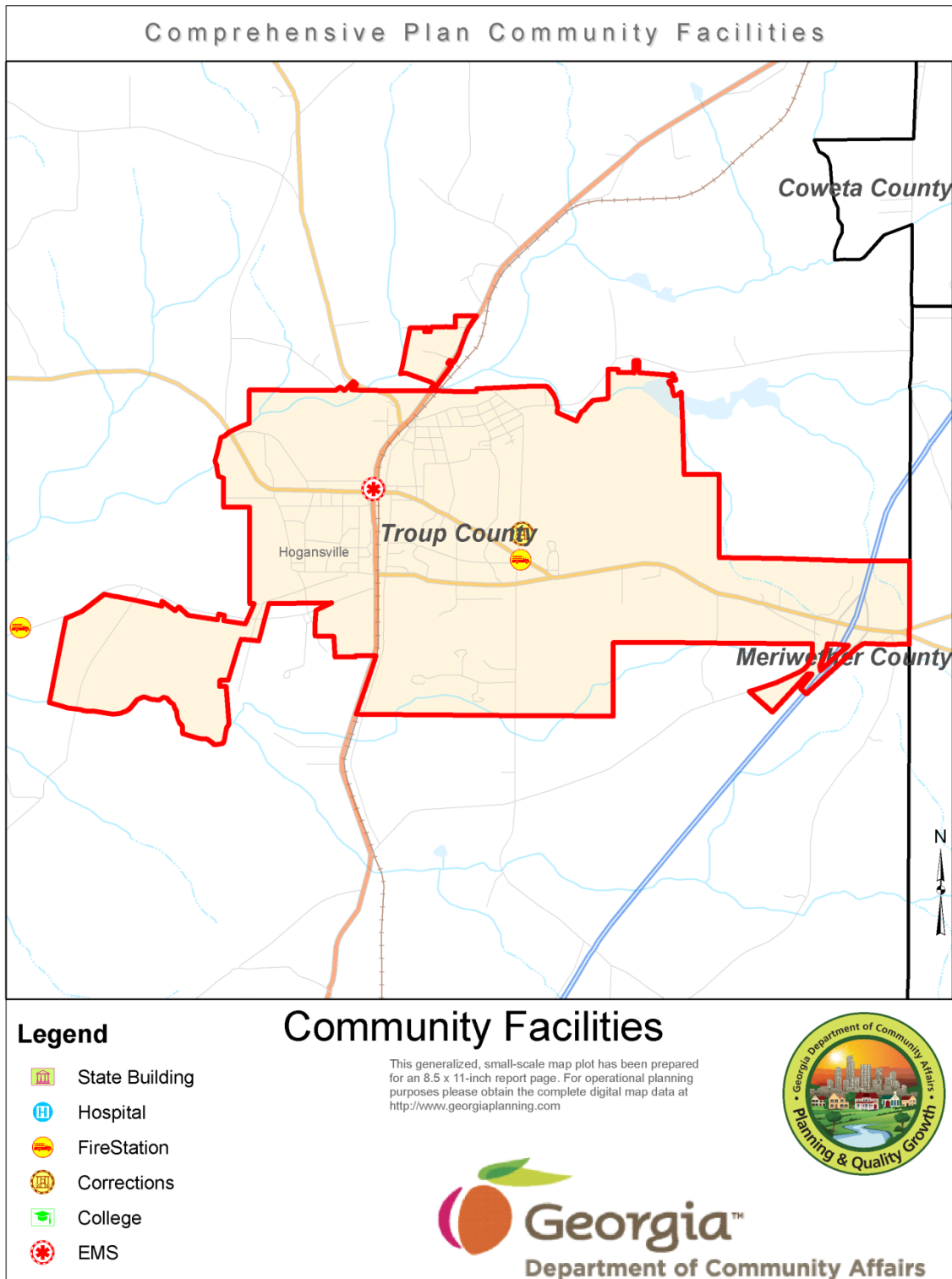
EDUCATION

HOGANSVILLE 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.

Figure C-2 – Community Facilities Map



Section Five

Hogansville Natural Resources

TOGOGRAPHY

Hogansville lies in the Piedmont physiographic province of Georgia. The Piedmont is characterized by hilly topography, low drainage divides, and moderately wide stream valleys. Elevations in Hogansville vary from approximately 700 to 850 feet above sea level. Slopes range from nearly level to 25%; the steeper slopes are located in the eastern part of the City.

Development in the steep slope areas should be avoided if possible. Proper erosion and sedimentation control practices should be employed in those areas where slopes are suitable for developments.

GEOLOGY

The Piedmont Plateau is an old and heavily eroded land table between the Appalachian Mountains and the Coastal Plains. The Piedmont region is underlain by metamorphic and igneous rocks. Extended time periods of weathering and biological/chemical processes have eroded and broken down the metamorphic and igneous rocks and created the soils found in Hogansville today.

Depth to bedrock in Hogansville is generally more than five feet. The one major exception is an area east of Mountville-Hogansville Road, and extending south into unincorporated Troup County, where the depth averages about 30 inches. Construction activities are difficult in areas where soil depth is shallow and consequently should be avoided. Stormwater runoff can also be a problem in areas where bedrock is close to the surface.

SOILS

The term soil is used to describe the layer at the surface of the earth that has been sufficiently weathered by physical, chemical, and biological processes (Arthur L. Bloom, *The Surface of the Earth*, p. 36). Soil types provide an indication of topography, depth of rock, water levels, wetland and floodplain areas.

The Soil Conservation Service has prepared a Soil Survey of Troup County, which includes the City of Hogansville. The soil survey provides maps of general soil types as well as aerial photographs with detailed soil map units superimposed. Also included are tables which list the limitations of soil types for urban and agricultural uses and the capacity of soils for use as septic tank absorption fields.

The detailed soil maps contained in the survey are useful in determining land use potential for large sites and the capacity for absorption for septic tank drainage fields. Each soil category includes general facts about the soil as well as a description of the major limitations which each possess. Since the soil classifications marked on these maps cover fairly large areas, scattered areas of soils that differ substantially from the dominant type could significantly affect potential uses. Thus, soil testing on individual sites is necessary to assure proper development practices.

Because of its small scale, the general soil map does not show the kind of soil at a specific site. However, areas that are suitable for urban development can be determined as an aid to establishing broad land use patterns.

There are four general soil types in Hogansville. These four soil types are: 1) Riverview-Chewacla-Roanoke, 2) Cecil-Applying-Davidson, 3) Cecil-Madison-Gwinnett, and 4) Pacolet-Madison. In general the soils in Hogansville are predominantly red in color and with the exception of those found in floodplain areas, are well drained.

The Riverview-Chewacla-Roanoke soil type is characterized by level soils that formed in alluvial sediment on floodplains and low terraces. The Cecil-Applying-Davidson soils generally have a slight slope and are well-drained. The Cecil-Madison-Gwinnett are gently sloping, well drained soils that have a reddish clayey subsoil. These two soils formed in material weathered from granite gneiss or mica schist on uplands. The Pacolet-Madison soils are moderately steep, well drained soils that have a reddish clayey subsoil.

With the exception of soils along Yellow Jacket Creek and smaller streams, the City of Hogansville has soil that is considered fair to good for development of urban uses. There are two other exceptions to this general rule. In the northwest quadrant of Hogansville west of the Dominion plant and south of Yellow Jacket Creek there are two soil types; Altavista fine sandy loam (Akb) and Pacolet sandy clay loam (PgEz). Due to slope constraints and a seasonal high water table this area is unacceptable for urban development.

The majority of the southwest quadrant and approximately half of the northeast quadrant have good development soils. Good soils also parallel both sides of East Main Street/Lone Oak Road from downtown to Interstate 85. The northwest quadrant of Hogansville has a mixture of fair to poor development soils. The southeast quadrant has some good development characteristics.

The area south of Lone Oak Road between the Mountville-Hogansville Road and I-85 is scattered with good, fair, and poor soil types; the good development soils parallel Lone Oak Road, with the remainder of the area being dominated by fair development soils. As noted previously, the poor development soils generally lie along the creeks.

Soil erosion in Hogansville, as in all of Troup County, is common even without development activity. Soil type, rainfall intensity, and slope contribute to soil erodibility and amounts. During construction, erosion levels can be minimized by utilizing appropriate construction techniques and by placement of control mechanisms. The City of Hogansville has a soil erosion/sedimentation control ordinance that conforms to current state guidelines.

MAJOR PARK, RECREATION AND CONSERVATION AREAS

While blessed with a number of park and recreation areas, there are no major park, recreation, or Conservation areas within the city limits of Hogansville.

WATERSHEDS

The Department of Natural Resources defines a water supply watershed as the area of land upstream of a governmentally owned public drinking water intake. The proportion of surface and subsurface water that feeds a stream varies greatly with climate, soil type, bedrock, slope, vegetation, and many other factors. “One estimate is that one-eighth of annual runoff of the hydrologic cycle goes directly overland to the sea while seven-eighths of the water goes underground at least briefly.” (Arthur L. Bloom, *The Surface of the Earth*, p.54).

As runoff flows downhill and downstream, it organizes into drainage basins, the boundaries of which form a watershed. Streams are usually found at the base of watersheds and act as conduits for runoff.

Development activities increase erosion potential, flooding, stormwater runoff, and sedimentation deposits. The Georgia Department of Natural Resources has established standards to protect defined watersheds.

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.

FRESHWATER WETLANDS

Federal law defines freshwater wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” (40 CFR 230.3(t)).

There are 8,512 acres of riverine wetlands in Troup County which serve valuable functions of flood control, improved water quality, recharge of aquifers, and habitat for fish and wildlife resources. Historically, these areas have been seen as impediments to growth and development. More recently, the value of these areas is being recognized along with the need to regulate their use and conversion.

The National Wetlands Inventory by the U.S. Department of the Interior indicates several areas of freshwater wetlands lie within the city limits of Hogansville:

- Land on both sides of Yellow Jacket Creek, Blue Creek, and two unnamed streams flowing north into Blue Creek.
- Areas north of Yellow Jacket Creek to Powerplant Road and between Hogansville and Corinth Roads.
- Area at the confluence of Blue Creek and Yellow Jacket Creek.

The conversion of wetlands from their natural place in the ecology of Troup County has been for agricultural/forestry uses in rural areas, for urban uses primarily within the three municipalities and for West Point Lake. Pressure for conversion within the City of Hogansville is expected to increase as the availability of more easily developable land is exhausted.

The Natural Resources Task Force of the Governor’s Growth Strategies Commission has included wetlands as one of ten vital natural resources that require study and protection. The State of Georgia has the authority to protect wetlands within the state. The Marshlands Protection Act of 1970 requires a permit from the Department of Natural Resources to alter coastal marshes; in 1989, the State issued criteria for freshwater wetlands protection.

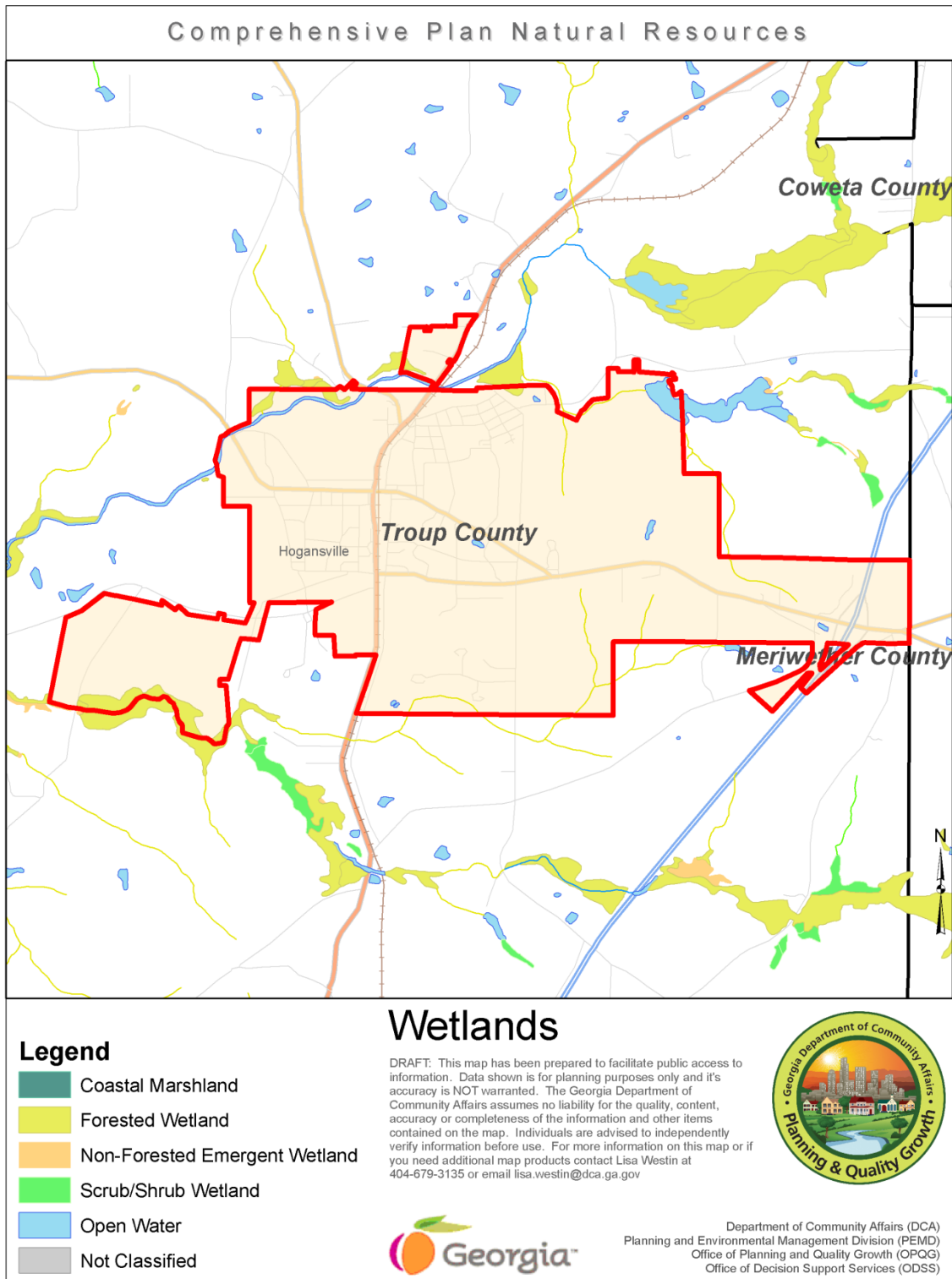
The primary Federal regulatory program covering wetlands is Section 404 of the Clean Water Act. The program regulates discharge of dredge or fill material into the waters of the United States, including wetlands. The Section 404 program is administered jointly by the Corps of Engineers and EPA, with permitting authority by the Corps.

Local governments have an opportunity to participate in the permitting process through the Corps' notice and comment procedure. Some projects fall under a nationwide permit which requires Corps notification on fills over one acre in size; however, many fill activities in non-tidal wetland require the use of "best management practices" without notification. There has been no local participation in enforcement of Section 404 although developers are advised of the permit process.

Several basic steps are needed in order to develop an effective program for the protection of wetlands areas. First, wetlands must be identified in a survey of sufficient detail to be useful at the local level for both planning and regulatory implementation. If administration and enforcement are to remain with the Corps of Engineers, there should be detailed procedures for local governments to ensure that appropriate permitting and enforcement is occurring. Also, the City should utilize the criteria established for use of wetlands in DNR's rules for environmental planning.

As part of a regional project called "RED" (Regional Environmental Database), the Three Rivers Regional Commission in Franklin has developed overlay maps of the Hogansville's wetlands and water supply watersheds, in CD format, to help the City make decisions about where to locate new development. But while the RED maps will help the City decide where relatively good or bad locations are for development, the City should also continue to require lot-by-lot soil and percolation tests, etc., as conditions can vary on a smaller scale.

Figure T-1 – Wetlands Map



GROUNDWATER RECHARGE AREAS

Levels of water in a groundwater recharge area depend on the amount of precipitation that filters its way below the surface and through subsurface materials either by natural or by artificial means (Physical Geology, p. 293). The amount of rain, rain intensity, slope, lack of vegetation or its converse and type of rock all affect the amount of water that filters down to recharge ground water supplies. Where water supplies are provided via wells, groundwater availability and quality becomes an important concern. The City of Hogansville provides its residents with water upon demand.

Groundwater recharge areas for the State of Georgia were mapped and published in 1989 as the Hydrologic Atlas 18. There were no significant or potential recharge areas identified in or around the City of Hogansville.

AREAS OF SPECIAL FLOOD HAZARD

The Federal Emergency Management agency has mapped Flood Hazard Areas for the City of Hogansville. These maps indicate areas of potential flooding problems.

Areas adjacent to waterways are attractive for development because of their accessibility and beauty. However, these areas are intended by nature to accommodate the overflow of water during the periods of flood. To reduce the potential for loss at such times, development in a flood hazard area should, through restrictions on uses and construction, be designed to protect human life and property.

The City of Hogansville has adopted a flood damage prevention ordinance to regulate new construction in a flood hazard area. The ordinance requires floodproofing of new structures located in a flood plain. It also controls alteration of floodways and regulates any construction that might contribute to the severity of flood conditions. In addition, a major portion of the floodplain of Yellow Jacket Creek is included in the Conservation District zoning classification, where the only allowable development must use proven, sustainable technology.

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.

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 LAND

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.

SENSITIVE PLANT AND ANIMAL HABITATS

The Georgia Department of Natural Resources has updated its publication “Georgia’s Protected Plants.” The publication identified two protected plant species occurring in Troup County: yellow lady-slipper and bay star-vine. Both of these plants are found in moist, wooded areas.

DNR is in the process of compiling an inventory of animals that are rare enough to warrant state protection. Specific information is not yet available for Troup County. Hogansville should take measures necessary to preserve the habitat of endangered or threatened species per DNR criteria for environmental planning.

SCENIC VIEWS

Much of Hogansville is visually pleasing. Some of the most pleasant areas are within the historic parts of the city, such as along East Main Street, as it climbs, turns, and continues eastward along the ridge line, from Route 29, the railroad tracks and historic rail station, steeply upward into the downtown core, past the library, historic churches, the post office and historic homes, the William Hogan home site and cemetery, and the stately Depression-era school complex with deep expanse of lawn and trees.

On the north side of East Main, in the commercial core, the 1937 Royal Theater building towers over its neighbors, compelling the eye to the building’s white façade and Art Deco details, as downtown Hogansville comes into view. This tall, white, south-facing structure reflects sunlight almost any time of day, until the building appears to glow, or to be showcased in a solitary spotlight. The building is owned by the City and currently houses City Hall. The roof and façade have been rehabilitated with help from Georgia’s Heritage 2000 program, State Supplemental funds, and local contributions.

As East Main continues east, the street’s rolling topography, deep front yards and street trees create a scenic, undulating landscape. At the western edge of the historic school complex, a few feet from the sidewalk, a small stand of trees steps

down to reveal an outdoor amphitheater completed in 1939 by local youth. The amphitheater's stage and seven tiers of seating are constructed of locally quarried, irregularly coursed granite stones. This National Youth Administration project was sited in a wooded, naturally sloping area, above a spring and branch that run behind the houses facing East Main. This remains a beautiful wooded site, unexpectedly close to the center of downtown. Funds from the federal TE program repaired the amphitheater's stone stage.

Hogansville's scenic resources are located on the 156-mile Chattahoochee-Flint Heritage Highway, a locally inspired, locally promoted scenic tourism corridor that passes through four West Georgia counties. The Heritage Highway's central section, which includes Hogansville, appears eligible for National Scenic Byway designation as well, according to Georgia DOT.

Most of the city's scenic and historic areas are also included in a locally designated historic district, with mandatory design guidelines for that district. The goal is to protect and promote Hogansville's historic character. This goal has been compromised at times, particularly along the lower part of East Main, as a result of unsympathetic changes to historic properties. Examples include false window "grids" in commercial storefronts, and a peaked front gable added to a flat-roofed commercial building, diminishing the building's historic character, disturbing the pattern of rooflines here, and trying to suggest that Hogansville is a Western town, not a Southern town.

In 2001, Georgia DNR excluded lower East Main Street from the City's East Main Street-Johnson Street National Register Historic District. Owners of historic properties in the National Register District will be eligible to apply for certain State and federal building rehabilitation incentives (tax incentives for private properties; and grants for public properties). Properties outside the National Register District will be ineligible for these benefits, unless they can be individually listed in the Register of Historic Places.

Redoubled efforts to clarify and enforce the City's local preservation ordinance and design guidelines will therefore benefit the City's historic resources, scenic resources and economic vitality.

Section Six

Historic Resources

Hogansville has hundreds of historic structures, sites and landscapes, dating from 1830 to the recent past (50 years ago). These resources range from the 1830 Hogan family cemetery, to the Depression-era public architecture along East Main Street. They also include the mill and mill village on the north end of town (1897-1950), the turn-of-the-century rail station (now in appreciative private hands), historic housing throughout the city, and others.

Hogansville's historic properties are cultural, educational, economic and in some cases, recreational assets. Most continue to serve as residences, shops, government offices, schools, churches, and one of the community's largest industries. (The 1923 textile mill operates now as Specialty Fabrics, Inc.)

From modest mill homes to the elegant Royal Theater, these various historic resources tell the community's story. Together, they project Hogansville's genuine historic character, advance the city's tourism appeal, and secure the community's eligibility for related grants and tax incentives.

The following portion of this Technical Addendum is an effort to assist the city in attracting and accommodating appropriate growth, while retaining the historic buildings, landscapes and other cultural qualities that make Hogansville distinctive and unique. The goals for preservation of Hogansville's historic resources directly relate to the City's economic development through tourism.

HISTORIC BUILT ENVIRONMENT

The City of Hogansville was a bustling commercial center long before its incorporation in 1870. The main road from Newnan to LaGrange ran through the area that is now Hogansville, and the first community in the vicinity grew up about two miles east of the present downtown area near a mill on Yellow Jacket Creek.

The current center was settled when William Hogan granted a portion of his land for a railroad station in 1853. Because of its location along major roads and the railroad, the town grew into commercial hub serving residents of Coweta, Heard, Meriwether, and Troup Counties. During its peak of prosperity, Hogansville was one of the largest cotton markets in Western Georgia.

In 1975, the City of Hogansville established a Historic Preservation Commission. The five-member board was created to review plans for renovation, repair, or demolition of all buildings more than 50 years old. The original resolution made review voluntary on the part of property owners.

From 1977 to 1980, the Historic Preservation Commission conducted an extensive survey of the City's historic structures. Each building in town more than 50 years old was documented on the Georgia Architectural and Historical Properties Survey Inventory Form, and photographs were taken. Some newer structures deemed to have particular historic or architectural interest were also included in the survey.

In 1989, the City adopted an ordinance that requires the City's review and prior approval of all exterior changes in buildings within a locally designated historic district, and well as new construction or demolition proposed in that district. The boundaries of Hogansville's district include the majority of structures more than 50 years old. The Historic Preservation Commission does not have full review authority however; but rather makes recommendations to the City Council.

In 1991, the City received matching funds from the State Department of Natural Resources, Historic Preservation Division, to prepare professional design guidelines for the City's local historic district. The result was the Hogansville Design Manual (1992), which provides guidelines for residential rehabilitation, commercial rehabilitation, landscaping, additions and new construction. These guidelines are based on the Secretary of Interior Standards for the Treatment of Historic Properties, and on the Georgia Historic Preservation Act of 1980.

Property owners in the local historic district are encouraged to refer to this manual whenever planning maintenance or new construction.

NATIONAL REGISTER DISTRICTS

In July, 2001, two areas of the city were placed in the National Register of Historic Places: the Stark Mill and Mill Village Historic District, and the East Main Street-Johnson Street Historic District.

The Stark Mill and Mill Village Historic District is a large mill complex and mill village set on approximately 195 acres north of downtown Hogansville, with 329 contributing resources built between 1897 and 1950. The textile mill is a reinforced-concrete-frame building built in 1923. The complex includes brick cotton warehouses, a powerhouse and a water tower. The mill village contains approximately 400 houses located on both sides of Yellow Jacket Creek east of the mill. The district also includes a Craftsman-style community building built by the mill for mill workers in 1919, that featured an indoor basketball court and swimming pool. As of 2010, this community building is in poor shape.

The East Main Street-Johnson Street Historic District is a roughly L-shaped district that includes mostly residential resources along two of Hogansville's principal streets, East Main Street, which runs through downtown Hogansville, and Johnson Street, which runs from downtown north to the Stark Mill and mill village. The 85-acre district contains 93 contributing resources built between 1830 and 1946.

In addition to the residential properties, this district also includes the Hogan family cemetery, established in 1830, and the Hogansville High School campus which includes: a brick auditorium, 1930; a gymnasium built by the Civilian Conservation Corps in 1935; and a stone amphitheater built by the National Youth Administration in 1939-1940. Also on school grounds is a concrete water tower built in 1916 as part of a cannery that no longer exists. In 2010 the City opened Phase I of its Hogansville Water Tower Trail.

1937 ROYAL THEATER

The former Royal Theater building, which is located outside of the City's two National Register districts, was listed in the National Register of Historic Places in June, 2001. Located along East Main Street in the downtown core, the Royal Theater was constructed in 1937 by Lam Amusement Company. People came from a wide area to see and enjoy the theater. In addition to films, the theater was the site of live performances, high school graduations, talent shows, and other events, such as celebration on November 11, 1938, commemorating the 20-year anniversary of the WWI Armistice. On Saturdays, the theater featured serials and children's matinees.

With the advent of television in the 1960's, the Royal Theater suffered a decline. It was purchased and renovated in 1962 by Fred and Raymond Jabaley of LaGrange, and continued to operate as a movie theater. In 1977 it was purchased by Ralph Matthews and Ralph Howard, who operated the theater briefly and donated the building to the City in 1984 for use as City Hall, which is its use today.

Despite renovations in 1962, 1977 and 1984, much of the building's historic fabric and character remain, including the Art Deco detailing on the front façade, original working lights on each side of the marquee, stairs and offices in the interior, the building's stage and theater seating area, projection booth, etc. Some of the historic features are covered or blocked by dropped walls, but still there. The building is in sound condition overall.

Stucco damage and deterioration on the outside, particularly in the tower area, previously caused the building to leak on the inside. In 1998, the City Council briefly considered vacating the building, due to repairs needed. But upon the urging of City residents, the City agreed to keep its offices in the building.

The City began requesting Heritage 2000 funds from the State Historic Preservation Division of DNR, for help with the necessary repairs. In conjunction with these grant applications for rehabilitation funds, the City's Preservation Commission nominated the Royal Theater to the Georgia Register of Historic Places and National Register of Historic Places.

The City then engaged the architectural firm Bainbridge and Martin to develop preliminary plans for rehabilitation of the Royal Theater. The City's immediate priority, as summarized by the architect, is to "preserve the building from further deterioration due to water infiltration caused by stucco cracks and improper flashing and roofing." Later work will restore a portion of the auditorium so it can be used for a variety of functions including meetings and performances.

To help the City address this and other community improvement needs, the Hogansville Charitable Trust was organized. 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 1998 and July 2000, members of this group raised over \$9,000 for the Royal Theater project through dinners, silent auctions, an outdoor dinner concert at the Hogansville Auditorium, and other fundraisers. The group sponsored the preparation of the Bainbridge and Martin preliminary rehabilitation plans, and helped the City resubmit its application for Heritage 2000 rehabilitation funds, attaching the preliminary plans to the grant application.

In September 2000 the City's application for FY 2001 Heritage 2000 building rehabilitation funds was approved by the State. The Royal Theater was subsequently listed in the Georgia Register of Historic Places, clearing the way to release the State's Heritage 2000 funds. The FY 2001 Heritage 2000 grant provided \$16,000 toward this Royal Theater work.

In 2001, an additional \$35,000 in State Supplemental Funds was earmarked for the Royal Theater project. The Hogansville Charitable Trust also received a check for \$20,000 from the local Hummingbird Festival (an annual downtown tourism event) to provide matching funds for the City of Hogansville's Heritage 2000 and TE projects (three rounds of TE between 2001 and 2010).

The Royal Theater building's roof and exterior were rehabilitated in the 2002, at a cost of \$113,000, using funds from the Heritage 2000 program, the Hogansville Charitable Trust, the Georgia General Assembly, local contributors, and the City of Hogansville. Phase II will entail the rehabilitation of the building interior for continued use as a City Hall and for additional public uses. As of 2010, funds are not yet in place for this second phase of the project.

1919 HOGANSVILLE 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 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.

COMMUNITY SUPPORT FOR PRESERVATION

Community support has been growing for the city's preservation initiatives. The City and citizens recognize the importance of heritage tourism, the role of preservation grants and tax incentives, and the need to protect and promote the City's historic resources. The community also has an active Historical Society and Hogansville Chamber of Commerce, who strongly support efforts to preserve and promote the city's historic resources.

The Hogansville Charitable Trust represents a first-time collaboration of City government, Historic Preservation Commission, local developers, business, and others, meeting jointly to advance community vitality and appeal. Between 2001 and 2010, this collaboration has helped the City secure over \$750,000 in State and federal funds, raised \$185,000 in matching funds for these projects, rehabilitated the roof and façade of the Royal Theater, and demonstrated strong community support for these projects, through publicity and events.

CHATTAHOOCHEE-FLINT HERITAGE HIGHWAY

Members of the community have also maintained a strong role in planning and promoting the Chattahoochee-Flint Heritage Highway project. In 1992, representatives of the Hogansville Historical Society brought the Heritage Highway concept to the Troup County Chamber of Commerce, who referred the idea to the Georgia Department of Industry, Trade and Tourism. GDITT, in turn, suggested that the City and County consider a larger, regional approach, using the Chattahoochee-Flint Regional Development Center as a technical resource.

Since then, the Chattahoochee-Flint Heritage Highway's local sponsors:

- Prepared a Corridor Management Plan, with grant funds provided by Georgia DNR;
- Secured \$132,000 in matching funds from the FY96 ISTEA program, to improve four key sites along the Heritage Highway route (including \$800 toward repairs to the historic Hogansville Amphitheater) and to produce a corridor brochure;

- Incorporated as Chattahoochee Flint Heritage Highway, Inc., with representation from each of the corridor's four member counties;
- Received formal recognition from the Georgia State Legislature;
- Obtained second TE allocation in FY 99, in the amount of \$105,000, to produce a bicyclists brochure and other media tools for the corridor; and
- Applied for designation as an official Georgia Scenic Byway. Hogansville is a key venue along the 156-mile route, centrally located, and with Georgia Scenic Byway and National Scenic Byway potential.

LOCAL TOOLS FOR PRESERVATION

The City's current Historic Preservation Commission has a wealth of knowledge concerning Hogansville's history, the City's historic properties, and guidelines for sensitively protecting those properties. In its work, the Preservation Commission continues to use the Hogansville Architectural Survey compiled in 1980, supplementing this information as needed.

As noted in the SCENIC VIEWS section above, Hogansville's local protection measures have been less successful in some parts of the local historic district, such as lower East Main Street. Certain architectural changes to existing buildings are beginning to falsely portray Hogansville as a Western-style town, rather than a Southern town.

For this reason, Georgia DNR excluded lower East Main Street from the City's East Main Street-Johnson Street National Register Historic District. As a practical consequence, owners of historic properties within the National Register Historic District will be eligible to apply for certain tax incentives, while properties outside the National Register District will be ineligible for such benefits, unless they can be otherwise individually listed in the Register of Historic Places.

The Hogansville Historic Preservation Commission has become more active in recent years. The Georgia Historic Preservation Act of 1980 devotes considerable detail to the designation of local historic districts, protocol for design review in

those districts, and the respective responsibilities of the property owner, the City's Historic Preservation Commission, and the City Council regarding these matters.

The natural and cultural resources of Hogansville have a significant impact on the development of the community. It is important to resolve the conflicts between economic development and environmental concerns before the issues become site specific. This cannot be done in the absence of adequate information.

Section Seven

Hogansville Transportation

Hogansville is well served by a major road network consisting of Interstate 85, U.S. Highway 29, Georgia Highway 100, and Georgia Highway 54. Interstate 85 provides north/south access between Atlanta, Columbus, and Montgomery. U.S. Highway 29, a principal north-south route, provides access north to Newnan and Atlanta and south to LaGrange, West Point, and western Alabama. Georgia

Highway 54 traverses Hogansville in an east-west direction providing access to Alternate U.S. 27 at Luthersville and to U.S. 27 near Harrisonville. S.R. 100, which parallels S.R. 54 through the eastern part of Hogansville, connects with Greenville and with Franklin and areas northwest of the city. The City is also served well by its network of local streets, all now paved.

The Troup County Transportation Authority has prepared a comprehensive Transportation Plan for the County, including the municipalities (Appendix B). The recommendations in this plan affect the overall street system in the County and provide an appropriate context for the recommended Hogansville projects.

Public transportation is available to persons over 60 years old and to the physically handicapped. This service, called Troup Transit, is operated countywide by the Troup County Parks and Recreation Commission through grant funding.

CSX Railroad provides freight rail service. This railroad passes across Main Street (S.R.54 and 100) on the western edge of the downtown business district. Because of the hill at this location, truck traffic has difficulty crossing the tracks. In addition, CSX uses a siding in Hogansville as part of its freight operations. Main Street, Johnson Street, and Boyd Road are frequently blocked for extended periods of time as trains are held on the siding. This effectively prevents ingress and egress from U.S. 29 for all traffic including police, fire and ambulance vehicles.

Several carriers located out of LaGrange and surrounding area provide motor freight service. United Parcel Service, Roadway Package Service, and Federal Express service Hogansville daily with main interchange points in Atlanta and Columbus.

On the west side of town there is also a need to address pedestrian traffic along Pine Street. The community's Head Start/Nursery program, which has 119 students, is located on Pine Street. A public housing complex, Jennings Homes, is also located on Pine Street, with 93 residents. There are no sidewalks along Pine Street between these two community facilities.

Section Eight

Hogansville Intergovernmental Coordination

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.