



COMPREHENSIVE PLAN 2015-2035

Adopted 2015

Plan prepared with the assistance of the

Three Rivers Regional Commission

P.O. Box 1600, Franklin, GA 30217

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INTRODUCTION

Along the Chattahoochee River and the Georgia-Alabama border, lays the historic City of West Point. Like many southern river cities, West Point has had to re-invent itself and its economy following the massive decline the domestic textile industry in the late 20th century. While West Point saw great loss following the closure of local mills in the 1990's, the City has successfully redeveloped its economy and continued to prosper since the opening of KIA motor's manufacturing plant in 2006.

In an effort to continue the development and improvement of West Point and its citizens, the *West Point Comprehensive Plan 2015-2035*, has been developed with consideration and representation of the community's dynamic group of stakeholders.

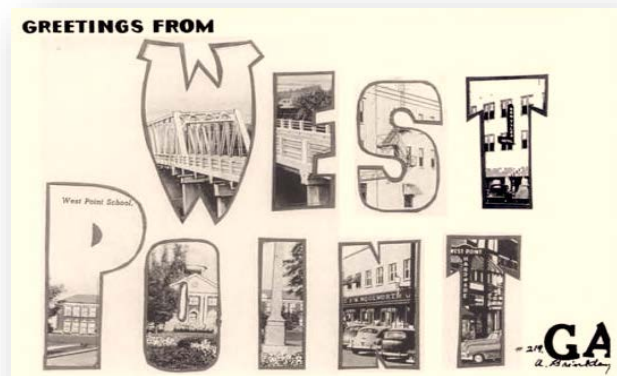


FIGURE 1. WEST POINT, GA POSTCARD CIR.1940

PLEASE NOTE: This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning adopted in March, 2014.

PURPOSE

The *City of West Point Comprehensive Plan 2015-2035*, shall provide guidance and policy standards for future growth and development. Additionally, the plan considers the city's current state of affairs by identifying the various needs and opportunities which the community has chosen to address. Subsequently, in an effort to mitigate needs and cultivate opportunities, goals and polices, as well as specific implementation measures have been recognized and provided in the text.

2015 CITY COUNCIL

Mayor

A. Drew Ferguson, IV

Council Members

Joseph R. Downs, III

Gloria Ramsey Marshall

Gerald Ledbetter

Steve Tramell

Sandra Thornton

Benjamin F. Wilcox

COMMUNITY PARTICIPATION AND THE PLANNING PROCESS

A Comprehensive Plan Steering Committee was organized to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included various members of the community which included city government, local businesspersons and other community stakeholders.

Furthermore, a public hearing as well as a public visioning meeting were held so that the community remained informed and involved in the planning process.

STEERING COMMITTEE MEMBERS

Sammy Osborne

Community Development Director

Sara Thompson

City Planner

Steve Trammell

Councilman, Downtown Development Authority

Bill Gladden

Planning Board Chairman

Larry Duncan

Historic Preservation Commission

Karen Meadows

Downtown Development Authority

Trudye Johnson

Planning Board Member

Cheryl Magby

Main Street



FIGURE 2: STEERING COMMITTEE MEETING

CENSUS DATA SUMMARY

	1990 CENSUS	2000 CENSUS	2010 CENSUS	2013 ACS*	2014 ESTIMATE
POPULATION	3,571	3,382	3,474	3,612	3,770
MEDIAN AGE	36.4	37.1	37.5	44.1	---
TOTAL HOUSEHOLDS	1,400	1,354	1,356	1,521	---
TOTAL HOUSING UNITS	1,524	1,515	1,518	1,819	---
MEDIAN HOUSEHOLD INCOME (INFLATION CONSIDERED)	\$18,389 (\$33,575)	\$31,886 (\$44,188)	---	\$32,008	---

* American Community Survey

S.W.O.T ANALYSIS

(STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS)

A SWOT analysis was conducted by the community stakeholders to identify the strengths, weaknesses, opportunities and threats which exist in West Point. The information gathered was utilized in developing the subsequent needs and opportunities list.

STRENGTHS

- QUIANT SMALL TOWN CHARM
- ACCESS TO CHATTAHOOCHEE RIVER
- SMALL BUSINESS INCENTIVE THROUGH STATE, FEDERAL, AND LOCAL PROGRAMS
- STRONG INDUSTRIAL BASE WITH POTENTIAL FOR EXPANSION
- INTERSTATE ACCESS
- DIVERSE POPULATION



FIGURE 3: DOWNTOWN WEST POINT CIR.1950

- ENGAGED CITIZENRY
- POINT UNIVERSITY AND HIGHER EDUCATION
- LARGE AMOUNT OF OPEN GREENSPACE
- VARIETY OF RECREATIONAL ACTIVITIES AND FACILITIES
- HISTORIC STRUCTURES AND FACILITIES

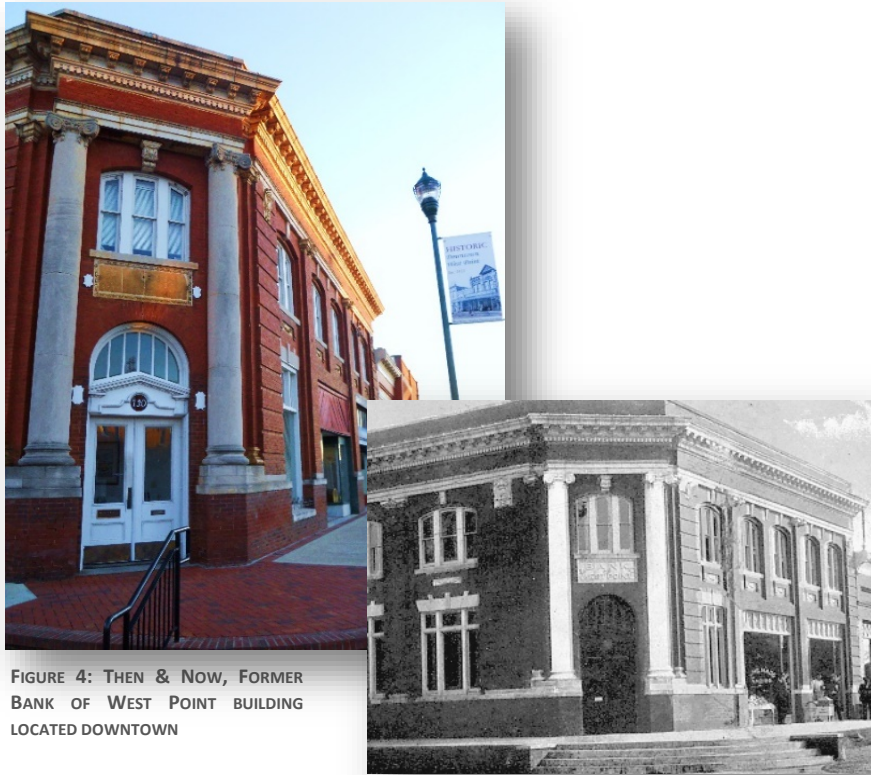


FIGURE 4: THEN & NOW, FORMER BANK OF WEST POINT BUILDING LOCATED DOWNTOWN

WEAKNESSES

- LOW PER-CAPITA INCOME
- LACK OF TRANSPORTATION OPTIONS
- LIMITED RETAIL AND ENTERTAINMENT
- LACK OF EMPLOYMENT DIVERSITY
- LIMITED VARIETY OF HOUSING OPTIONS
- ABSENCE OF DEDICATED LOCAL CHAMBER OF COMMERCE
- INSUFFICIENT ACCOMMODATIONS FOR TRAVELERS



FIGURE 5: ONLY HOTEL ACCOMMODATIONS WITHIN CITY

OPPORTUNITIES

- PROMOTE ECOTOURISM THROUGH THE DEVELOPMENT OF A REGIONAL “BLUEWAY” TRAIL
- IMPROVE INTERGOVERNMENTAL RELATIONS
- DEVELOPMENT OF PARTNERSHIPS TO ENHANCE REGIONAL ECONOMIC DEVELOPMENT
- GROWING POPULATION
- ADDITIONAL RESTAURANTS AND RETAIL



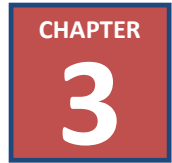
FIGURE 6: PREVIOUSLY UNDERUSED DOWNTOWN BUILDINGS CONTINUE TO BECOME SUCCESSFUL, THRIVING BUSINESSES.

THREATS

- BLIGHT IN RESIDENTIAL AREAS
- GEOGRAPHICAL CHALLENGES
- VACANT COMMERCIAL PROPERTIES.
- NEIGHBORING JURISDICTIONS
- TWO DIFFERENT STATES WITH DIFFERING LAWS, POLICIES, GOVERNMENT
- LACK OF SIGNAGE TO WEST POINT AND POINTS WITHIN THE CITY
- LACK OF A UNIFIED OR COHESIVE COMMUNITY IDENTITY



FIGURE 7: UNDEVELOPED COMMERCIAL LOTS ON EXIT 6.



NEEDS & OPPORTUNITIES

POPULATION

NEEDS

- Establishment of more civic organizations.
- Attract more full-time residents.

OPPORTUNITIES

- Continued projected growth in population.
- Stable and growing employment base provides incentive and cause for relocation to City.
- Since 2000, the City of West Point has seen a 1% increase in the median household income.

ECONOMIC DEVELOPMENT

NEEDS

- Promote the diversity of West Point's Industrial/commercial sector.
- Combat high school dropout rates as well as the negative perception of the public school system.
- Development of more options for retail, recreation, and entertainment activities.
- Establish a strong working relationship with Troup County Chamber of Commerce.
- Accommodate travelers and international businessmen's needs with quality Hotels and event centers.



FIGURE 8: CARPET MANUFACTURER *INTERFACE FLOR'S* WEST POINT LOCATION

OPPORTUNITIES

- The future Chattahoochee "Blueway" and passive park will offer increased river related recreation opportunities and increased tourism.
- The future "River Park" and river walk will enhance the access to and connect the river to downtown which will increase tourism and add additional park space.
- Proximity to West Point Lake will continue to offer ample recreational opportunities and residential development.
- Capitalization on West Point's geographic benefits such as its location on the Chattahoochee River and Interstate 85.



FIGURE 9: DOWNTOWN RIVER PARK NEARING COMPLETION

- The opportunity for increased tourism exists if signage to West Point Lake is improved along the Interstate 85 corridor near the City of West Point exits.
- The existence of Point University in downtown West Point offers opportunities for reliable growth and clientele.

HOUSING

NEEDS

- Continued development and encouragement of diverse housing to create more options regarding both type and price range.
- Incentives to develop quality housing on residential infill lots.
- Address issues onset by numerous small non-contiguous infill lots.

OPPORTUNITIES

- Promote the use of homes and structures located within National Register districts are eligible for historic preservation tax incentives for rehabilitation work
- Growing industrial sector has potential to increase housing stock.
- Continued redevelopment and promotion of historic Downtown West Point will result in an increase of quality retail space and non-traditional “urban” style loft living accommodations.



FIGURE 10: HARRIS CREEK SUBDIVISION IS STILL DEVELOPING LOTS

COMMUNITY FACILITIES AND SERVICES

NEEDS

- Improvement and expansion of recreational facilities to accommodate the growing population.
- Creation of a community center to provide citizens with a place to gather and hold events as well as coordinate family oriented activities.
- Public outdoors area that can be used as a venue for movies, music, and various other form of entertainment.

OPPORTUNITIES

- Use recent increased capacity of the sewage and water systems, as an aid in the recruitment of new industrial and residential developments.
- Diversify recreational of the City's passive recreation parks by taking part in such activities as hiking, biking and kayaking.
- Reuse of the underutilized *West Point High School* building located on Highway 29.



FIGURE 11: THE OLD FIREHOUSE IS BEING REPURPOSED AS OUTDOOR VENUE AT THE DOWNTOWN RIVER PARK

NATURAL AND CULTURAL RESOURCES

NEEDS

- Creation and adoption of a “Tree Ordinance” to mitigate the improper or excessive cutting or trimming of city owned trees.
- Heightened awareness and consideration of the City's natural

geographic features such as watersheds in the planning process.

- Establishment and encouragement of a local arts community.
- Opportunities for citizens of all ages to learn and develop creative skills.

OPPORTUNITIES

- The Chattahoochee “Blueway” will offer residents and visitors to West Point unique recreational opportunities and connectivity to adjacent communities.
- Opportunities for public art in downtown west point exist and may be good way to display the work of local artists
- Increased tourism and recreational opportunities exist with the promotion of West Point Lake and associated parks.
- Make trails which already exist within the city more interactive public spaces.
- New Downtown River Park can provide a space for public and promotional events.
- Increased tourism opportunities exist with the historic city cemetery by way of self-guided tours by way of informational pamphlets and also by utilizing the space for passive recreation.
- National Register of Historic Places listed neighborhoods and commercial districts act as tourism destinations and offer opportunities historic preservation rehabilitation.



FIGURE 12: WEST POINT'S YOUTH ENJOYING A NEW PLAYGROUND THAT WAS DONATED BY A LOCAL NON-PROFIT.



FIGURE 13: AERIAL VIEW OF SOME OF WEST POINT'S ACTIVE RECREATION FACILITIES.

- Fort Tyler offers the opportunity for increased tourism and historic interpretation especially for those interested in Civil War history

LAND USE

NEEDS

- Make commercial corridors more dynamic by developing a streetscape and features such as sidewalks, benches and trash cans to accommodate and promote pedestrian traffic.
- Reconsider current lot size restrictions in zoning ordinance to make infill easier while still promoting quality development.

OPPORTUNITIES

- The Quality Development Overlay District in West Point offers the opportunity for quality growth and redevelopment
- US Highway 29 contains vacant structures which have the potential for redevelopment and reuse.
- The presence of Kia Automotive Manufacturing has the potential for

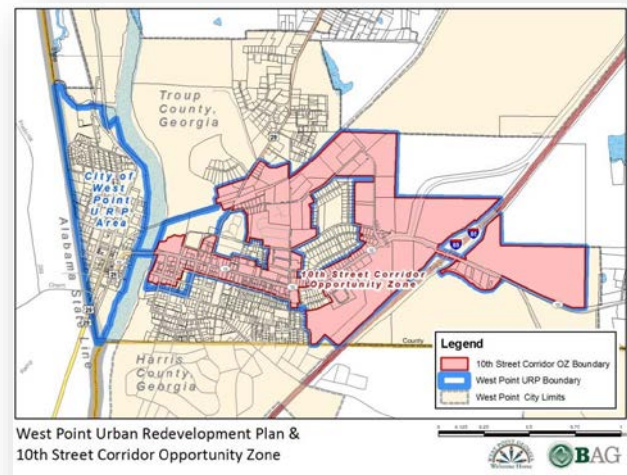


FIGURE 14: MAP FROM WEST POINT'S URBAN REDEVELOPMENT ZONE

increased commercial, industrial development, and increased revenue for the city.

- The 10th Street corridor has the potential for quality redevelopment and infill with guidance from the 10th Street Redevelopment Plan
- The new River Park near city hall will allow for increased recreation and gathering space within the downtown area along the Chattahoochee River
- Passive recreation opportunities along the river continue to expand which will offers unique amenities for West Point residents and act as destination for visitors
- Opportunities for the continued enhancement and revitalization of downtown West Point exists through the implementation of the West Point Downtown Master Plan



FIGURE 15: ARIAL WHICH DISPLAYS THE SURPLUS AMOUNT OF RESIDENTIAL INFILL LOTS AVAILABLE.

TRANSPORTATION

NEEDS

- Safer pedestrian connectivity and accessibility across the 10th Street bridge
- With the continued growth occurring within the city, the transportation system will need to be addressed
- The CSX railway creates a challenge for safety along certain intersections especially downtown
- Certain areas of the city lack pedestrian access and sidewalk connectivity



FIGURE 16: MAP DISPLAYING WHERE THE RAIL INTERSECTS TWO OF WEST POINT'S MOST TRAVELLED ROADS.

OPPORTUNITIES

- The City of West Point has the opportunity to promote multiple modes of transportation for primary travel and recreational including-pedestrian, bike and canoe routes.
- The redevelopment of the 10th Street corridor offers the opportunity to allow for increased bike and pedestrian access.
- The existence of the CSX railway offers the potential for increased industrial expansion and access
- The City of West Point's location along Interstate 85 allows for growth in the commercial and industrial sectors
- The City of West Point has the unique opportunity in regards to tourism as it serves as a gateway into Georgia by way of Interstate 85

INTERGOVERNMENTAL AND REGIONAL COORDINATION

NEEDS

- Competition among adjoining municipalities will become a challenge as the City of West Point and the City of LaGrange are contiguous.
- Establish partnerships with surrounding governments to address possible challenges and ways to build upon a regional economic prosperity

OPPORTUNITIES

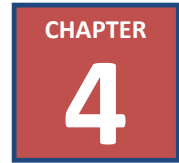
- The City of West Point's geographic proximity creates special intergovernmental opportunities and challenges as it is located along a state border, two county lines, and most recently another city.
- The opportunity to coordinate planning and development efforts between the City of West Point and the City of LaGrange exist

TROUP COUNTY CENTER FOR STRATEGIC PLANNING, INC.

FIGURE 17: CURRENTLY, MAYOR FERGUSON IS SERVING AS THE BOARD CHAIR OF THE TROUP COUNTY CENTER FOR STRATEGIC PLANNING.



FIGURE 18: PHOTO OF RIBBON-CUTTING FOR NEW APARTMENT COMPLEX THAT WAS SPONSORED BY THE TROUP COUNTY CHAMBER OF COMMERCE.



GOALS & POLICIES

GOAL 1 ECONOMIC EXPANSION

Promote sustainable economic expansion and quality development throughout the City of West Point.

POLICY 1.1

Coordinate with the West Point Development Authority, Community Development, and Main Street on economic development efforts.

POLICY 1.2

Continue to implement the *City of West Point Downtown Master Plan*.

POLICY 1.3

Promote historic downtown as the economic and cultural center of West Point

POLICY 1.4

Continue to encourage and incentivize downtown revitalization efforts.

POLICY 1.5

Promote and expand the façade enhancement program.

POLICY 1.7

Implement and enforce the 10th Street Corridor Improvement Plan and Quality Development Corridor Overlay District to ensure quality development and redevelopment.

POLICY 1.8

Maintain a site and building inventory for future infill development

POLICY 1.9

Establish a city-wide wayfinding signage plan which directs visitors and citizens to the attractions in West Point

QUALITY COMMUNITY OBJECTIVES

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Transportation Needs
- Community Health

GOAL 2 EFFICIENT LAND USE

Manage land use, infrastructure, and resources efficiently and sensitively

POLICY 2.1

Promote economic growth and expansion of industry while utilizing existing business and industrial park facilities

POLICY 2.2

Encourage the rehabilitation of historic resources and the utilization of historic preservation grants and tax incentives.

POLICY 2.3

Ensure consistent code enforcement

POLICY 2.4

Promote the adaptive re-use of vacant buildings and such as the old West Point High School.

POLICY 2.5

Promote the city recycling program

POLICY 2.6

Seek to have a parking study and assessment completed

QUALITY COMMUNITY OBJECTIVES

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Sense of Place
- Community Health
- Local Preparedness

GOAL 3 IMPROVE QUALITY HOUSING OPTIONS

Promote the availability of quality, safe, affordable, and diverse housing options in the City of West Point.

POLICY 3.1

Encourage infill developments contain a variety of housing options for various income levels

POLICY 3.2

Address degraded neighborhoods, housing maintenance, and blight.

POLICY 3.3

Complete a city-wide housing study to address housing needs

POLICY 3.4

Support and coordinate with the Housing Authority and other organizations like DASH to promote housing rehabilitation.

POLICY 3.5

Ensure proper and consistent code enforcement to address blight and dilapidated housing

POLICY 3.6

Seek outside funding to facilitate investment and rehabilitation in struggling neighborhoods such as Community Development Block Grants (CDBG).

QUALITY COMMUNITY OBJECTIVES

- | | |
|-----------------------|------------------------|
| • Economic Prosperity | • Sense of Place |
| • Resource Management | • Transportation Needs |
| • Efficient Land Use | • Local Preparedness |
| • Housing Options | • Community Health |

GOAL 4 TRANSPORTATION OPTIONS

Enhance and create efficient transportation options which increase mobility and access including employment, goods and services, healthcare and recreation.

POLICY 4.1

Promote and implement the Troup County Multi-Modal Transportation Plan to encourage coordinated and comprehensive transportation planning.

POLICY 4.2

Increase pedestrian and bicycle connectivity through the development and expansion of multi-use paths throughout the city

POLICY 4.3

Maintain and expand sidewalk network to increase pedestrian safety and accessibility

POLICY 4.4

Utilize the “Complete Streets” concept when developing and upgrading the road network

POLICY 4.5

Promote walkable, compact, mixed use development

POLICY 4.6

Seek to improve safety and accessibility along the railroad intersections especially downtown

POLICY 4.7

Implement the Greenways Master Plan for the continued development of trails

QUALITY COMMUNITY OBJECTIVES

- Economic Prosperity
- Resource Management
- Local Preparedness
- Efficient Land Use
- Sense of Place
- Transportation Needs
- Community Health
- Regional Cooperation

GOAL 5 EMPLOYMENT DIVERSITY

Maintain and seek to expand a diverse range of businesses and employment opportunities

POLICY 5.1

Support workforce development programs and secondary education institutions which offer job training

POLICY 5.2

Seek workforce development and job training opportunities for specific skill needs for local industry employment

POLICY 5.3

Promote and expand the THinc Academy to address at-risk youth

QUALITY COMMUNITY OBJECTIVES

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Sense of Place
- Community Health
- Local Preparedness

GOAL 6 COMMUNITY FACILITIES

Create and maintain community facilities which enhance the quality of life for both citizens and visitors of West Point.

POLICY 6.1

Maintain access to goods and services

POLICY 6.2

Expand and maintain recreational facilities

POLICY 6.3

Promote and support local festivals and community activities

POLICY 6.4

Develop the River Park to enhance downtown and create new recreational opportunities and community gathering spaces.

QUALITY COMMUNITY OBJECTIVES

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Community Health
- Transportation Needs

GOAL 7 PRESERVE RESOURCES

Preserve and promote West Point's historic, cultural, and natural resources

POLICY 7.1

Update the city's historic resources survey

POLICY 7.2

Promote the historic districts and cemetery in West Point with the development of tourism brochures

POLICY 7.3

Support and coordinate with the Troup County Historical Society and Historic Preservation Commission for the promotion of historic resources.

POLICY 7.4

Encourage additional sites and districts to be listed to the National Register of Historic Places

POLICY 7.5

Promote historic preservation through tax incentives programs and other funding sources

POLICY 7.6

Expand local historic districts to encompass and preserve more of the city

POLICY 7.7

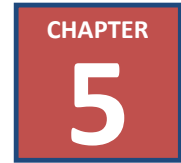
Update and expand the city tree preservation ordinance

POLICY 7.8

Protect environmentally sensitive areas

QUALITY COMMUNITY OBJECTIVES

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Sense of Place
- Local Preparedness
- Community Health



CHARACTER AREAS AND LAND USE

NARRATIVE AND DESCRIPTION

Character areas are specific geographic areas within a community which have a distinct look, feel, and function. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas which were identified in the City of West Point are: historic downtown, in-town redevelopment corridor, gateway corridor, traditional residential, established residential, developing residential, developing commercial, parks and greenspace, and industrial.

The following list identifies character areas found within the City of West Point. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included which give an actual snap shot into each distinct character area.

HISTORIC DOWNTOWN

Downtown West Point is the economic and cultural center of the city. Much of the area is located within the National Register listed West Point Commercial Historic District. Commercial activity in West Point is concentrated here along with government services and now post-secondary institutions with Point University's main campus. Revitalization efforts initiated by the city continue to strengthen the vitality of downtown with projects such as streetscape improvements and the new Downtown River Park currently being developed on the banks of the Chattahoochee River.

LAND USES

- Commercial
- Mixed Use
- Public/Institutional
- Park space
- Residential



FIGURE 19: VIEW OF 3RD AVE. IN DOWNTOWN WEST POINT

DEVELOPMENT STRATEGIES:

- Utilize and implement the West Point Downtown Master Plan.
- Promote mixed use to increase the amount of citizens living within downtown
- Maintain sidewalks and streetscape to encourage pedestrian use and safety
- Promote historic tax incentives for the rehabilitation of historic structures
- Promote and encourage the use of a façade grant program for the maintenance of the fronts of commercial buildings



FIGURE 20: STREETScape OF DOWNTOWN

- Encourage parking in the rear of buildings especially on downtown approach streets
- Encourage the continued reuse of historic structures for Point University
- Promote appropriate infill development



FIGURE 21: POINT UNIVERSITY'S CAFETERIA AND BOOKSTORE

INTOWN REDEVELOPMENT CORRIDORS

West Point contains a corridor which is in great need for redevelopment. The GA HWY 18 and 10th Street corridor includes a mix of residential, commercial and civic uses. Vacant land which has never been developed also exists here. This corridor is the main transportation link between Interstate 85 and downtown. A redevelopment plan was developed in 2011 to address the future of the corridor and this particular character area covers approximately half of the study area.

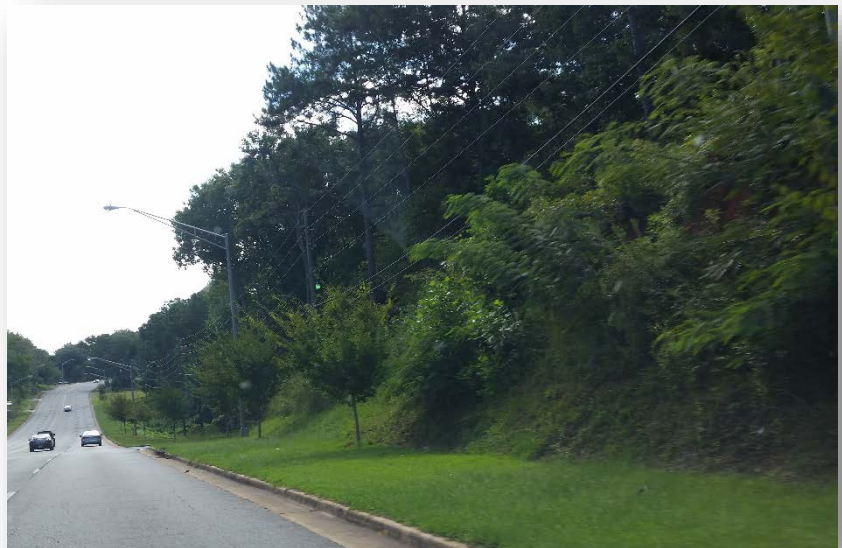


FIGURE 22: RECENT LANDSCAPING IMPROVEMENTS ON 10TH ST. CORRIDOR

LAND USES

- Commercial
- Mixed Use
- Public/Institutional
- Park space

DEVELOPMENT STRATEGIES

- Utilize and implement the 10th Street Redevelopment Plan
- Update and enforce the sign ordinance
- Increase frequency of landscaping
- Minimize front parking and encourage rear parking
- Construct sidewalks to promote pedestrian access along the corridors and to connect adjacent residential neighborhoods
- Retrofit structures for new uses.
- Continue to locate utilities underground in new developments
- Minimize center turn lanes to use as landscaped islands to improve safety and aesthetics

GREENSPACES AND RECREATION

The City of West Point has made great strides in increasing the amount of park, greenspace, and areas for recreation in recent years. Through partnerships with agencies such as the Trust for Public Land, the city has been able to acquire over 200 acres of passive greenspace and parkland along the Chattahoochee River. This area also includes active recreation space, historic cemeteries, and underutilized land which could be converted to park space later in the future.

LAND USES:

- Active parks
- Passive recreation
- Greenspace



FIGURE 23: Aerial of some of West Point's Recreational Facilities

DEVELOPMENT STRATEGIES:

- Promote the use of landscaping
- Encourage community gardens
- Increase passive recreation opportunities
- Acquire vacant land to use as additional park space
- Create linkages to established neighborhoods, schools, and downtown
- Minimize impact of surrounding development



FIGURE 24: WEST POINT'S MARSEILLE HISTORIC CEMETERY

TRADITIONAL RESIDENTIAL

The traditional residential area which includes homes and neighborhoods built prior to WWII are located adjacent to historic downtown. Characteristics of this area include high pedestrian orientation, sidewalks, a mature tree canopy, small and regular lots, structures located close to the street and to the front of the property line. Homes within this area have distinct architectural styles ranging from neo-classical, English cottage, craftsman, and Victorian.

National Register listed Westside Historic District and Eastside Historic District are located in this area. Public buildings such as the National Register listed West Point School are located within the area and give a great example of possible adaptive reuse projects.



FIGURE 25: HISTORIC WEST POINT HOME

LAND USES

- Single-Family Residential
- Mixed Use

- Neighborhood Commercial
- Public/Institutional

DEVELOPMENT STRATEGIES

- Promote the use of neighborhood associations and neighborhood watch groups
- Promote landscaping and utilize strict code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles.
- Encourage and promote the use of historic tax incentives for the rehabilitation of historic structures
- Maintain and expand sidewalk network
- Encourage home ownership
- Encourage appropriate infill opportunities for vacant property
- Expand pedestrian and bicycle activity



FIGURE 26: HISTORIC WEST POINT HOME

ESTABLISHED RESIDENTIAL

The majority of post-war residential development in West Point has taken place on the east side of the city and south into Harris County. The residential area in Harris County is known as Booker Hills. Development patterns within this character area exhibit suburban style residential with curvilinear streets and large lots with little sidewalk connectivity.



FIGURE 27: EXAMPLE OF A WEST POINT HOME LOCATED WITHIN AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD.

LAND USES:

- Single-Family Residential
- Public/Institutional

DEVELOPMENT STRATEGIES

- Continue building & code enforcement efforts to ensure the upkeep of established residential homes as they age.

DEVELOPING NEIGHBORHOOD

New residential development within the City of West Point has been underway across the city.

LAND USES

- Single-Family Residential
- Multi-Family Residential
- Mixed Use
- Neighborhood Commercial
- Park space



FIGURE 28: FORREST MILL APARTMENT COMPLEX WHICH OPENED IN 2015

DEVELOPMENT STRATEGIES

- Promote the development of conservation subdivisions to conserve greenspace.
- Encourage residential development to connect to existing streets
- Encourage the use of the traditional street grid when residential development occurs adjacent to traditional established neighborhoods.
- Encourage the connections between new developments within and not only through access roadways.
- Promote the development of higher density residential close to downtown to encourage increased connectivity and neighborhood cohesiveness.
- Promote street design which encourages traffic calming

DEVELOPING COMMERCIAL

The greatest potential for new commercial development to occur in West Point is within these designated developing commercial nodes. These areas are located around and adjacent to the two Interstate 85 interchanges. KIA Motors Manufacturing has the potential to drive new commercial development at the northern end of KIA Boulevard which could include mixed uses and future residential development. The primary entry into the City of West Point along interstate 85 at GA Highway 18 may still have the greatest momentum for growth. As employment opportunities, institutions such as Point University, and overall activity within West Point continue to increase so will the demand for additional retail and hotel capacity which will likely occur in these sections of the city.

LAND USES

- Mixed Use
- Commercial

- Office
- Public/Institutional
- Park space

DEVELOPMENT STRATEGIES

- Enforce and maintain zoning regulations
- Ensure consistent code enforcement
- Utilize appropriate development standards to ensure quality design
- Require landscaping for any new development

INDUSTRIAL

Industry within the greater Chattahoochee Valley area which includes the City of West Point has historically been centered on manufacturing and more specifically textiles. Although the textile industry in the area has all but disappeared, manufacturing remains the dominate sector of industry. This is due in large part by the presence of KIA Motors Manufacturing. Industry continues to diversify with other companies located in West Point.

LAND USES

- Heavy and Light Industrial

DEVELOPMENT STRATEGIES

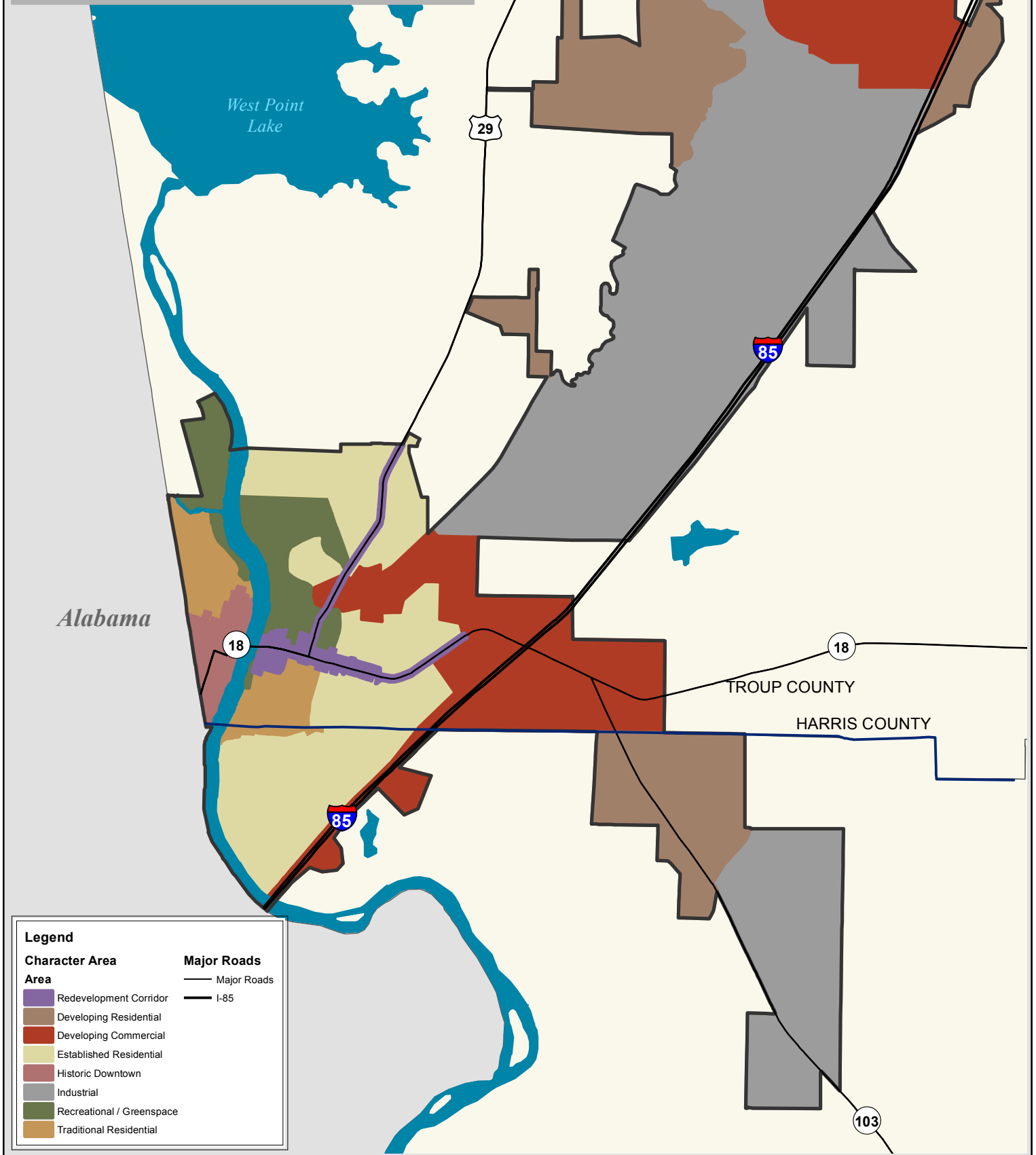
- Promote a diverse range of businesses and industry
- Encourage a mix of uses to serve industry employees to increase access to retail and park space



FIGURE 29: CONSTRUCTION SITE OF GLOVIS' NEW LOCAL LOCATION

CITY OF WEST POINT CHARACTER AREAS

2015-2035 Comprehensive Plan



Legend

Character Area

- Area**
- Redevelopment Corridor
 - Developing Residential
 - Developing Commercial
 - Established Residential
 - Historic Downtown
 - Industrial
 - Recreational / Greenspace
 - Traditional Residential

Major Roads

- Major Roads
- I-85

COMMUNITY WORK PROGRAM

The Community Work Program (CWP) identifies specific implementation actions the City government or other entities intend to take during the first five-year timeframe of the planning period. This includes subdivision regulation/zoning ordinance updates, program/process, preparation of master plans, inventory and analysis, preparation of guidelines and the preparation of other studies to be put in place to implement the Community Agenda. For each action the CWP outlines the following information:

- Brief Description
- When The Activity or Strategy will take place
 - ✓ = Specific Completion Date
 - ∞ = Ongoing task
- Party that is responsible for implementing said activity
- Estimated Cost
- Funding Source

CWP table Abbreviations	
BOEs	Board(s) of Education
CM	City Manager
CD	Community Development
CITY	Interdepartmental City Effort
DA	Development Authority
DCA	Dept. of Community Affairs
DDA	Downtown Development Authority
GDOT	Georgia Department of Transportation
HPC	Historic Preservation Commission
HA	Housing Authority
GNC	Georgia Nature Conservancy
PR	Parks & Recreation
PU	Point University
PW	Public Works Department
WPCC	West Point City Council

Action or Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Develop a vacant site inventory for infill to be updated bi-annually	✓	↻	↻	↻	↻	CD	Staff Time	General Fund
Create an inventory of buildings suitable for redevelopment to be updated bi-annually.	✓	↻	↻	↻	↻	CD	Staff Time	General Fund
Update the City's historic resources survey.	✓		✓		✓	CD HPC	\$8,000	General Fund
Nominate eligible properties to the National Register of Historic Places to promote City's historic resources.	✓	↻	↻	↻	↻	CD HPC	\$5,000	General Fund
Consider uses either public or private that could assist in the cost of revitalizing the former "West Point High School" building on Highway 29.		✓	✓			CM CD WPCC DA	Staff Time	General Funds
Prepare and adopt a connector street development plan				✓		CD GDOT	\$20,000	General Fund
Develop a City wide wayfinding signage plan	✓					CD DA	\$10,000	General Fund & DA
Develop an industrial districts park management plan and address long-term industrial land needs. Such a plan can establish policies and guidelines for design and siting of business as well as set environmental guidelines.		✓				DA DCA	\$15,000	DA
Coordinate with local industry, educational institutions, and non-profits to develop a program where adults with limited job related skills could gain various types of certifications and job related skills	✓					CD PU	Staff Time	General Fund
Continue to coordinate with school board officials to ensure that school capacity and facilities are maintained to meet the needs of the growing community	↻	↻	↻	↻	↻	BOEs CD	Staff Time	General Fund
Establish quarterly meetings with the Harris County Development Authority as well as the Harris County Board of Commissioners.	↻	↻	↻	↻	↻	CD	Staff Time	General Fund
Collaborate with officials in Troup, Harris and Chambers counties (and municipalities within each) to conduct annual population estimates for the area and each jurisdiction.	↻	↻	↻	↻	↻	CD	Staff Time	General Fund

Action or Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Host joint workshops and symposiums that bring in experts on specific topics (e.g. conservation easements, innovative storm water management, green architecture) to inform local elected officials and staff and the general public about common interests on a regular basis.	☺	☺	☺	☺	☺	HPC DCA/RDC HA CD DA/DDA GDOT	\$5,000	General Fund
Continue to work with regional, state, and federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection.	☺	☺	☺	☺	☺	CITY	Staff Time	General Fund
Consider permitting development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas.	✓					CD	Staff Time	General Fund
Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs).	☺	☺	☺	☺	☺	NC CD	Staff Time	General Fund
Establish and maintain good communication with the Georgia Nature Conservancy "Mission Zero Corridor" project.	☺	☺	☺	☺	☺	NC CD	Staff Time	General Fund
Develop a system/program that promotes the use of conservation easements and conservation tax credits by landowners.	✓					CD	Staff Time	General Fund
Establish a program designed to utilize conservation easements and other land preservation tools to preserve important natural areas on either public or private lands.		✓				PR CD	Staff Time	General Fund
Continue to promote the West Point Solid Waste Management Plan.	☺	☺	☺	☺	☺	PW	Staff Time	General Fund
Consider procedures such as small lot consolidation or incentives for quality infill housing development.	✓					CD	Staff Time	General Fund
Consider creating incentives such as density bonuses or expedited permit processing for the development of quality affordable housing.	✓					CD	Staff Time	General Fund

SHORT-TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS

SHORT TERM WORK PROGRAM 2010-2014 REPORT OF ACCOMPLISHMENTS			
ACTIVITY	STATUS		NOTES
	COMPLETE	INCOMPLETE	
Establish an Infill Development Guide to describe appropriate site design and development standards for context sensitive infill development.	✓		
Develop a vacant site inventory; identify those that are suitable for infill development.		✗	Set for 2016
Create an inventory of buildings suitable for redevelopment.		✗	Set for 2016
Prepare existing conditions analysis of the City's system of sidewalks to identify substandard facilities and prioritize repair/replacement projects.	✓		
Update the City's historic resources survey.	✓		

Coordinate with West Point’s Historic Preservation Commission to nominate eligible properties to the National Register of Historic Places and to generally promote the City’s history.		x	Set for 2016
Conduct housing study to indentify affordable housing needs.	✓		
Proceed with plans to conduct housing assessments to facilitate the resolution of substandard housing concerns.	✓		
Establish Visual Gateways at Interstate access points and at the entrance to the Downtown Area with streetscaping, signage, and other features that define an entrance to the city or other important areas around the city.	✓		
Coordinate with the DDA, the Downtown Historic District and other entities to develop a Downtown Master Plan that will establish a clear vision for the revitalization of the Downtown area, help guide public and private investments to improve the physical character of the area, and support the retention of residential and non-residential uses that will provide economic and social vitality to Downtown.	✓		
Coordinate with adjacent jurisdictions to develop a Greenways Master Plan that outlines an area-wide system of interconnected greenway/trail corridors, addresses greenway trail crossings of all roads, and defines specific priorities for property acquisition to develop the system.	✓		
Develop a Greenspace and Recreation Master Plan for West Point to guide investment in existing parks as well as investments in new parks and links existing greenspace, establishes criteria for future park area (note that this strategy could be combined with N-OS 7, DP 4.2.1 and RC 2.1.1).	✓		
Develop a site master plan for the revitalization, reuse and programming opportunities for the old West Point High School located on US-29.	✓		
Prepare and adopt a connector street plan	✓		

Prepare and adopt Suburban-Center Master Plans for each area (designated as such on the Future Development Map) to guide long-range development of these areas and address goals and objectives building placement, design, and size, sing placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the district.		x	We have regulated quality development through zoning ordinance
Redevelop the riverfront area adjacent City Hall to create a pedestrian-friendly atmosphere and transforms the riverfront into a center for recreation and leisure with views of the river (could also be combined with DP 3.3.1/U-CTR 1)	✓		
Prepare and adopt an Interchange Gateway-District Master Plans for each area to guide long-range development of these areas and address goals and objectives building placement, design, and size, sing placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the district.	✓		
Develop a wayfinding signage plan.		x	Accomplished for Downtown, underway for citywide.
Seek approval via referendum from city voters to authorize the use of Tax Allocation Districts (TAD) in accordance with the Georgia Redevelopment Powers Act, establish a redevelopment authority and prepare a redevelopment plan for qualifying areas of the city.	✓		
Create incentives for development of nodes at important locations along major corridors or at the intersection of major corridors, benefitting from the Quality Development Corridor Overlay District.	✓		
Develop an industrial districts park management plan and address industrial land needs for the long-term future. Such a plan can establish policies and guidelines for design and siting of business as well as set environmental guidelines.		x	Environmental guidelines established, industrial master plan set to be underway in 2017
Continue to implement the Quality Development Corridor Overlay District (QDC), as described in Section 17 of the Zoning Ordinance	✓		
Continue to pursue revitalization programs, grants, and financing tools that will help revitalize the Downtown area	✓		

Continue to advocate for the traffic signaling technology and timing improvements.	✓		
Create a development review process that coordinates development approval with existing school capacity and planned facilities.		x	Coordination
Conduct and carry out appropriate plans and measures for effective stormwater management.	✓		
Increase code enforcement efforts to address dilapidated housing or poorly maintained vacant lots in order to stabilize the surrounding area.	✓		
Continue to coordinate adult education opportunities that enhance the job skills West Point's workforce and that meet the needs of existing or desired businesses.	✓		
Coordinate working relationships with planning staff, educational institutions, and local businesses to ensure new and existing business developments are in line with the principles of the Future Development Guide.	✓		
Improve current development incentive policies and procedures to encourage big business to locate in Employment-District character area identified in the Future Development Guide.	✓		
Annually update and re-adopt a six-year capital improvements plan that encourages investment in existing services and facilities. Emphasize infrastructure expansion only to areas identified in this plan to accommodate growth and that enhances the quality of life in already developed areas.	✓		
Coordinate development approval with school board officials to ensure that school capacity and facilities are maintained to meet the needs of the growing community.	✓		
Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods.		x	Did not see population growth that was expected
Coordinate adult education opportunities that enhance the job skills of West Point's workforce and that meet the needs of existing or desired businesses.	✓		
Refine communication and coordination efforts regarding development activity to ensure orderly and efficient development patterns.	✓		

Coordinate school site selection between the school boards and City officials.		x	Lack of need or opportunity
Establish regularly-scheduled joint meetings with Harris County and Troup County to address long-range needs as well as short-term issues and opportunities.	✓		
Continue to work with the Chattahoochee-Flint Regional Development Center to coordinate planning and development efforts in the region.	✓		
Coordinate with Harris County and Troup County public school systems to establish a way to provide middle and high school opportunities within the City.		x	Effort made, no solution has been reached
Collaborate with officials in Troup, Harris and Chambers counties (and municipalities within each) to conduct annual population estimates for the area and each jurisdiction.	✓		
Host joint workshops and symposiums that bring in experts on specific topics (e.g. conservation easements, innovative storm water management, green architecture) to inform local elected officials and staff and the general public about common interests on a regular basis.	✓		
Continue to work with regional and state agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection.	✓		
Continue to work with federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection.	✓		
Pursue government purchase of environmentally sensitive lands for the creation of wildlife areas, nature preserves, and public parks	✓		
Develop a land conservation program with Georgia Conservancy to create conservation easements or other similar conservation tools that preserve important natural areas	✓		
Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)	✓		
Develop a system/program that promotes the use of conservation easements and conservation tax credits by landowners		x	Set to be developed in 2016

Seek local designation of existing National Register properties to ensure long-term preservation of the resources, and/or identify incentives for their preservation (e.g. building facade easements).	✓		
Establish a program designed to utilize conservation easements and other land preservation tools to preserve important natural areas on either public or private lands.	✓		
Continue to promote the West Point Solid Waste Management Plan.	✓		
Amend zoning ordinance to accommodate infill housing at setbacks and minimum lots sizes that are compatible with surrounding homes but are less than what is required by code	✓		
Consider establishing minimum open space requirements into development standards and incentives that encourage the creation of publicly-accessible parks in new development.	✓		
Create incentives, such as expedited permit processing, for infill housing development.	✓		
Consider creating incentives such as density bonuses or expedited permit processing for affordable housing development.	✓		
Consider permitting development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas.		x	Currently being considered, plan to proceed in 2016
Consider setting affordable housing provision requirements for RPUD-1 zoning district to require a mix of housing types (single-family, townhome, condominium, and apartment) and price points.	✓		
Review Floodplain Protection Ordinance to ensure compliance with state and federal regulations	✓		
Review development regulations to ensure stormwater and erosion controls mitigate construction and development impacts on natural areas	✓		
Follow BMPs for erosion and sedimentation control, as defined in the Georgia Erosion and Sedimentation Act	✓		

Prepare and adopt street connectivity requirements that strongly encourage a connected system of streets within new subdivisions and connections to existing subdivisions, including requiring multiple stub-out streets to allow for future connectivity when adjacent properties develop (an emphasis on emerging suburban growth areas).	✓		
Review and modify (as needed) industrial zoning category standards to accommodate desired business development to guide desired building and site aesthetics/design	✓		
Require traffic impact analysis for large scale developments. Make sure that cumulative impacts of multiple subdivisions are considered.	✓		
Consider adopting amendments to the CBD . Central Business District (C-2 Downtown) and Historic District design guidelines as needed to implement the vision of the master plan.	✓		
Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map).	✓		
Locate small to moderate scale commercial activity at nodes within the Suburban and Urban Development Categories to maximize the efficient use of existing transportation systems.		x	Limited commercial development
Locate major commercial activity along corridor or at important centers identified in the Future Development Guide and Map.	✓		
Encourage location of large business and industrial facilities within the special districts identified in the Future Development Guide and Map.	✓		
Promote economic growth by utilizing existing business park facilities as well as expanding business opportunities in the Employment-District character area adjacent to the Kia site (See Future Development Guide).	✓		
Concentrate industrial and big business development within the Employment-District character area.	✓		

APPENDICES

- I. QUALITY COMMUNITY OBJECTIVES**
- II. PUBLIC VISIONING MEETING AGENDA**
- III. PUBLIC VISIONING MEETING SIGN-IN SHEET**

Quality Community Objectives

1. ECONOMIC PROSPERITY:

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

2. RESOURCE MANAGEMENT:

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

3. EFFICIENT LAND USE:

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

4. LOCAL PREPAREDNESS:

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

5. SENSE OF PLACE:

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- 6. REGIONAL COOPERATION:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- 7. HOUSING OPTIONS:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- 8. TRANSPORTATION OPTIONS:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- 9. EDUCATIONAL OPPORTUNITIES:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- 10. COMMUNITY HEALTH:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

City of West Point

2015-2035 Comprehensive Plan Update

Public Visioning Meeting

Thursday, July 30, 2015

5:30 PM

West Point Technology Center

AGENDA

1. Welcome and Introduction
2. Purpose of the Comprehensive Plan Update
3. Comprehensive Plan Visioning
 - a. SWOT Analysis
 - b. Needs and Opportunities List and Discussion Groups
 - c. Vision Statement Exercise
 - d. Character Areas Map
4. Next Steps
 - a. Draft Plan
 - b. Second Public Hearing
 - c. Transmittal to the Three Rivers Regional Commission and the Department of Community Affairs for Review
 - d. Regional, State, and Interested Party Review
 - e. Adoption
5. Question and Discussion Period

City of West Point 2015-2035 Comprehensive Plan Update
 Public Visioning Meeting
 West Point Technology Center
 Thursday July 30, 2015, 5:30 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL ADDRESS	PHONE
Saul James	TRAC	P.O. Box 1600 Franklin, GA	770-254-4506
Cheryl Nantz	1506 Hwy 29 WHP	wnantz@westpointga.com	706-501-8781
David Bell	Lawett, AL	news@valleytimes-news.com	334-644-1101
Qua Thompson	502 Brigandiff		706-588-8474
R.H. Ledyard	W.P. GA		706-643-6881
Donald Spene	100 Sandtown Road, GA	twins-des@hotmail.com	706-643-9366
Terri Spene	" "	" "	" "
Kevin Patrick	125 Highland Drive	jeanpatrick44@gmail.com	706-590-0613
Sammy Debow	West Point	scsbow@cityofwestpointga.com	706-645-3584
Ed Moor	West Point 227 Tech Rd	emoor@cityofwestpointga.com	706-645-3500
Joel Finley	109 Springvale Rd West Point	JFinlay@barton-coast.com	643-2539

City of West Point

ADOPTION RESOLUTION

WHEREAS, the City of West Point has completed its 2015-2035 Comprehensive Plan update; and

WHEREAS, the updated Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

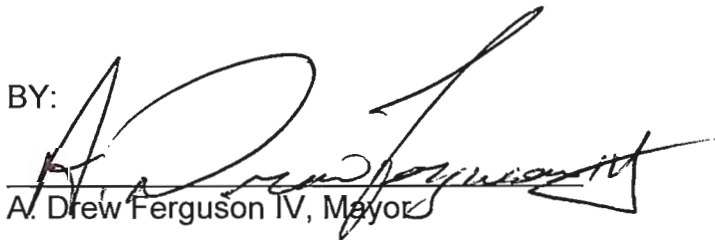
WHEREAS, the two required public hearings were conducted at West Point City Hall; and

WHEREAS, the Comprehensive Plan was transmitted to the Three Rivers Regional Commission for review; and

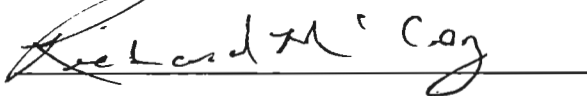
WHEREAS, the Department of Community Affairs has reviewed the Comprehensive Plan and finds that it adequately addresses Minimum Standards for Local Comprehensive Planning; and

NOW, THEREFORE, LET IT BE RESOLVED, the City of West Point Council hereby adopts this 2015-2035 Comprehensive Plan, on this 12th day of October, 2015.

BY:


A. Drew Ferguson IV, Mayor

ATTEST:


Richard M. Coy

CITY OF WEST POINT GEORGIA

Post Office Box 487
West Point, Georgia 31833
706-645-2226

September 14, 2015

Three Rivers Regional Commission
13273 GA-34
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

The City of West Point has completed an update of its comprehensive plan and is submitting it with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Sara Thompson at (706) 645-3090 / sarathompson@cityofwestpointga.com.

Sincerely,



Mayor A. Drew Ferguson, IV
City of West Point, GA

Enclosures



... located in the center of the southeast