TROUP COUNTY
GEORGIA

Comprehensive Plan 2021

DRAFT

Prepared with technical assistance by
Three Rivers Regional Commission

This page intentionally left blank

TABLE OF CONTENTS

INTRODUCTION

Located in west central Georgia and covering approximately 414 square miles, Troup County is predominantly rural, yet increasingly suburban with some urban landscape. West Point Lake is located in Troup County. It is a 26,900-acre reservoir on the Chattahoochee River built by the U.S. Corps of Engineers and receives approximately 1.5 million visitors a year.

A National Historic Landmark of note is Bellevue, the Benjamin Harvey Hill House, built from 1853-1855 and located in the City of LaGrange. It is a significant example of the "domesticated temple" form of the Greek Revival style. It is one of only two National Historic Landmarks in the region.

Troup County

Some other tourist attractions include the Callaway Memorial Tower, built in 1929 to honor textile magnate Fuller E. Callaway, Sr. and the Chattahoochee-Flint Heritage Highway, a scenic highway that runs through Coweta, Troup, and Meriwether counties, Great Wolf Lodge, Wild Animal Safari, and the Biblical History Center.

Purpose of the plan

The Troup County Comprehensive Plan is to be used to provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities which currently exist within the community. Goals, polices, and specific implementation strategies are listed to guide policy decisions. Character areas are delineated to implement desired future land use patterns. The Community Work Program lists specific high priority projects to be addressed and completed in the next 5-years to support the implementation of the community vision.

Community Involvement

The public hearing kicking off the comprehensive plan process was held on November 19, 2019. A plan update presentation was given for the purpose to make any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, to explain the purpose of the update and to encourage residents and other stakeholders to actively participate in the plan update. The plan will be posted on the county website for public access and review.

The County developed a list of key stakeholders to form a steering committee to guide the plan update. Members of the committee are listed on the next page.

The committee met once in person before the COVID-19 pandemic affected future meetings. Troup County was granted a variance to move the plan due date to February 2021. This approval is included in the appendix. Subsequently, the following steering committee meetings were held virtually.

Troup County Comprehensive Plan Meeting Schedule

Topic	Date
First Public Hearing	November 19, 2019
Overview and SWOT Analysis	February 18, 2020
Needs and Opportunities	August 11, 2020
Goals and Policies	August 25, 2020
Future Land Use and Character Areas	September 15, 2020
Broadband	September 29, 2020
Housing	October 20, 2020
Second Public Hearing	February 2, 2021

Troup County Comprehensive Plan Steering Committee

Plan Element	Representative
District 1 Representative*	Patrick Crews pcrews@troupco.org
District 2 Community Representative	Nancy Green mn52green@gmail.com
District 3 Community Representative	Rob Petry robertspetry@gmail.com
District 4 Community Representative	Brandon Eley brandon@brandoneley.com
District 5 Community Representative	Edward Boswell eboswell@charter.net
Economic Development*	Kelley Bush, City of LaGrange Economic Development kbush@lagrangega.org
Housing	Marie McNally, DASH LaGrange, Executive Director MMcNally@dashlagrange.org Nate Crawford, DASH LaGrange NCrawford@dashlagrange.org
Transportation	James Emery, Troup County, County Engineer jemery@troupco.org
Environment & Natural Resources	Henry Jacobs, Chattahoochee Riverkeeper, Middle Chattahoochee Director hjacobs@chattahoochee.org
Hazard Mitigation	Dennis Knight, Troup County EMA, Director dknight@troupco.org
Social Service	Sherri Brown, Circles of Troup County, Executive Director sbrown@troupco.org
Recreation	Lance Dennis, Troup County Parks & Recreation, Director ldennis@troupco.org
City of Hogansville	Lynne Miller, City of Hogansville, Community Development Director lynne.miller@cityofhogansville.org
Troup County Planning	Erin Johnson, County Planner eljohnson@troupcountyga.gov
Troup County Administration	Eric Mosely, County Manager emosley@troupcountyga.gov
Troup County Community Development	James Anderson, Community Development Director janderson@troupcountyga.gov

Regional Water Plan

The Middle-Chattahoochee Regional Water Plan was updated in July 2018. The Middle-Chattahoochee is one of 10 water planning regions across the state. The plan can be found on the Georgia Water Planning website: https://waterplanning.georgia.gov/ .

The Middle-Chattahoochee Regional Water Plan identified the following vision statement and goals:

Water Plan Vision Statement

Our vision is that our descendants have safe, clean and abundant water to meet their needs in the Middle Chattahoochee Region; seeking to accomplish that through reasonable effort in cooperation, education, scientific research, best available data, and preservation.

Middle Chattahoochee Water Planning District

Goals

1. **Political -** The plan will provide the technical basis to help resolve the issues pertaining to water resources management and competing interests.

2. **Uncertainties** – The plan will provide guidance for effective policies and appropriate actions during drought, economic uncertainty, regulatory or political influences, and effects of climate variability.

Counties: Carroll, Chattahoochee, Clay, Haralson, Harris, Heard, Muscogee, Quitman, Randolph, Stewart, Troup

3 **River System** – The Apalachicola-Chattahoochee-Flint (ACF) river systems are a unique asset within the region. The management of the rivers and their uses (hydropower, navigation, water quality, water supply, flood control, fish and wildlife conservation, recreation and cooling water for nuclear and coal fired power plants) are vital to the region. The plan will recommend adjustments
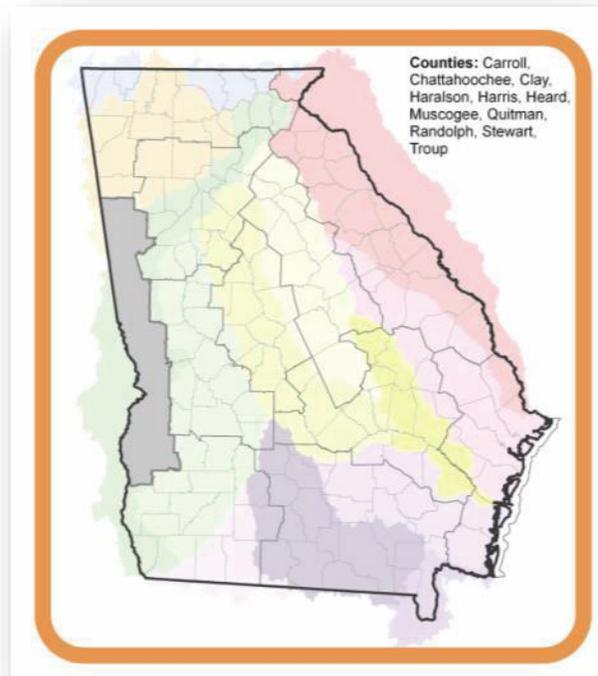
to the management directives and uses of the river systems in order to achieve a balance of future water requirements within the region.

4. **Land Use Changes** – The plan will acknowledge the increasing tax value of land and resulting trends: increasing urbanization, fewer natural forests, and decreasing agricultural land. However the plan will seek to encourage agricultural land and forest land conservation by providing for their water requirements.

5. **Water Balance** – The plan will provide a better understanding of water balance and consumptive use and clearly define returns to surface water, the need for storage, and provide guidance for the increasing trend for groundwater usage.

6. **Population** – The plan will address the water needs for an increasing [resident] population as well the increased transient population at such locations as Fort Benning.

7. **Quantity and Quality** – The plan will establish the necessary goals to achieve water quality and quantity throughout the Middle Chattahoochee basin.

8. **Conservation/Green** – The plan will encourage forest, agriculture and open land and habitat preservation. It will also encourage cost effective alternative energy sources, water conservation, and sustained protection of habitat and natural resources.

9. **Inter-state Water Planning:** The Plan will recognize the importance of inter-state coordination in water planning to provide for sustainable management of shared water resources.

Environmental Criteria

Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains, the latter not quite applicable in this region.

These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry or agricultural services.

The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

Troup County has adopted the requirements for protection of water supply watersheds, groundwater recharge areas, wetlands and river corridor protection. These Rules for Environmental Planning were considered when developing the comprehensive plan update and can be found in the Troup County Zoning Ordinance.

Key Demographics

Key Facts

Troup County, GA 4
Troup County, GA (13285)
Geography: County

KEY FACTS

70,328
Population

37.8
Median Age

2.6
Average Household Size

$46,525
Median Household Income

EDUCATION

16%
No High School Diploma

34%
High School Graduate

30%
Some College

20%
Bachelor's/Grad/Prof Degree

BUSINESS

2,420
Total Businesses

34,095
Total Employees

EMPLOYMENT

50%
White Collar

36%
Blue Collar

14%
Services

15.4%
Unemployment Rate

INCOME

$46,525
Median Household Income

$25,930
Per Capita Income

$32,631
Median Net Worth

Households By Income

The largest group: <$15,000 (15.6%)
The smallest group: $150,000 - $199,999 (4.4%)

Indicator ▲	Value	Diff	
<$15,000	15.6%	+4.8%	
$15,000 - $24,999	12.7%	+3.5%	
$25,000 - $34,999	10.3%	+1%	
$35,000 - $49,999	13.9%	+1.2%	
$50,000 - $74,999	15.5%	-2.2%	
$75,000 - $99,999	10.3%	-2.2%	
$100,000 - $149,999	12.5%	-2.1%	
$150,000 - $199,999	4.4%	-1.8%	
$200,000+	4.7%	-2.4%	

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

NEEDS AND OPPORTUNITIES

The initial Needs and Opportunities as shown in this Section were developed and identified in the 2015 Update for Troup County. For this comprehensive plan update, the needs and opportunities were reviewed, updated, and discussed by the 2020 Steering Committee. This was done utilizing a strengths, weaknesses, opportunities and threat (SWOT) analysis. The SWOT can be found in the appendix. The listed needs and opportunities correspond with the goals and policies in the next section of the plan.

Housing

Needs

☞ Too many potential buyers do not have good credit or understanding of how to obtain good credit.

☞ Substandard housing units.

☞ Price point, condition, availability of housing units in unincorporated Troup County.

☞ Attainable, affordable and workforce housing.

☞ Lack of multi-family housing.

☞ Housing blight.

☞ High poverty rate.

Opportunities

☞ Provide a variety of housing for all income brackets.

☞ Market for the construction and development of multi-family housing.

Economic Development

Needs

☞ Industry and business require a skilled workforce from Troup County.

☞ The expansion of broadband into unserved areas of the county.

☞ Transportation network does not provide for good traffic flow and connectivity to major employers.

☞ Promoting the tourism opportunities of West Point Lake while lake levels fluctuate with seasonal pool depths.

☞ Providing and promoting existing recreational and cultural opportunities to attract people to Troup County.

☞ Use existing excellent educational facilities to develop workforce and entrepreneurial endeavors.

☞ Crime and drugs effect quality workforce.

☞ Need for increased water supply infrastructure.

☞ Address the amount of blight within the community.

☞ Address the perception of the school system.

☞ Majority of jobs are low income.

Opportunities

☞ Use existing excellent educational facilities to develop workforce and entrepreneurial endeavors.

☞ The availability of many tourism and recreational activities.

☞ The airport increases business opportunity.

☞ I-85 – "The Ray" creates unique opportunity for sustainable development and positive growth.

☞ Increased job growth and business expansion.

☞ Possible inland port feasibility.

☞ Collaborative leadership – local and state.

☞ Existence of non-profit, faith based, and philanthropic institutions.

☞ Rail connectivity and access.

☞ Local industrial base.

Community Facilities

Needs

☞ Lack of county water system.

☞ Lack of county sewer availability.

☞ Littering is an continuing problem.

☞ Underutilization of recreational opportunities at West Point Lake.

☞ Lack of future water supply sources.

Opportunities

☞ Develop cooperation between existing programs thus providing better and a variety of recreational activities for youth and seniors.

☞ Provide education for citizens on codes and ordinances.

☞ Variety and options of secondary education and training opportunities.

Natural, Cultural, and Historic Resources

Needs

☞ Preserving and protecting water quality.

☞ Preserving habitats and protecting endangered flora and fauna.

☞ Preserving trees to improve air quality.

☞ Expand recycling programs.

☞ Protection of groundwater.

☞ The county is losing historic and cultural areas and buildings.

☞ Increase public awareness about litter reduction and increase community pride.

Opportunities

☞ Provide education for citizens on recycling, water quality, tree, habitat and historic preservation.

☞ The Chattahoochee Riverkeeper provides environmental awareness and educational opportunity at all ages levels.

☞ Increased tourism levels and assets.

Land Use

Needs

☞ There is typically neighborhood opposition to new/innovative or higher density developments.

☞ Consistent and smooth zoning transition at the Troup County and municipal boundaries.

☞ Need for increased coordination with cities regarding land use.

Opportunities

☞ Promote and foster cooperation between unincorporated Troup County and its municipalities regarding land use.

Transportation

Needs

☞ The road network is not promoting good traffic flow, especially along east-west corridor.

☞ Need for public transportation and/or expanded Troup Transit program.

Opportunities

☞ Implement and updated the 2006 HNTB Transportation Plan.

☞ Highway access.

☞ Inland port.

☞ Rail access.

COMMUNITY GOALS AND POLICIES

This section of the plan lists goals, policies and quality community objectives that apply to each of the goals. Implementation strategies for each issue identified is included.

A list and definition of each quality community objective is attached in appendix A of this document.

Community Vision

Troup County citizens take pride in their community as a diverse and progressive place while retaining its rural charm that deserves to be fostered by future generations.

The following statement of vision is a culmination of previous planning efforts and ideas that promotes economic growth and development, protects our natural and cultural resources, builds a successful future for our children and maintains a rural character that is sustainable:

Troup County is a vibrant community that promotes economic development and balanced growth, protects natural, cultural and historic resources, and preserves its rural character while maintaining an excellent quality of life for all of its citizens.

Housing

Goal #1:   Promote and foster home ownership.

> **Policy1.1**:   Support local efforts to provide financial education, and training for citizens.
>
> > **Implementation Strategy**: Public/private partnership with Chamber of Commerce, DASH, local banks, real estate brokers, Circles of Troup County and other entities to provide financial health workshops.
>
> **Quality Community Objective**:
> ☑ Educational Opportunities

☑ Community Health

Goal #2: Foster a diverse, safe and affordable housing stock in the county.

Policy 2.1: Support housing rehabilitation and blight reduction.

> **Implementation Strategy:** Continue to work with DASH to apply for housing rehabilitation grants and look for other funding mechanisms.

> **Implementation Strategy:** Study the feasibility of tax and other local incentives for housing rehabilitation.

Quality Community Objective:
☑ Housing options
☑ Community health
☑ Economic prosperity

Policy 2.2: Maintain an inventory of housing stock and conditions.

> **Implementation Strategy**: Conduct housing survey of all housing stock in unincorporated Troup County.

> **Implementation Strategy:** Conduct housing conditions assessment.

Quality Community Objective:
☑ Housing options
☑ Community health
☑ Economic prosperity

Policy 2.3: Encourage a variety of quality housing types and sizes.

> **Implementation Strategy:** Market the County for the development of multi-family housing.

> **Implementation Strategy:** Utilize the housing market study to support housing needs and opportunities.

> **Implementation Strategy:** Promote the initiatives and ongoing efforts of the Troup County and Cities Initiative for Community Housing (GICH) partnership.

Quality Community Objective:
☑ Housing options

☑ Community health
☑ Economic prosperity
☑ Local preparedness
☑ Sense of place

Economic Development

Goal # 3: Ensure Troup County maintains a trained and capable workforce.

Policy 3.1: Promote educational initiatives and foster future opportunities.

Implementation Strategy: Work closely with the Board of Education to identify areas where education could be enhanced in elementary and high schools to especially address the dropout rates and graduation rates.

Implementation Strategy: Enhance community partnerships with local secondary educational institutions for workforce training.

Implementation Strategy: Inventory all training opportunities, programs, job trainings.

Implementation Strategy: Promote youth focused trainings, rehabilitation, and second chance programs.

Quality Community Objective:
☑ Economic prosperity
☑ Education opportunities

Policy 3.2: Increase partnerships and collaboration.

Implementation Strategy: Encourage enhanced collaboration between local industry, businesses and local educational institutions, including Troup County Schools and West Georgia Technical College, for increased job skill training needs.

Implementation Strategy: Continue the Three Rivers Work Source partnership.

Quality Community Objective:
☑ Economic prosperity
☑ Education opportunities
☑ Community Health

Goal # 4: Maximize the economic development potential of Troup County's natural and cultural assets**.**

> **Policy 4.1:** Foster and promote recreational and eco-tourism opportunities.

>> **Implementation Strategy:** Continue discussions with the United States Army Corps of Engineers for best practices regarding the use of West Point Lake.

>> **Implementation Strategy**: Partner with cities, Visit LaGrange and Chamber of Commerce, and Troup County Parks and Recreation Department to promote and market amenities throughout the County including West Point Lake, Chattahoochee River water trail, and other opportunities.

>> **Implementation Strategy:** Partner with the Chattahoochee Riverkeeper regarding recreation and eco-tourism of West Point Lake and the Chattahoochee River.

>> **Implementation Strategy:** Support the expansion of the Thread trail as a recreational asset, amenity, and tool for economic development.

>> **Implementation Strategy:** Assist the school system with the expansion of Middle School athletic programs to provide more extracurricular activities.

Quality Community Objective:
- ☑ Economic prosperity
- ☑ Community Health

> **Policy 4.2:** Foster and promote cultural and heritage tourism opportunities.

>> **Implementation Strategy:** Partner with locally owned farms to encourage the use of Troup County's rural heritage for family activities, agri-tourism, and farmer's markets.

>> **Implementation Strategy:** Partner with the Troup County Historic Preservation Commission, Troup County Archives, and the Troup County Historical Society, and municipal Main Streets to promote

activities centered around cultural preservation, historic sites, and the area's architectural heritage.

Quality Community Objective:
- ☑ Economic prosperity
- ☑ Sense of place
- ☑ Regional cooperation
- ☑ Community Health

Goal # 5: Promote sustainable economic development across all sectors in Troup County.

Policy 5.1: Promote collaboration between the public and private entities

Implementation Strategy: Participate in multi-jurisdictional planning efforts such as Troup Strategic Planning and local development authorities.

Implementation Strategy: Participate in the development and marketing efforts for the Georgia International Business Park.

Implementation Strategy: Utilize federal and state programs to fund economic development projects across the county.

Quality Community Objective:
- ☑ Economic prosperity
- ☑ Local preparedness
- ☑ Regional Cooperation

Policy 5.2: Promote expansion, access and increased capacity of the broadband network.

Implementation Strategy: Consider becoming a Georgia Broadband Ready Community and/or Broadband Site Ready designation.

Implementation Strategy: Partner with local utility companies and local service providers for the expansion in underserved areas.

Quality Community Objective:
- ☑ Economic prosperity
- ☑ Local preparedness
- ☑ Regional Cooperation

Community Facilities

Goal #6: Expand and maintain public services and facilities to support existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.

> **Policy 6.1:** Collaborate with municipalities to expand municipal water systems into areas of Troup County which are designated as areas where higher density residential and commercial development is appropriate.
>
> > **Implementation Strategy:** Research agreements such as the Service Delivery Strategy between counties and cities for the expansion of water and sewer systems.
>
> **Quality Community Objective:**
> - ☑ Economic prosperity
> - ☑ Local preparedness
> - ☑ Regional cooperation
> - ☑ Efficient land use
>
> **Policy 6.2:** Consider the development of future County-wide water infrastructure to support existing residents and to accommodate future residential and commercial growth.
>
> > **Implementation Strategy:** Support efforts to provide either decentralized or municipal sewer systems to appropriate development in higher density areas.
> >
> > **Implementation Strategy:** Study the feasibility of a county-wide water system.
>
> **Quality Community Objectives:**
> - ☑ Economic prosperity
> - ☑ Local preparedness
> - ☑ Efficient land use
> - ☑ Regional cooperation

Natural Cultural and Historic Resources

Goal # 7: Protect and promote the preservation of Troup County's historic and cultural resources.

Policy 7.1: Support historical preservation efforts and preserve cultural resources through education, tourism and regulation.

>**Implementation Strategy:** Maintain an endangered structure and cemetery inventory.

>**Implementation Strategy:** Adopt regulations that allow the preservation and adaptive re-use of historic and cultural resources.

Quality Community Objective:
- ☑ Economic prosperity
- ☑ Sense of place

Policy 7.2: Support the Troup County Historic Preservation Commission, Historical Society and Archive to promote the protection and education of historic resources.

>**Implementation Strategy:** Increase the recognition of historic places within the County by encouraging the listing of sites and districts on the National Register of Historic Places.

>**Implementation Strategy:** Consider designating local historic districts and landmarks to increase protection and encourage historically appropriate design.

Quality Community Objectives:
- ☑ Sense of place
- ☑ Local preparedness
- ☑ Economic prosperity
- ☑ Educational opportunities

Goal # 8: Promote the protection and preservation of natural resources to include groundwater, habitat, endangered flora and fauna, trees, water and air quality.

Policy 8.1: Establish protection and maintain conservation of natural areas, where those are endangered by development, including but not limited to groundwater recharge, wetlands, protected river corridors, hardwood forests and areas where Georgia and Federally Endangered species and habitat exist.

>**Implementation Strategy:** Consider the adoption of a new zoning ordinance to provide enhanced landscaping, tree canopy, and green space requirements.

Quality Community Objective:
- ☑ Resource management
- ☑ Efficient land use

Policy 8.2: Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

 Implementation Strategy: Adopt additional regulations to protect environmentally sensitive areas.

Quality Community Objective:
- ☑ Resource management
- ☑ Efficient land use

Policy 8.3: Support the Chattahoochee Riverkeeper regarding recreation, education, and watershed protection efforts for West Point Lake, the Chattahoochee River, and its tributaries.

 Implementation Strategy: Assist CRK with the promotion of events, the encouragement of volunteerism, and enhancement of recreation resources.

Quality Community Objectives:
- ☑ Resource management
- ☑ Sense of place
- ☑ Educational opportunities

Goal #9: Promote and foster community pride and stewardship.

Policy 9.1: Provide educational opportunities for citizens regarding recycling, litter reduction, and community pride.

 Implementation Strategy: Study the feasibility of various approaches and programs, regulations, incentives, and any other projects they have shown successful reduction of litter.

 Implementation Strategy: Consider litter reduction practices such as a single use plastics policy.

Quality Community Objectives:
- ☑ Resource management
- ☑ Sense of place
- ☑ Educational opportunities

Policy 9.2: Support environmental organizations and other civic groups that can aid in the fight against litter.

> ***Implementation Strategy:*** Consider implementing an adopt-a-mile program encouraging citizens to take ownership of a local roadway.

> ***Implementation Strategy:*** Partner with Keep Troup Beautiful and Chattahoochee RiverKeeper to promote clean-up projects and events.

Quality Community Objectives:
- ☑ Educational opportunities
- ☑ Local preparedness

Land Use

Goal #10: Increase coordination with municipalities regarding future land use.

> **Policy 10.1:** Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

> ***Implementation Strategy:*** Continue participation with Troup Strategic Planning and other similar collaborations.

> ***Implementation Strategy:*** Consider the use of urban growth boundaries around municipalities.

Quality Community Objectives:
- ☑ Efficient land use
- ☑ Regional cooperation
- ☑ Resource management
- ☑ Sense of place

Goal #11: Sustainable growth practices that preserves Troup County's sense of place and character.

Policy 11.1: Update land use regulations, zoning, and other ordinances to encourage best practices and reflect desired outcomes.

>**Implementation Strategy:** Continue to update and develop the Unified Development Ordinance (UDO).

>**Implementation Strategy:** Encourage elected officials and staff to participate in planning and zoning trainings.

>**Implementation Strategy:** Consider the development of a citizens academy to educate the public on land use policy, codes, ordinances, and other community development topics.

>**Implementation Strategy:** Study the feasibility of a revision and re-use of impact fees for development.

>**Implementation Strategy:** Implement and expand historic overly districts to protect the community's sense of place and character.

Quality Community Objectives:
- ☑ Efficient land use
- ☑ Resource management
- ☑ Sense of place

Policy 11.2: Encourage growth and development where adequate infrastructure exists or can easily expanded.

>**Implementation Strategy:** Engage in community development and planning with the cities to focus future growth around urbanized areas while protecting rural/agricultural areas.

Quality Community Objectives:
- ☑ Resource management
- ☑ Efficient land use
- ☑ Local preparedness
- ☑ Sense of place

Policy 11.3: Provide opportunities to educate citizens on balanced managed growth.

>**Implementation Strategy:** Consider a citizens academy to increase education of land use regulations, growth and development.

Quality Community Objectives:
- ☑ Educational opportunities
- ☑ Resource management
- ☑ Efficient land use
- ☑ Local preparedness
- ☑ Sense of place

Transportation

Goal #12: A multi-modal transportation system that provides adequate access and connectivity for all users.

> **Policy 12.1:** Promote connectivity of our road network between employment, residential and activity areas.
>
> > **Implementation Strategy:** Continue to utilize the Multi-Modal Transportation Study conducted by HNTB in 2006.
> >
> > **Implementation Strategy:** Update the Multi-Modal Transportation Study.
> >
> > **Implementation Strategy:** Consider the implementation of a Complete Streets policy in areas where pedestrian and bike accessibility is feasible.
> >
> > **Implementation Strategy:** Require road connectivity between activity nodes when feasible.
>
> *Quality Community Objectives:*
> - ☑ Transportation options
> - ☑ Efficient land use
> - ☑ Regional cooperation
> - ☑ Resource management
> - ☑ Sense of place
>
> **Policy 12.2:** Protect gateway corridors from potential negative and visual impacts of development.
>
> > **Implementation Strategy**: Implement and update the gateway corridor plan.
> >
> > **Implementation Strategy**: Implement and update sign ordinance when needed.

Quality Community Objectives:
- ☑ Transportation options
- ☑ Efficient land use
- ☑ Sense of place

Policy 12.3: Support initiatives that can assist in public transportation needs.

> ***Implementation Strategy:*** Apply for transportation grants that maintain and expand Troup Transit operations.

> ***Implementation Strategy:*** Study feasibility of starting a fixed-route county transportation system.

> ***Implementation Strategy:*** Determine the best options for providing across Troup County public transportation and road network connectivity to major employers.

Quality Community Objectives:
- ☑ Transportation options
- ☑ Community health
- ☑ Regional cooperation

CHARACTER AREAS/FUTURE DEVELOPMENT

During the planning process In 2015, citizen forums helped define the character areas for the future development map process. Participants were divided into groups and given a blank map of the county. They were asked to define areas in the county that had similar characteristics. Another exercise was to define the characteristics for each area. The result is the character area map and future development map. In 2020, the map was slightly updated.

A vital component of the comprehensive planning process is the creation of Character Areas/Future Development Strategies and Map reflecting the growth and development expectations for the twenty- year planning period. This visualization of the future, developed with the extensive public visioning process, is expressed in character areas. Character Area planning focuses on the way an area looks and how it functions. Tailored development strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired character for the future.

Character areas have unique or special characteristics that need to be preserved, have potential to evolve into unique areas, or require special attention because of unique development issues. The following pages present the Future Development/Character Area narratives for unincorporated Troup County. Each description includes the following information:

➢ Development Pattern
➢ Primary Land Uses
➢ Implementation Strategies

The **development pattern** describes the preferred development in a character area. The description of characteristics that may include:

➢ Infrastructure required to support development
➢ Intensity of development
➢ Open space
➢ Proper land development practices
➢ Relationship between land uses or character areas
➢ Alternative approaches to conventional development

The **primary land use** section lists permissible land uses within each character area. This section identifies a recommended land use for each parcel in a character area.

Finally, the **implementation strategies** section identifies the measures the County may take to ensure that the development pattern described by each character area can be implemented. Typical strategies include capital projects, adoption or amendment of regulations, preparation of supplemental plans or studies, implementation of existing studies, and collaboration between entities to achieve a common goal.

The Character Area/Future Development Map for unincorporated Troup County identifies the following character areas:

- ❖ Agricultural
- ❖ Agricultural Residential
- ❖ Lakeside Rural Residential
- ❖ Lakeside Residential
- ❖ Commercial
- ❖ Limited Commercial
- ❖ Neighborhood Commercial
- ❖ Industrial
- ❖ Scenic Corridor
- ❖ Conservation
- ❖ Urban
- ❖ Suburban
- ❖ Historic

Character Area Map

Character Areas for Troup County, Georgia

Legend

Roads
Railroads
Scenic Corridor
Historic Overlay
West Point Lake

Character Area
Agricultural
Agricultural Residential
Commercial
Conservation
Industrial
Lakeside Residential
Lakeside Rural Residential
Limited Commercial
Neighborhood Commercial
Suburban
Urban

TROUP COUNTY
GEORGIA

ThreeRivers
REGIONAL COMMISSION
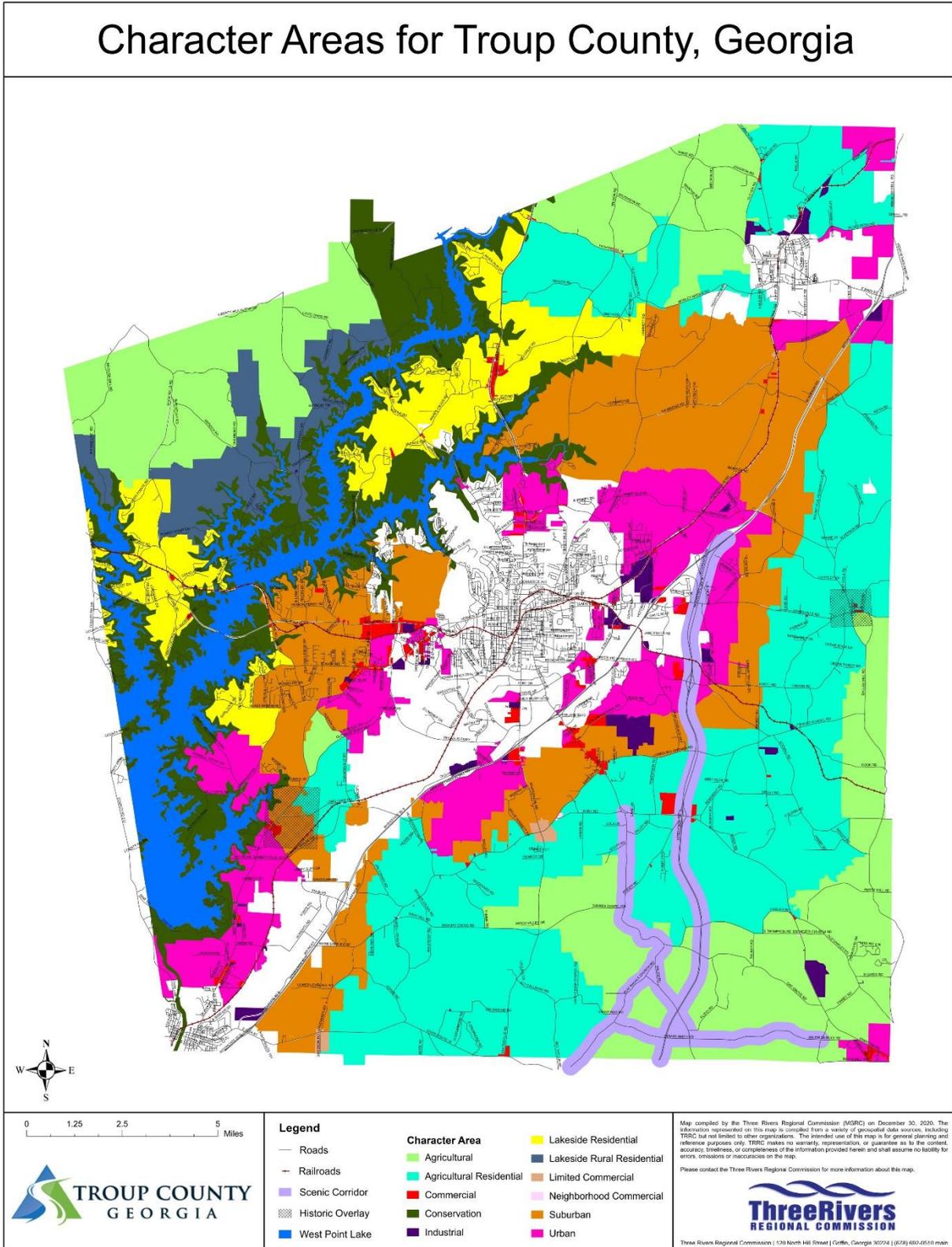
Agricultural

The Agricultural character area describes the area in the county where the primary land use is agricultural in nature. While there is little production of row crops in Troup County, there are large tracts of land used for raising cattle, horse farms, hay fields, organic gardening and timber harvesting. Most of the agricultural areas in the county are in the northwest and southeast portions of the county. Residential development is very low density.

Organic Farm in Troup County

Development Patterns

- ✖ Large lot residential
- ✖ Residential developments that design around pastureland, crops, raising livestock and harvesting timber and maintain minimum 5 acre lot size
- ✖ Preservation of farmland, natural resources, habitats, views and agricultural/rural character
- ✖ Conservation subdivisions allowed only as method of protecting an environmentally sensitive area, flora or fauna habitat or viewshed
- ✖ Limit development until services are available

Primary Land Uses

- ◆ Intense agriculture (cattle farming, hay, horse farms, organic gardening, row crops, etc.)
- ◆ Residential (large lot)
- ◆ Forestry
- ◆ Commercial tree farms
- ◆ Turf farms
- ◆ Hunt clubs

Implementation Strategies

- ◆ Provide right-to-farm protections
- ◆ Develop transfer or purchase of development rights program or something similar to protect farmland
- ◆ Encourage use of Agricultural Best Management Practices(BMP) to protect water quality

� Develop flexible regulations that accommodate smaller organic farming
➣ Design regulations to protect the rural character of the area while allowing other areas for higher density and more intense land uses

Agricultural Residential

The agricultural residential character area is primarily residential in nature with low-density developed areas. The area has some farming, but undeveloped land interspersed with low density subdivisions are the main characteristics of the area. Rolling hills with hay pastures and quiet country living best expresses the rural character of Troup County.

Low Density residential with pasture

Development Patterns

In this character area, development patterns should:

✖ Provide smaller lot sizes that are still large enough to accommodate well and septic systems since there is no public sewer or water in this area of the county
✖ Development that maintains rural character
✖ Promote smaller lots with less intense farming (nurseries, larger gardens, hay fields, livestock pasture)
✖ Conservation subdivisions only when preserving environmentally sensitive areas, flora or fauna habitat and/or natural resources

Primary Land Uses

➣ Residential
➣ Smaller less intense agricultural activities
➣ Hunt clubs

Implementation Strategies

➣ Flexible ordinances and regulations to encourage development that maintains rural character
➣ Programs to protect natural resources

Lakeside Rural Residential

This character area is land along the banks of West Point Lake that is in the northwestern portion of the county. This area has minimal population and is characterized by undeveloped lands with very limited services and accessibility to the rest of county. The area is beautiful in its simplicity and long stretches of undeveloped lakefront property. There is one volunteer fire station, no schools in the area, low population and no public water or sewer. The area is known for its vast forestland and several working farms.

Rural lakeside residential area

Development Patterns

- ✖ Limited development until services are available
- ✖ Large lots, low density development
- ✖ Development standards that maintain rural character

Primary Land Uses

- ➥ Very low density residential
- ➥ Agricultural
- ➥ Farm based businesses

Implementation Strategies

- ➥ Develop regulations that limit development in the area
- ➥ Develop transportation routes to the area
- ➥ Develop passive recreation opportunities around the lake

Lakeside Residential

This area is along the eastern side of West Point Lake. The lake was impounded in the 1970s and development in this area has flourished since then. The existing development has leapfrogged from one area to another, and there are very few areas where undeveloped land remains. This area, however, is very environmentally sensitive since not all of the areas in unincorporated Troup County have public water and no public sewer. There is public water in a large part of

Lakeside Residential

the area, but development regulations in the past have not provided adequate lot size for individual septic systems. The area is built up with primarily residential development and some commercial. There are several Army Corps parks with camping and fishing availability. The 300-foot buffer around the lake maintains the viewshed.

Development Patterns

- ✖ More compact residential development in areas not developed (Cluster)
- ✖ Programs and policies to expand existing sewer into the area
- ✖ Areas not developed as subdivisions (individual lots) maintain a lot size adequate to accommodate individual septic systems
- ✖ Discourage development without public water or sewer
- ✖ Maintain residential character of the area, but promote more mixed use development

Primary Land Uses

- ➡ Residential
- ➡ Neighborhood commercial
- ➡ Passive and active recreation
- ➡ Clubs and/or lodges

Implementation Strategies

- ➡ Provide regulations for cluster and mixed use development
- ➡ Protect water quality around lake

- → Develop flexible regulations to provide adequate creativity in development design
- → Develop policies to expand public water and sewer in the area

General Commercial

These are areas of the county where nodes (rather than strip commercial) of commercial development are located. These commercial nodes are a variety of uses that do not always conform to the surrounding area. Some highway strip commercial has emerged over time and there were no standards to guide this development. These areas are usually at the intersections of two state or federal highways.

Commercial Development

Development Patterns

- ✖ Continue nodal development
- ✖ Discourage strip development
- ✖ Promote mixed use developments where appropriate

Primary Land Uses

- → General commercial such as restaurants, service stations, convenience stores, etc.
- → Churches
- → Government services buildings

Implementation Strategies

- → Breakdown commercial uses into general, limited and neighborhood in the zoning ordinance to allow uses as appropriate for the area
- → Maintain nodal development
- → Provide design guidelines for commercial development

Limited Commercial

Limited commercial development is located in areas of the county at intersections of state or federal routes and local roads. These areas have less intense commercial uses and are a better fit for their locations. They are uses that have less trip generation than general commercial and more than neighborhood commercial.

Limited Commercial

Development Patterns

- ✖ Continued nodal compact development
- ✖ Less impact to surrounding neighborhood.

Primary Land Uses

- ↓ Less intense commercial uses
- ↓ Churches
- ↓ Clubs and/or lodges

Implementation Strategies

- ↓ Use commercial development design guidelines
- ↓ Maintain nodal development
- ↓ Provide flexibility in development

Neighborhood Commercial

Neighborhood commercial is an area where two local roads intersect. This area is designed to accommodate neighborhoods that would otherwise have to drive long distances to meet simple commercial needs. The area would contain the least intense commercial uses and serve small areas.

Neighborhood Commercial

Development Patterns

- ✖ Continued nodal compact development
- ✖ Minimal impact to surrounding neighborhood

Primary Land Uses

- ➡ Least intense commercial uses
- ➡ Churches
- ➡ Clubs and/or lodges

Implementation Strategies

- ➡ Use commercial development design guidelines
- ➡ Maintain nodal development
- ➡ Provide flexibility in development

Industrial

These are areas of the county that may be developed into Industrial sites. Industrial sites usually require public water and sewer, but because Troup County does not have either of these services, industrial development in the unincorporated areas is usually limited to uses that do not require this infrastructure.

Manufacturing

Development Patterns

- ✖ Developments located in proximity to major transportation routes
- ✖ Industrial developments usually on large acreage lots that can
- ✖ Accommodate adequate buffers to surrounding property owners
- ✖ Design guidelines for development

Primary Land Uses

- ✦ Warehouse Distribution
- ✦ Small scale manufacturing
- ✦ Wrecker services, recycling plants

Implementation Strategies

- ✦ Use commercial development design guidelines
- ✦ Maintain nodal development
- ✦ Provide flexibility in development
- ✦ Limit uses to those that do not use a lot of water or produce a significant amount of wastewater

Scenic Corridors

The rural character and rural sense of place is most clearly seen along the County's scenic corridors. Two routes have be delineated on the Character Area map. Salem Road is designated as a local scenic corridor and Interstate 185 is listed as a state Scenic Byway. Salem Road contains historic structures and some of the most beautiful scenery in the state.

Salem Road Bridge

Development Patterns

- ✖ Development limited in the corridor area.
- ✖ Tree protection in the corridor
- ✖ Provide standards and guidelines to protect the viewshed

Primary Land Uses

- Limited low density residential
- Agriculture

Implementation Strategies

- Buffering on both sides of right-of-way
- Regulations that limit development inside the viewshed
- National Register nominations where appropriate

Conservation

These are natural resource areas: the 300-foot buffer around West Point Lake and the Wildlife Management Area in north Troup County. These areas are protected from development and enhance the character of the county. They also include the Army Corps parks and campgrounds.

West Point Lake

Development Patterns

- ✖ Protected areas with no development allowed

Primary Land Uses

- Undeveloped

Implementation Strategies

- Maintain protections already in place
- Promote and enhance parks

Urban

This area consists of the land directly adjacent to the three municipalities in the county. These areas may be annexed into one of the municipalities within the next five years. This area is developed in an urban pattern and has mixtures of uses including commercial, residential and industrial. The area is built up with some undeveloped land remaining but usually not large acreages. The area has major arterials through it, including two interstates, state highways and major county roads.

Cluster Development

Development Patterns

- ✖ Provide regulations for cluster, mixed use developments and/or planned unit developments
- ✖ Promote development that includes walkability
- ✖ Encourage compact development with pedestrian friendly elements
- ✖ Provide for higher density residential, commercial and industrial development

Urban Commercial adjacent to City of LaGrange

Primary Land Uses

- ✦ Residential
- ✦ Commercial
- ✦ Industrial
- ✦ Churches
- ✦ Schools (Elementary and Secondary)

Implementation Strategies

- ✦ Promote cluster development
- ✦ Design regulations to allow mixed use development
- ✦ Promote sidewalk construction

- ➔ Provide flexible guidelines for innovative and creative development
- ➔ Provide infrastructure for high density development

Suburban

This area is the area along the interstate corridor and includes areas surrounding the three municipalities but outside the urban character area. This area has subdivision development that does not adhere to compact development principles. These developments leapfrog from place to place where public water is available but not public sewer.

Suburban Development

This area developed on one acre to ¾-acre tracts with individual septic systems. The area includes commercial, some limited industrial and residential. There are some large acreage undeveloped tracts that are in danger of being subject to continued pattern of urban sprawl.

Development Patterns

- ✖ Provide housing opportunities for all ages and incomes
- ✖ Promote compact development where services exist
- ✖ Promote expansion of services where needed
- ✖ Provide requirements for connectivity of developments
- ✖ Develop requirements for infill developments that complements the rural character
- ✖ Preserve historic structures and areas

Primary Land Uses

- ➔ Compact residential
- ➔ Neighborhood commercial
- ➔ Public buildings in scale to the surrounding development
- ➔ Churches, clubs and/or lodges

Implementation Strategies

- ➔ Provide flexible regulations that encourage innovative and creative design
- ➔ Tree Protection requirements

- � Provide non-residential design guidelines
- ➔ Protect environmentally sensitive areas

Historic

The county includes two historic areas that are especially important to the character of Troup County. One is the National Register listed Lone Cane community and the other is the oldest settlement in Troup County, the community of Mountville. Both areas are historically significant and require additional protection. Long Cane is likely the most vulnerable due to its location and proximity to the expanding industrial areas around KIA.

Historic Church Adaptive Reuse

Development Patterns

- ✖ Maintain character and historic value

Primary Land Uses

- ➔ Residential
- ➔ Churches
- ➔ Commercial

Implementation Strategies

- ➔ Implement the overlay zones as additional protection
- ➔ Produce Tree Protection ordinance
- ➔ Provide adequate buffers between new and historic development
- ➔ Develop design guidelines for new development
- ➔ Consider the designation of local historic districts

Historic Mountville Home

ECONOMIC DEVELOPMENT

The Comprehensive Economic Development Strategy (CEDS) as developed by the Three Rivers Regional Commission and adopted on October 22, 2014 is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Troup County.

The following are goals developed in the CEDS that are important goals for Troup County:

Goal Four - Establish the Three Rivers Economic Development District a premier and unique natural and cultural destination in the State of Georgia.

    Priority 1: Capitalize and build on existing natural and cultural assets;

    Priority 2: Identify opportunities to create passive and active recreation; and

    Priority 3: Identify opportunities to create cultural gathering spaces.

Goal Eleven: Establish program initiatives through public and private partnerships to improve soft skills of the District's workforce.

    Priority 1: Educate students K-12 about the importance of soft skills.

    Priority 2: Encourage public agencies and private industries to work together to find innovative methods to teach everyday skills of running a business.

    Priority 3: Establish mentorships and apprenticeships programs that focus on soft skills and on-the-job training.

    Priority 4: Encourage private industries to commit to workforce development in various community programs that target school aged children.

Goal Twelve: Expand broadband underserved rural communities and increase opportunities for business development.

    Priority 1: Establish a regional broadband taskforce to identify solutions to gain access to broadband in rural communities

Priority 2: Conduct a regional broadband study to identify gaps with the area.

Priority 3: Seek various funding sources to help fund the expansion of broadband services to rural communities.

Priority 4: Increase consumer awareness of the benefits of broadband access within rural areas.

Goal Thirteen- Expand tourism opportunities with the TREDO.

Priority 1: Seek opportunities to expand Agri-Tourism throughout the Three Rivers Economic District

Priority 2: Seek opportunities that support natural and cultural tourism within the region.

Goal Fourteen: - Seek opportunities to expand movie and film production within the Three Rivers Economic Development District.

Priority 1: Streamline permitting process;

Priority 2: Identify a contact person from each local government to manage production companies; and

Priority 3: Develop a local database of shooting locations.

Goal Fifteen: - To support the expansion of Georgia's Export/Import Highway from 1-85 LaGrange to 1-75 near to Macon.

Priority 1: Collaborate with Troup, Meriwether and Upson Counties, Middle Georgia Regional Commission, Georgia Department of Transportation and Federal Highway Administration to evaluate parallel alternatives to 1-20 that provide a direct route across the State of Georgia from the Port of Savannah to Central West Georgia.

Priority 2: Conduct a Corridor Study to identify feasible locations and alignment alternatives for a multi-lane highway between LaGrange and Macon.

Priority 3: Conduct public forums and other citizen involvement strategies to increase public awareness about the economic impact of Georgia's Export/ Import Highway.

BROADBAND

The State of Georgia has made the expansion and deployment of broadband a high priority. Broadband is considered a critical service that affects all aspects of life, both at home and in the broader economy. To stress this importance, the Georgia Department of Community Affairs now requires every community to address broadband in the comprehensive plan. The local jurisdiction's action plan for the promotion of the deployment of broadband services (a necessary utility) by service providers into unserved areas within the government jurisdiction may include:

➢ Steps to promote reasonable and cost-affective access into the community
➢ Assessments, studies, ordinances, and goals
➢ DCA Broadband Ready Community and/or Site certification

Troup County is a member of the regional West Central Georgia Broadband Authority. This group consists of three other counties in the area that include Heard County, Meriwether County and Upson County. The Three Rivers Regional commission has also made broadband expansion a priority. As seen in the map below, many areas in the TRRC region are unserved, including Troup County.
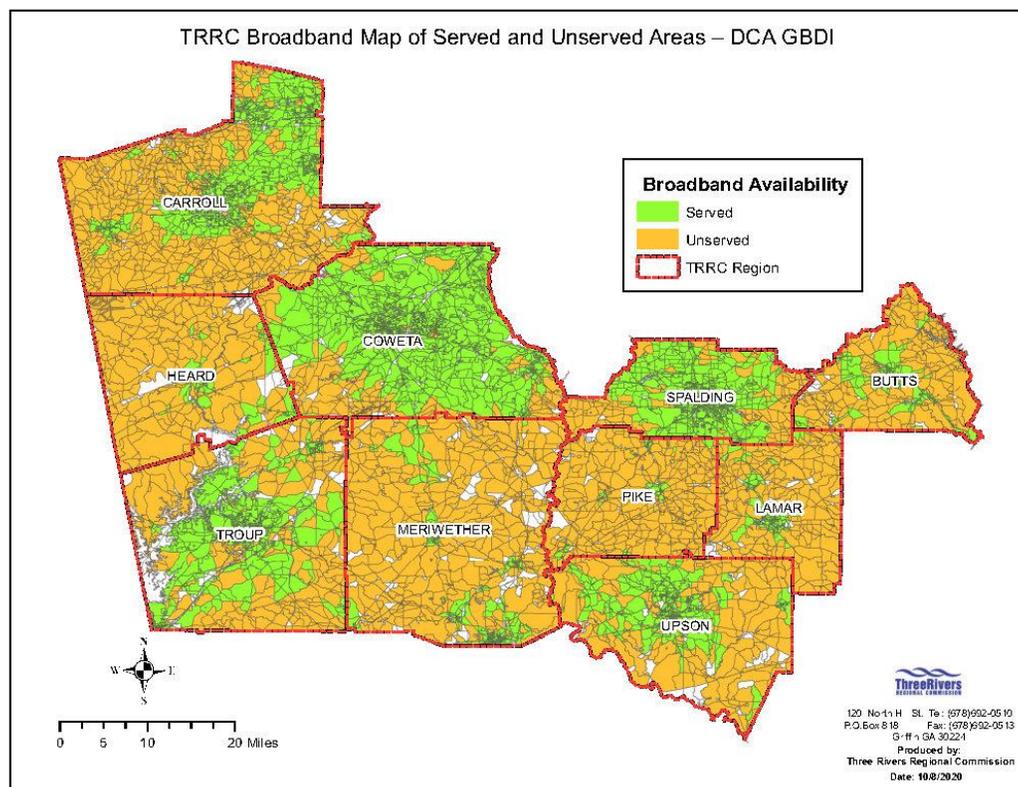
As part of the Georgia Broadband Deployment Initiative, the Department of Community Affairs,compiled the map below. The last update took place in June of 2020.

DCA Unserved Map
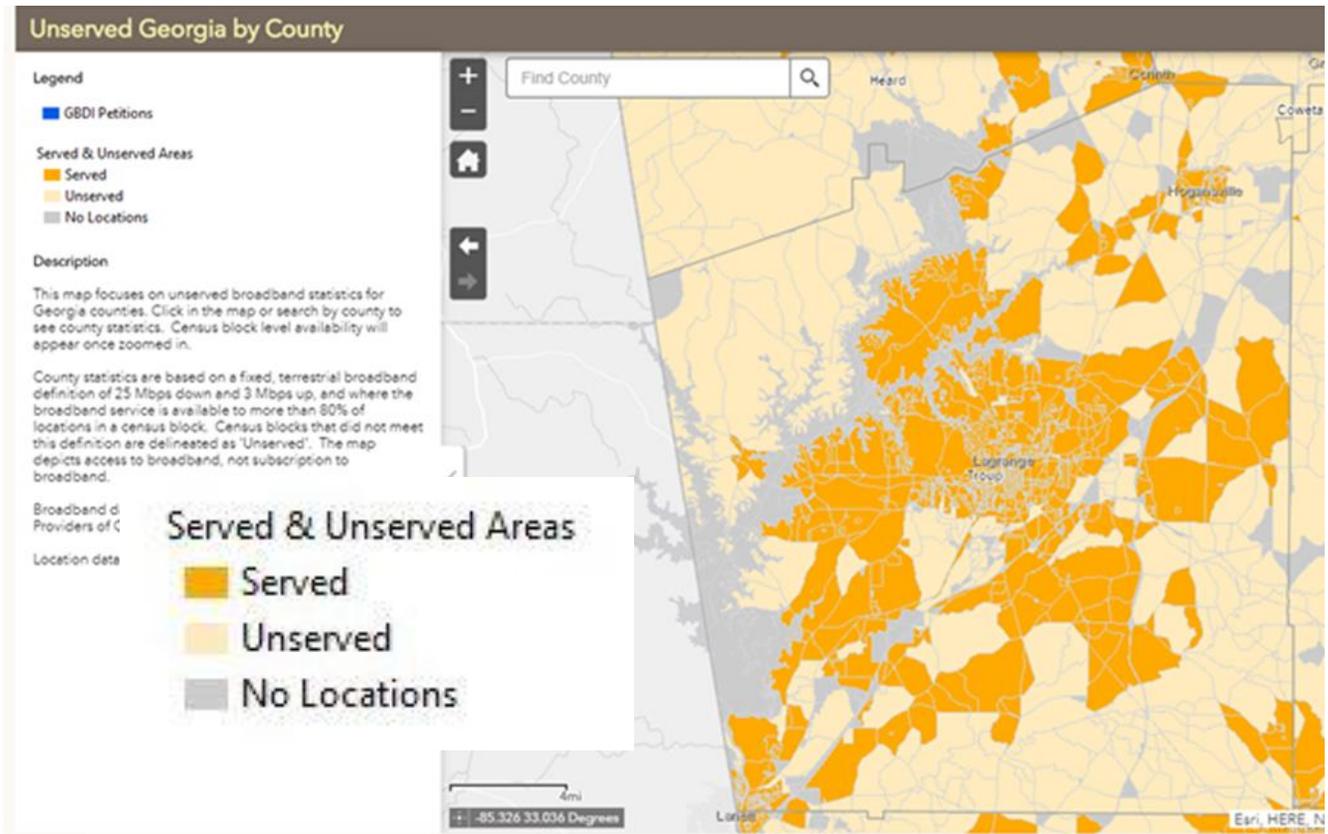
Type of Internet Subscription

Type of Internet Subscription	Number	Percentage
With an Internet Subscription	18,306	73.4
Dial-up	72	0.3
Broadband any type	18,234	73.1
Cellular Data	13,736	55.1
Cable, Fiber, or DSL	13,509	54.2
Satellite	2,091	8.4
Without an Internet Subscription	6,622	26.6

Below is the Federal Communications Commission map showing the concentration of providers. Coverage represents all types of internet connections such as cable, DSL, fiber, and satellite.

FCC Fixed Broadband Deployment Map
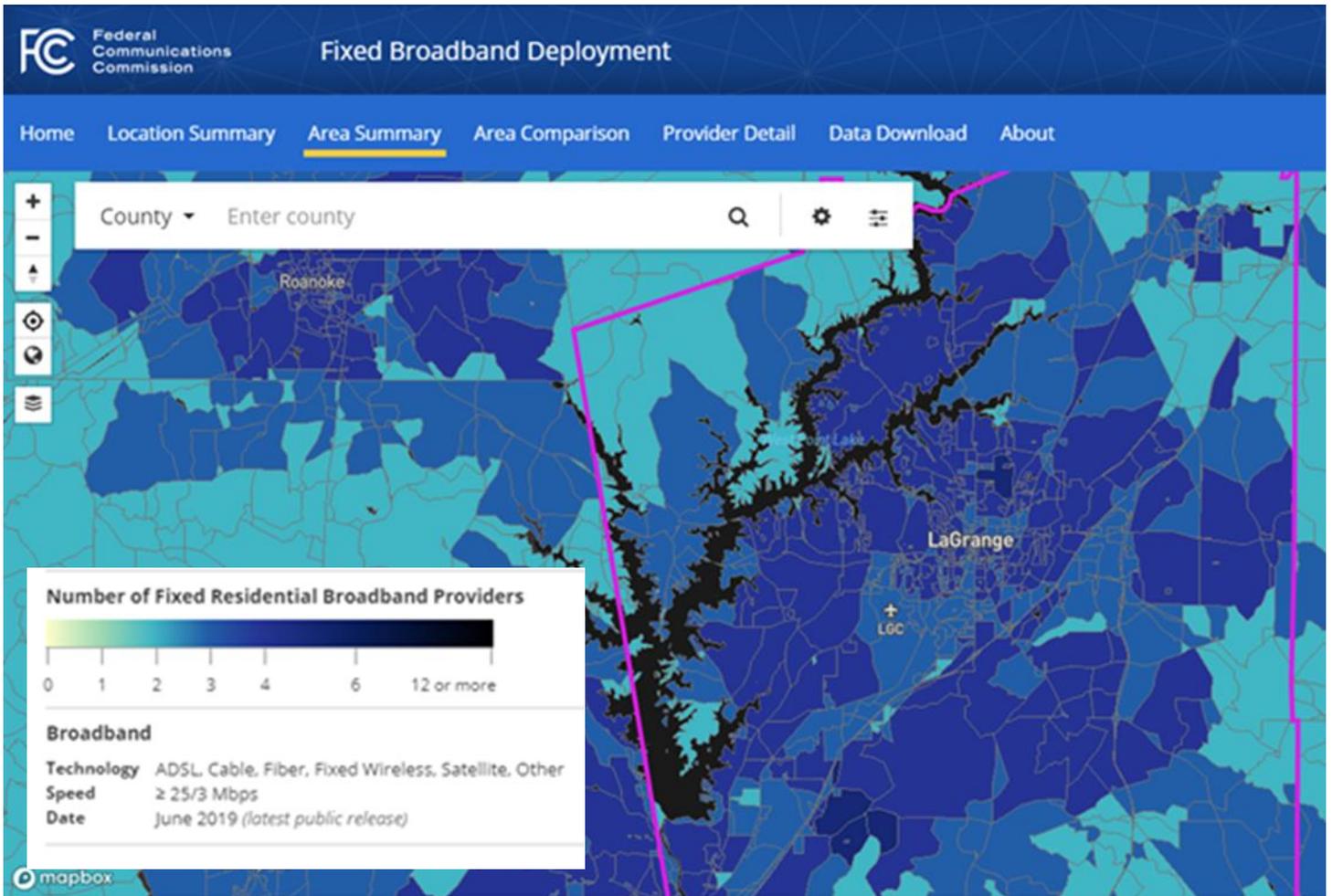
Broadband Goals and Strategies

Troup County identified the lack of broadband as a critical issue and a need that should be addressed. Below are suggested goals that Troup County could utilize to encourage broadband expansion into unserved areas.

GOAL #1: Essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Strategies:

1. Engage telecom providers in direct dialog to address telecom reliability and diversity/redundancy issues.
2. Engage with the Georgia Public Services Commission (GPSC) in proceedings on relevant telecommunication issues.
3. Request Incumbent Providers to share critical information with high-level county public safety officials on points of vulnerability in county networks, such as communities where facilities are non-redundant/diverse.
4. Document any major telecommunication outages, and use such documentation to engage providers, GPSC and policy-makers at the local, state, and national level for corrective action.
5. Work with willing providers, the GPSC, and other entities to develop method to document and correct on-going individual landline outages which lead to loss of 911 services for residents.

GOAL #2: All residents should have affordable high-speed broadband access in their homes.

"Affordable high-speed broadband" is defined as meeting the current speed standards as set by the Federal Communications Commission and that usage is not restricted by data caps; and at a cost of no more than 2% of average household monthly income."

Strategies:

1. Work with all willing providers to identify barriers and solutions to deployment.

2. Work with all willing providers to expand broadband and mobile networks.

3. Support and work with all willing communities to organize and

develop last- mile connectivity plans. The last mile refers to the portion of the telecommunications network chain that physically reaches the end-user's premises.Leverage any opportunities to provide home access for K-12 students (as promoted by the Board of Education to unlock 24/7 educational opportunities), and for college students to enable online educational opportunities.

4. Assess ground truth broadband availability for the number of unserved and underserved households in the county.

5. Share federal and state grant information for deployment opportunities with providers and organizations. Encourage and support appropriate pilot projects and applications.

6. Advocate locally, regionally, and nationally for appropriate policies and programs for expanded last mile broadband deployment.

7. Increase the number of public-access computers and Wi-Fi hotspots in the library and other public spaces.

8. Reduce economic barriers for access through support for low-income access programs.

9. Increase broadband adoption through promotion of digital literacy programs in schools, libraries, and non-profits.

GOAL #3: Competitively-priced high-speed broadband infrastructure throughout the county is developed to attract, retain, and develop Internet-reliant businesses.

Strategies:

1. Research and consider alternative models for broadband investment and infrastructure development, such as public-private partnership models.

2. Collaborate with the Three Rivers Regional Commission, other neighboring counties and cities for resources to launch the implementation of joint Broadband Infrastructure projects.

3. Break down broadband funding silos by cooperative relationships and enhanced communications between schools, colleges, libraries, and health care facilities, communities, local governments, public safety, and providers.

4. Support appropriate state and federal legislation for funding of broadband programs and projects. Oppose detrimental state

"pre-emption" legislation that takes away local control.

5. Encourage high-speed work centers until this necessary infrastructure is fully developed for economic development.

GOAL #4: Local government takes leadership in broadband issues, adopts policies to facilitate broadband deployment, and finds ways to leverage existing assets.

Strategies:

1. Local government identifies and considers adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting, a county "dig-once" policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and light standards.

2. Local government uses its leadership position to elevate the broadband conversation at local level, state level, and national level.

3. Local government advocates for open-access broadband infrastructure whenever feasible.

3. Local government improves how goods and services are delivered by aspiring to offer all government services as web-based.

4. Local government encourages other groups (Non-Profits, Chambers of Commerce, Farm Bureau, etc) to elevate the broadband conversation and highlight broadband obstacles and successes in their outreach.

5. Local government encourages all departments to include broadband access as a priority. Departments identify ways in which they can facilitate deployment of broadband, reduce barriers, or possibly even make funding available for broadband.

6. An inventory of existing county assets which could be leveraged for broadband deployment inventory (such as buildings and Rights of Way) is maintained within respective departments, and cross-communication facilitated between broadband stakeholders.

7. Local government website includes broadband resources and information, and/or links to other websites

GOAL #5: Local government develops a comprehensive Broadband Plan.

Strategies:

1. A Broadband Plan will be developed from the most current Broadband Goals and Strategies identified in the comprehensive plan.

2. The plan should address how to best get all residents and all businesses online, so that the network can be used to drive economic growth and social progress.

3. The plan should be adaptable and reviewed regularly to consider changing needs, broadband metrics and consumer usages.

4. The plan should be a model plan for other local governments to adopt.

COMMUNITY WORK PROGRAM

REPORT OF ACCOMPLISHMENTS (2016-2020)

ACTIVITY	YEARS	ESTIMATED COST	FUNDING SOURCE	STATUS				
				Complete	Underway	Postponed	Dropped	Explanation
Economic Development								
Work with West Georgia Technical College and local industries to meet industry needs for employees.	2016-2020	unknown	General Fund		✓			Ongoing policy. Thinc Academy complete. New Aviation Flight School is complete.
Implement recommendations in the Multi-Modal Transportation Plan to provide connectivity and good traffic flow to major employers.	2016-2020	unknown	SPLOST, General Fund, Grants		✓			Specific projects to implement the Multi-Modal Transportation Plan are included in the new CWP. "The Thread" Multipurpose Trail System is also well underway.
Work closely with Board of Education to identify areas where education could be enhanced in elementary, middle and high schools.	2017-2020	$0	N/A		✓			Ongoing policy. Specific projects to assist the Troup County School System (TCSS) are included in the new CWP. Clearview Elementary School is complete.

ACTIVITY	YEARS	ESTIMATED COST	FUNDING SOURCE	STATUS				
				Complete	Underway	Postponed	Dropped	Explanation
Assist Chamber of Commerce with West Point Lake tourism marketing efforts and support more recreational activities on the lake.	2016-2020	$5,000	General Fund		✔			Ongoing policy. Tourism effects are now under the auspices of Visit LaGrange. Specific Pyne Road Park Facility Enhancements are underway and included in the new CWP.
Continue presence on boards and committees that represent Troup County in the ongoing negotiations regarding lake levels with the US Army Corps of Engineers and other regional entities.	2016-2020	$0	N/A		✔			Ongoing policy. GWRI – NSF Grant Application.
Promote recreational activities, cultural preservation and family friendly activities by adopting flexible commercial regulations and encouraging more agri-tourism development.	2018-2019	$3,000	General Fund		✔			Ongoing policy and included in new CWP as the new Agricultural Extension Center. "Start Here" Videos are underway. Rural & Agri-Tourism Venues approved for: Hogg Mine, Piney Woods Farm, Animal Petting Zoo, Sea of Galilea, and a Green Natural Cemetery.

ACTIVITY	YEARS	ESTIMATED COST	FUNDING SOURCE	STATUS				
				Complete	Underway	Postponed	Dropped	Explanation
Housing								
Complete Housing Survey.	2016-2017	$10,000	General Fund, Grants	✔				"Housing Market Analysis and Strategic Recommendations" is complete.
Rehabilitate substandard housing.	2016-2020	$500,000	Grants, General Fund		✔			Ongoing policy. Dedicated & Focused Code Enforcement Efforts are underway. Partnership with the LaGrange Housing Authority is underway.
Workshops to provide financial health training.	2017	$2,000	General Fund	✔				Circles of Troup County.
Community Facilities								
Research feasibility of expanding water and sewer facilities into unincorporated Troup County from municipalities.	2018	$100,000	Grants, General Fund		✔			Ongoing policy.
Coordinate with School System to assist with projects to decrease dropout rate and increase graduation rates.	2016-2020	$0	N/A		✔			Ongoing policy. Also in new CWP as part of Troup County Strategic Planning has ongoing focus & efforts.

ACTIVITY	YEARS	ESTIMATED COST	FUNDING SOURCE	STATUS				
				Complete	Underway	Postponed	Dropped	Explanation
Training for Code Enforcement Officers.	2016-2020	$10,000	General Fund		✓			Marshal's Office continuing education is well underway.
Develop education program for citizens on codes and ordinances	2019	$2,000	General Fund		✓			Ongoing policy. Public Awareness Programs (video/print/social media) are underway and included in new CWP as part of proposed citizens academy.
Educational program about littering and enforce littering ordinances.	2016-2020	$2,000	General Fund		✓			Ongoing policy. Public Awareness Programs (video/print/social media) are underway.
Study other areas where litter is not a severe problem and implement similar programs, regulations and incentives that lessen the habit of littering.	2016	$500	General Fund		✓			Ongoing policy. Part of GICH group implementation and GAZA recommednations.
Natural and Cultural Resources								
Maintain an endangered structure inventory that includes cemeteries.	2016-2020	$1,500	General Fund, Grants	✓				List of Private & Public Cemeteries is complete.
Adopt additional regulations as needed that preserve historic and cultural resources.	2016-2020	$1,000	General Fund		✓			New UDO to further preserve historic and cultural resources is well underway and included in the new CWP.

ACTIVITY	YEARS	ESTIMATED COST	FUNDING SOURCE	STATUS				
				Complete	Underway	Postponed	Dropped	Explanation
Adopt regulations as necessary to protect environmentally sensitive areas.	2016-2020	$2,500	General Fund		✔			New UDO to protect environmentally sensitive areas is well underway and included in the new CWP.
Land Use								
Begin discussions with other jurisdictions about how to better collaborate on land use issues.	2016	$0	N/A		✔			Ongoing policy. Troup County Strategic Planning has ongoing focus & efforts. GICH Team meetings are well underway.
Establish workshops, community trips and focus groups to educate and experience higher density developments in other areas.	2017	$12,000	General Fund, Grants		✔			New UDO to focus higher density projects near existing & future infrastructure is well underway and included in the new CWP.
Transportation								
Develop work program to implement recommendations from the Multi-Modal Transportation Plan including development of bike and pedestrian trails and public transit.	2016-2020	unknown	SPLOST/ General Fund/ GDOT		✔			"The Thread" Multipurpose Trail System is well underway and included in the new CWP. Complete Streets Plan is underway.

ACTIVITY	YEARS	ESTIMATED COST	FUNDING SOURCE	STATUS				
				Complete	Underway	Postponed	Dropped	Explanation
Require road connectivity on new residential, commercial and industrial development.	2016	$500	General Fund		✓			New UDO to provide road connectivity is well underway and included in the new CWP.
Continue to apply for transportation grants that keep and may expand Troup Transit.	2016-2020	$500,000	Grants, GDOT		✓			Identify New Funding Sources to Expand the Current Level of Services and included in new CWP.
Study feasibility of starting a county transportation system.	2016	unknown	General Fund/ Grants		✓			Feasibility will be addressed in the future.

COMMUNITY WORK PROGRAM (2021-2025)

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Economic Development				
Construct an Inland Port Development.	2022-2025	Troup County/DAL/LaGrange	$30,000,000	GDOT/SPLOST/General Fund/Grants
Support the implementation of the Georgia Int'l Business Park (GIBP) – Phase II	2021-2025	Troup County/DAL/LaGrange	$2,000,000	SPLOST/General Fund
LaGrange/Callaway Airport to Construct New Hangar Facilities (Corporate & Private Individuals).	2022-2025	Troup County	$3,000,000	SPLOST/General Fund/Grants
LaGrange/Callaway Airport to attract a National Airline Freight Carrier.	2023-2025	Troup County/DAL	$2,000,000	SPLOST/General Fund/Grants
Collaborate and financially support "Visit LaGrange" to promote tourism for Troup County's wide range of Local Tourism Venues especially rural and agri-tourism site development.	2021-2025	Troup County	$75,000	Hotel/Motel Tax
Implement Pyne Road Park Enhancements to the Existing Facilities & the New Oakfuskee Conservation Center Project.	2022-2024	Troup County	$7,000,000	SPLOST/General Fund/Grants
Fund and assist in the implementation the "Career Center" & "Thinc Expedition".	2021-2025	Troup County/TCSS	$10,000	General Fund
Develop a Comprehensive Aviation Program for Pilots and Aircraft Maintenance Technicians.	2023-2025	Troup County/DAL/WGTC	$1,500,000	SPLOST/General Fund/Grants
Implement Recommendations from the New Parks & Recreation Master Plan: New Soccer Complex.	2022-2024	Troup County	$3,000,000	SPLOST/General Fund/Grants
Community Development Online Software will expedite the Business License Application & Approval Process, while also providing Online Fee Payments.	2021-2022	Troup County	$10,000	General Fund
Housing				
Community Development Online Software will expedite the Permitting & Inspections Process, while also providing Online Fee Payments.	2021-2022	Troup County	$10,000	General Fund
Complete a New Unified Development Ordinance (UDO) that provides for a Variety of Residential Housing Developments and Market Segments.	2021-2022	Troup County	$0	General Fund
Collaborative Leadership with the Cities to expand the necessary Infrastructure to support a variety of Residential Housing Developments and Market Segments.	2021-2025	Troup County/LaGrange	unknown	SPLOST/General Fund/Grants

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Complete a Housing Condition Assessment Study.	2022-2024	Troup County	$10,000	SPLOST/General Fund/Grants
Partner with LaGrange Housing Authority to Rehabilitate Substandard Property.	2021-2025	Troup County	$500,000	SPLOST/General Fund/Grants/CDBG
Utilize Dude Solutions Software to facilitate Citizen Work Orders and/or Complaints.	2021-2022	Troup County	$15,000	General Fund
Community Facilities				
Provide New Aerial Photography/LIDAR Services to the Citizens of Troup County via Q-Public.	2021-2025	Troup County	$10,000	General Fund
Assist the TCSS with the construction of a much needed New Rosemont Elementary School.	2021-2024	Troup County/TCSS	$500,000	SPLOST/General Fund/Grants
Support Broadband Technology Expansion throughout the Unincorporated Troup County Area by expediting Permit Applications/Approvals & providing free service at Public Places.	2021-2025	Troup County	unknown	SPLOST/General Fund/Grants
Implement Recommendations from the New Parks & Recreation Master Plan: New Soccer Complex.	2022-2024	Troup County	$3,000,000	SPLOST/General Fund/Grants
Construct the New Agricultural Extension Center for Multipurpose Educational & Conservation Purposes.	2021-2023	Troup County	$1,500,000	SPLOST/General Fund/Grants
Pyne Road Park Enhancements to the Existing Facilities & the New Oakfuskee Conservation Center Project.	2022-2024	Troup County	$7,000,000	SPLOST/General Fund/Grants
Implement Impact Fee Assessments to help Fund the Necessary Facilities Improvements & Expansion to support Quality Growth.	2021-2025	Troup County	$100,000	General Fund
Enhance Public Awareness & Create Stronger Community Pride to help Reduce Litter.	2023-2025	Troup County	$15,000	General Fund
Renovate and Expand the City of LaGrange Public Library Facilities and Services.	2021-2025	Troup County/LaGrange	$6,000,000	SPLOST/General Fund/Grants
Conduct Training for Code Enforcement Officers.	2021-2024	Troup County/Marshal's Office	$10,000	Marshal's Office, General Fund
Natural and Cultural Resources				
Pyne Road Park Enhancements to the Existing Facilities & the New Oakfuskee Conservation Center Project.	2022-2024	Troup County	$7,000,000	SPLOST/General Fund/Grants
Provide facilities to support Chattahoochee River Keepers at the New Oakfuskee Conservation Center Project.	2024-2025	Troup County	unknown	SPLOST/General Fund/Grants
Complete a New Unified Development Ordinance (UDO) that protects our Historical Districts & Environmentally	2021-2022	Troup County	$0	General Fund

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Sensitive Areas, while providing for Enhanced Landscaping, Tree Canopy, and Green Space Requirements.				
Support "Visit LaGrange" to provide Information on our Rural Trails System & Nearby Campsite Areas.	2021-2025	Troup County	$75,000	Hotel/Motel Tax
Support the completion of a Hydroponics Vegetable Farm with a UGA R&D Satellite Office.	2021-2025	Troup County/DAL/LaGrange	unknown	SPLOST/General Fund/Grants
Construct the New Agricultural Extension Center for Multipurpose Educational & Conservation Purposes.	2021-2023	Troup County	$1,500,000	SPLOST/General Fund/Grants
Land Use				
Complete a New Unified Development Ordinance (UDO) that provides the necessary regulations to support Quality Growth in the appropriate areas of Troup County, which includes sustainable energy sources like Solar/Wind.	2021-2022	Troup County	$0	General Fund
Implement Recommendations from the New Parks & Recreation Master Plan: New Soccer Complex.	2022-2024	Troup County	$3,000,000	SPLOST/General Fund/Grants
Update and revise zoning and land use codes, as appropriate, to allow for the promotion of Troup County's Rural Tourism assets and/or Agri-Tourism Venues.	2021-2025	Troup County	$75,000	Hotel/Motel Tax
Collaborative Leadership with the Cities to provide Positive Growth for the Benefit of all Citizens.	2021-2025	Troup County/LaGrange	unknown	General Fund
Develop education program such as a citizens academy for the public and local government regarding community development, codes and ordinances.	2022-2024	Troup County, Community Development and Commission	$5,000	General Fund
Transportation				
Construct the Hwy 27 By-Pass as part of the existing Multi-Modal Transportation Plan.	2024-2025	GDOT / Troup County	$79,000,000	GDOT/General Fund/SPLOST
Construct the West Point Road Widening Project as part of the existing Multi-Modal Transportation Plan.	2024-2025	GDOT / Troup County	$42,000,000	GDOT/General Fund/SPLOST
Retain a Consultant to provide a New Updated Troup County Multi-Modal Transportation Plan.	2022-2024	Troup County	$100,000	GDOT/General Fund/SPLOST
LaGrange/Callaway Airport Improvement Projects (right of way, runway, lighting, radar beacon)	2021-2025	Troup County	$3,000,000	SPLOST/General Fund/Grants
Bridge Replacements: Tucker Road at Polecat Creek, Mountville-Hogansville Road at Beech Creek, Adams Road at Big Branch, Liberty Hill Glenn Road at Whitewater Creek, and Dallas Mill Road at Big Springs Creek.	2021-2025	Troup County	$5,000,000	GDOT/SPLOST

| ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Upgrade Unimproved Roads from Gravel to Asphalt: Camp Viola Road, County Line Church Road, Eason Road, and Hood Road.	2021-2025	Troup County	$2,850,000	SPLOST
Complete a New Unified Development Ordinance (UDO) that rewards and incentivizes Road Connectivity for future developments.	2021-2022	Troup County	$0	General Fund
Construct an Inland Port Development.	2022-2025	Troup County/DAL/LaGrange	$30,000,000	GDOT/SPLOST/General Fund/Grants
Continue to support the implementation "The Thread" Multipurpose Trail System for better Connectivity/Access between our residential, commercial, and industrial areas.	2021-2025	Troup County	$5,000,000	SPLOST/General Fund/Grants
Provide the Troup Transit System with additional resources and expanded services.	2021-2025	Troup County	$500,000	SPLOST/General Fund/Grants

APPENDIX

- ✓ SWOT Analysis
- ✓ Variance Letter
- ✓ Quality Community Objectives

SWOT Analysis

Strengths

• **Jobs and local industry**
• **Tourism - West Point Lake, Recreation**
• **Location**
• **West GA Tech and LaGrange College, Point University, and Thinc Academy**
• **Accessibility / Interstates**
• **Rail connectivity**
• **Philanthropy**
• **Non profit and faith community**
• **Collaborative Leadership at local and state level**
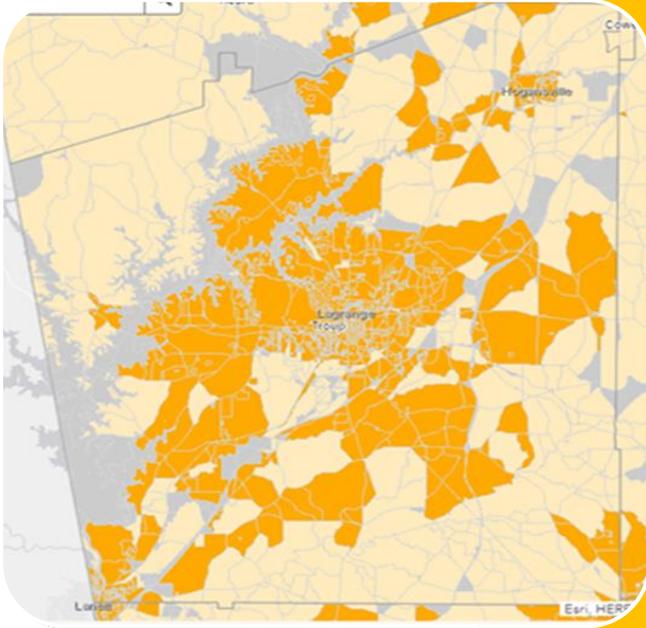
Weaknesses

• **High poverty rate**
• **Blight – Especially Housing**
• **Lack of transportation options for elderly and low income**
• **Water and sewer infrastructure**
• **Lack of broadband**
• **Low income jobs**
• **Water supply for future growth**
• **Perception of the school system**
• **Criminal backgounds**

Opportunities

• **Inland port potential**
• **Growth of multi-family residential**
• **Job growth and expansion**
• **Increased tourism**
• **The Ray – I-85**
• **New leadership – fresh outlook**
• **Chattahoochee Riverkeeper**
• **Industrial park growth and expansion**
• **Airport**

Threats

- Lake water quality
- Blight
- Litter
- Future water supply
- Crime and drugs effects on workforce
- Current lack of multi-family housing
- Attainable, affordable and workforce housing

Variance Letter

Dear Chairman Crews:

The Department of Community Affairs has received your request for a variance in the process completion deadlines for your community's upcoming Comprehensive Plan Update, Annual CIE Update, and SDS Update. Based upon the conditions provided in the Minimum Standards for Local Comprehensive Planning 110-12-1-.04(3)(b) and the orders issued by Governor Kemp and Commissioner Nunn, we are pleased to approve your request. Please plan to submit your updated documents with sufficient lead-time to allow for approval and adoption on or before February 28, 2021. We hope that this variance enables your community to focus its resources on the more immediate concerns of your citizens.

Please note that this one-time variance will not affect future deadlines the timing of which will continue to be based upon the original June 30 deadline.

As always, if there is anything DCA can do to be of service to your community, please do not hesitate to contact us. If you have questions regarding this variance, please contact our office at 404-679-5279 or planning@dca.ga.gov.

Sincerely,

Jon West

Georgia Department of
Community Affairs

Learn more about our commitment to fair housing.

Jon A. West, AICP

Principal Planner|Community & Regional Planning
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Direct 404-327-6872
Fax 770-302-9703
Jon.West@dca.ga.gov

The Quality Community Objectives

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.

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.

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.

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.

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.

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.

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 socio- economic 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.

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.

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.

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.