

# TROUP COUNTY COMPREHENSIVE PLAN 2015

Adopted July 22, 2015



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## 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 for \$155 million.

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.

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.



**Troup County**

## Regional Water Plan

The Middle-Chattahoochee Regional Water Plan was developed as part of the State Water Plan adopted in January of 2008. The Middle-Chattahoochee is one of 10 water planning regions across the state. The Middle-Chattahoochee Regional Water Plan identified the following vision statement and goals:

### **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, 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.
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.

## **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 for Troup County.

## **Community Participation Plan**

### ***Community Involvement***

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

The public hearing kicking off the comprehensive plan process was held on February 3, 2015 at the Mike Daniels Recreation Center. It was held 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.

Also, at this kickoff meeting through a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis the community identified needs and opportunities.

### ***Identification of Stakeholders***

A comprehensive list of potential stakeholders was put together with input from the, elected officials, residents and the steering committee.

### ***Identification of Participation Techniques***

The following participation techniques were utilized during the update process:

- ◆ Public Hearings – two public hearings: kick-off and final draft
- ◆ Workshops – three separate workshops were conducted to solicit input. All were noticed and open to the public.
- ◆ Extensive e-mail correspondence with stakeholders
- ◆ Troup County Website
- ◆ Fliers

## ***Conduct Participation Program***

A foundational principle utilized by Troup County in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. In order to ensure the broadest buy-in and diversity of input into the comprehensive plan update, all participants were included in the stakeholder group. Outreach to the public, local governments, chambers of commerce, economic development authorities and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, postings, county website, and updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and county commission meetings.

In addition to the two required public hearings, Troup County held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues and opportunities; and in the form of a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis participants updated the list of goals, issues and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

The second workshop was an update of the land use element and review of the Character Area/Future Development Map.

The Report of Accomplishments was developed along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include action items and projects that would be feasible for the County to implement as funding becomes available.

## **Community Vision**

Troup County citizens worked very hard to summarize the various aspects of the area that make the area unique and prosperous. While compiling a list of all of the things that make people want to live and work in the area it became apparent that the character of Troup County was truly diverse, progressive and had old southern country charm that deserves to be fostered by future generations.

The following statement of vision is a culmination of 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.

## **NEEDS AND OPPORTUNITIES**

The initial Needs and Opportunities as shown in this Section were developed and identified in the 2010 Update for Troup County. For this comprehensive plan update, the issues and opportunities were reviewed in the first of three workshops. Each of the previous issues and opportunities were reviewed and discussed by the participants, and then either deleted, amended or retained as deemed applicable to Troup County. This was done utilizing a strengths, weaknesses, opportunities and threat (SWOT) analysis with stakeholders and residents, experiences by stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities. Each of the following needs and opportunities is addressed by corresponding implementation measures in the Community Work Program and in the Community Goals section.

### **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

#### **Opportunities**

- ☞ Provide a variety of housing for all income brackets

### **ECONOMIC DEVELOPMENT**

#### **Needs**

- ☞ Industry and business require a skilled workforce from Troup County.
- ☞ Transportation network does not provide for good traffic flow and



connectivity to major employers.

- ☞ Promoting the tourism opportunities of West Point Lake while lake levels continue to drop.
- ☞ Providing and promoting existing recreational and cultural opportunities to attract people to Troup County.

## **Opportunities**

- ☞ Use existing excellent educational facilities to develop workforce and entrepreneurial endeavors.
- ☞ The availability of many tourism and recreational activities.

## **COMMUNITY FACILITIES**

### **Needs**

- ☞ Lack of county water system
- ☞ Lack of county sewer availability
- ☞ Littering is an enormous problem in the unincorporated area
- ☞ Underutilization of recreational opportunities at West Point Lake

### **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

## **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

- ☞ Existing recycling programs not adequate
- ☞ Protection of groundwater
- ☞ The county is losing historic and cultural areas and buildings

### **Opportunities**

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

## **LAND USE**

### **Needs**

- ☞ There is typically neighborhood opposition to new/innovative or higher density developments
- ☞ Annexation of land with zoning not compatible with adjacent properties located in the unincorporated area
- ☞ No coordination with cities regarding land use

### **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**

- ☞ Continue to follow the Transportation Plan development by HNTB in 2006

## **COMMUNITY GOALS, ISSUES AND POLICIES**

This section of the plan lists goals, issues, policies and the quality community objectives that apply to each of the goals. Implementation strategies for each issue identified is include for readability purposes and is also listed in the community work program with the activity, year initiated, responsible party, estimated cost and funding source.

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

### **Housing**

**Goal #1:** Promote and foster education availability for buyers to improve credit scores and to understand how credit scores work.

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

**Policy1.1:** Support local efforts to provide financial education and training for citizens.

**Implementation Strategy:** Public/private partnership with Chamber of Commerce, DASH 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.

**Issue:** Substandard housing units

**Policy 2.1:** Support housing rehabilitation

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

**Quality Community Objective:**

- Housing options
- Community health

Issue: Price point, condition, availability of housing units in unincorporated Troup County

**Policy 2.2:** Support maintaining an inventory of housing stock with county staff

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

**Quality Community Objective:**

- Housing options
- Community health

### **Economic Development**

**Goal # 3: Use existing excellent educational facilities to develop skilled workforce and encourage entrepreneurial endeavors**

Issue: Providing new industry and businesses with a skilled workforce from Troup County

**Policy 3.1:** Promote and foster educational initiatives and strive to produce the highest educational opportunities.

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

**Quality Community Objective:**

- Economic prosperity
- Education opportunities
- Community Health

**Goal # 4: Foster and promote tourism, recreational and cultural opportunities**

Issue: Promoting the tourism, of West Point Lake while lake levels continue to drop.

**Policy 4.1:** Continue discussions with the United States Army Corps of Engineers to come to an agreement on lake levels.

**Implementation Strategy:** Assist Chamber of Commerce with West Point Lake tourism marketing efforts and support more recreational activities on the lake.

**Quality Community Objective:**

- Economic prosperity
- Community Health

*Issue:* Promoting and fostering recreational and cultural opportunities of Troup County

**Policy 4.2:** Encourage recreational and cultural opportunities that promote family activities and attract residents from the region to Troup County.

**Implementation Strategy:** 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.

Promote recreational activities, cultural preservation and family friendly activities by adopting flexible commercial regulations and encouraging more agritourism development.

**Quality Community Objective:**

- Economic prosperity
- Local preparedness
- Sense of place
- Regional cooperation
- Community Health

**Community Facilities**

**Goal #5:** Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.

*Issue:* Lack of county water and sewer system

**Policy 5.1:** Discuss with and encourage municipalities to expand municipal water systems into areas of Troup County which are designated as areas where higher density residential and commercial development is encouraged.

**Policy 5.2:** Support efforts to provide either decentralized or municipal sewer systems to appropriate development in high density areas.

**Implementation Strategy:** Research agreements between counties and cities for the expansion of water and sewer systems.

**Quality Community Objectives:**

- Efficient land use
- Regional cooperation

**Goal #6: Promote and foster community pride and ownership**

**Issue:** Littering is an enormous problem for the unincorporated county.

**Policy 6.1:** Provide educational opportunities for citizens regarding recycling, littering and community pride.

**Policy 6.2:** Support Keep Troup Beautiful and other civic groups that can aid in the fight against litter.

**Implementation Strategy:** Study other areas that do not have a litter problem and implement similar regulations, incentives and any other projects they have undertaken that lessens the habit of littering.

**Quality Community Objectives:**

- Educational opportunities
- Local preparedness
- Sense of place

**Goal # 7: Provide recreational opportunities for all citizens**

**Issue:** Underutilization of recreational opportunities at West Point Lake.

**Policy 7.1:** Promote West Point Lake and support recreational activities

**Implementation Strategy:** Assist Chamber of Commerce, where feasible, with marketing efforts to venues for the lake.

**Quality Community Objectives:**

- Economic prosperity
- Efficient land use
- Local preparedness
- Regional cooperation

- Educational opportunities
- Community Health

## **Natural Cultural and Historic Resources**

### **Goal # 8: Protect Troup County's historic and cultural resources**

**Issue:** *The County is losing historic and cultural resources*

**Policy 8.1:** 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 of historic and cultural resources.

### **Quality Community Objectives:**

- Sense of place
- Local preparedness

**Goal # 9:** Promote the protection and preservation of natural resources to include: groundwater, habitat, endangered flora and fauna, trees water and air quality

**Issue:** *Preserve and protect, habitats, endangered flora and fauna, trees, water and air quality*

**Policy 9.1:** 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.

**Policy 9.2:** 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 Objectives:**

- Resource management
- Sense of place

**Land Use**

**Goal # 10: Establish ways to coordinate with municipalities regarding land use issues.**

**Issue: No coordination with cities regarding land use.**

**Policy 10.2:** Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

**Implementation Strategy:** Begin discussion with other jurisdictions about how to better collaborate on land use issues.

**Quality Community Objectives:**

- Regional cooperation

**Goal # 11: Provide opportunities to educate citizens on balanced managed growth**

**Issue: There is typically opposition to new/innovative or higher density developments.**

**Policy 11.1:** Encourage education for community on higher density development. Provide opportunities for citizens to see how higher density development works in other places similar to our community.

**Implementation Strategy:** Establish workshops, community trips and focus groups to show higher density development in other areas.

**Quality Community Objectives:**

- Resource management
- Efficient land use
- Local preparedness
- Sense of place



## **Transportation**

**Goal #12: Determine the best options for providing good traffic flow, adequate public transportation and road network connectivity to major employers.**

**Issue: The road network is not promoting good traffic flow, especially along the east-west corridor.**

**Policy 12.1: Promote connectivity of our road network to employment, residential and service areas.**

**Implementation Strategy:** Continue to utilize the Multi-Modal Transportation Study conducted by HNTB in 2006.

**Issue: Need for public transportation and/or expansion of the Troup Transit Program.**

**Policy 12.2: Support initiatives that can assist in public transportation needs.**

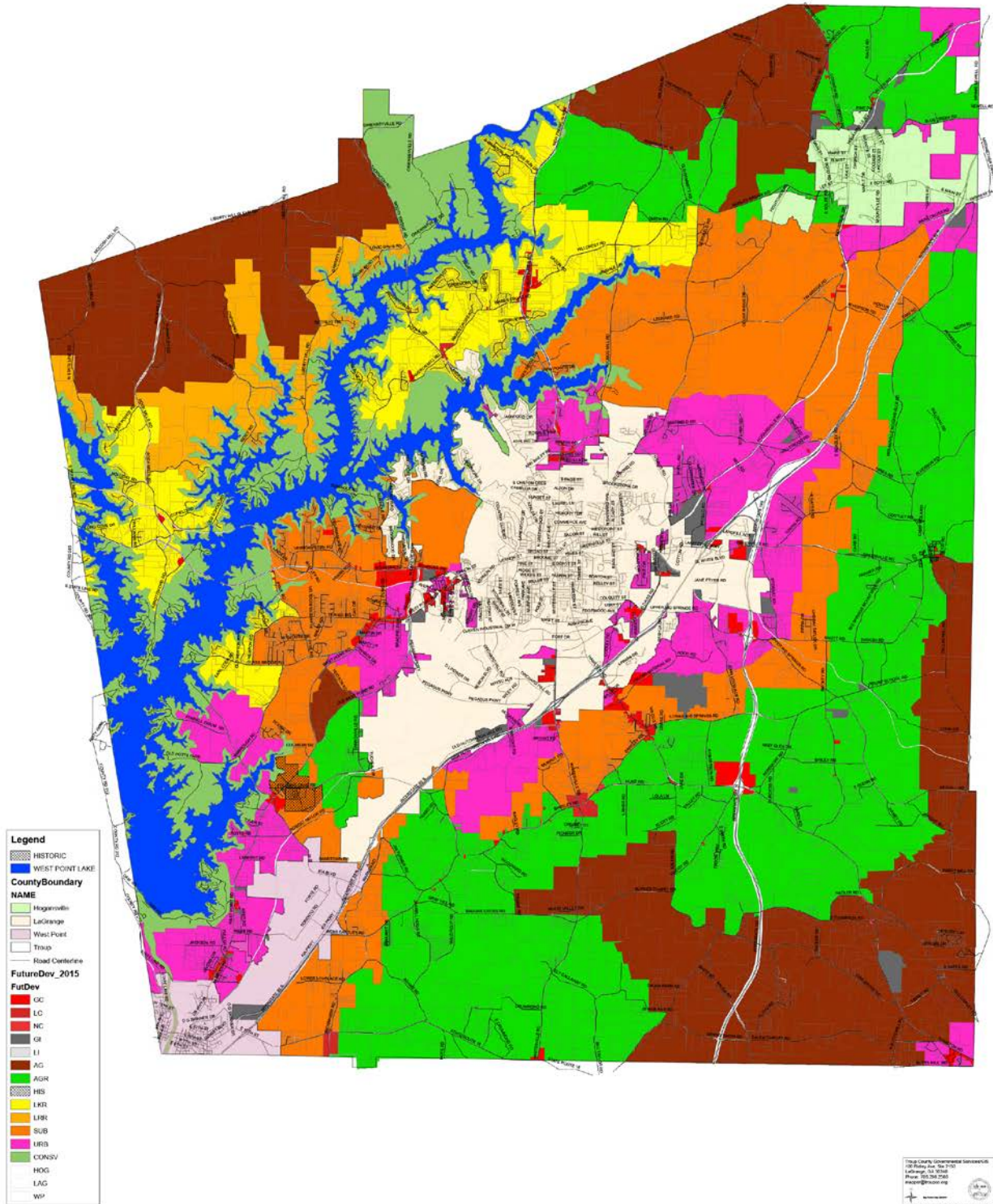
**Implementation Strategy:** Apply for transportation grants that keep and expand Troup Transit operational

**Implementation Strategy:** Study feasibility of starting a county transportation system.

### **Quality Community Objectives:**

- Transportation options
- Community health
- Regional cooperation

# FUTURE DEVELOPMENT MAP 2015 CHARACTER AREA MAP 2015



## **CHARACTER AREAS/FUTURE DEVELOPMENT**

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.

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
- ❖ Limited Industrial
- ❖ Scenic Corridor
- ❖ Conservation
- ❖ Urban
- ❖ Suburban
- ❖ Historic

## **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***

In this character area, development patterns should include:

- ✘ 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.



**Lakeside Rural Residential -  
Liberty Hill 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 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.



**Lakeside Residential**

## ***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 along I-185**

### ***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.

### ***Development Patterns***

- ✘ Continued nodal compact development



**Neighborhood Commercial**

- ✘ 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 industrial development in the unincorporated areas is usually limited to uses that do not require this infrastructure.



**Industrial**

### ***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.

## **LIMITED INDUSTRIAL**

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



**Limited Industrial**

### ***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***

- Manufacturing limited to assembly of prefabricated parts
- 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 CORRIDOR**

The view shed it offers and the historic and cultural resources that are available in the area define the scenic corridor. Along this corridor are historic structures and some of the most beautiful scenery in the state. There is a local designated scenic corridor and a state Scenic Corridor. The local corridor is located in the southeastern part of the county along Salem Road to the Harris County line.



**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***

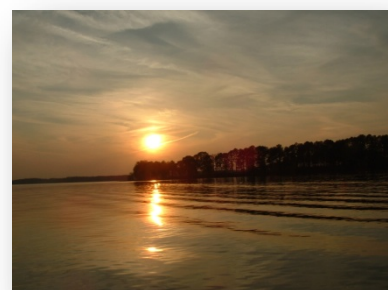
- Buffering on both sides of right-of-way
- Regulations that limit development inside the viewshed
- National Register nominations where appropriate



**Views along Salem Road**

## **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

## **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

## ***Primary Land Uses***

- Residential
- Commercial
- Industrial



**Urban Commercial**



- 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. 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.



**Suburban Development**

### ***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**

This area of the county includes two historic areas that were defined during the public input process as areas that are especially important to the character of Troup County. While there are many structures in the county in the National Register, these two areas were decided on as areas that needed additional protection from development because of their locations. One is off West Point Road at the intersection with Long Cane Road where development has been fast paced and requests for commercial zoning are increasing. The other is the oldest settlement in Troup County, the Mountville area.



**Historic Church in Troup County**

### ***Development Patterns***

- ✘ Maintain character and historic value

### ***Primary Land Uses***

- Residential
- Churches
- Commercial

### ***Implementation Strategies***

- Use overlay zone as additional protection
- Produce Tree Protection ordinance
- Provide adequate buffers between new and historic development
- Develop design guidelines for new development

## **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 TRED0.

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.

## COMMUNITY WORK PROGRAM

ACTIVITY	YEARS	GOALS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
<b>Economic Development</b>					
Work with West Georgia Technical College and local industries to meet industry needs for employees	2016-2020	3	Troup County	unknown	General Fund
Implement recommendations in the Multi-Modal Transportation Plan to provide connectivity and good traffic flow to major employers	2016-2020	3, 12	Troup County	unknown	SPLOST/ General Fund, Grants
Work closely with Board of Education to identify areas where education could be enhanced in elementary, middle and high schools.	2017-2020	3	Troup County	\$0	N/A
Assist Chamber of Commerce with West Point Lake tourism marketing efforts and support more recreational activities on the lake.	2016-2020	3,7	Troup County	\$5,000	General Fund
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	4	Troup County	\$0	N/A
Promote recreational activities, cultural preservation and family friendly activities by adopting flexible commercial regulations and encouraging more agritourism development	2018-2019	4	Troup County	\$3,000	General Fund
<b>Housing</b>					
Complete Housing Survey	2016-2017	2	Troup County Staff	\$10,000	General Fund, Grants
Rehabilitate substandard housing	2016-2020	2	Troup County/DASH	\$500,000	Grants, general fund
Workshops to provide financial health training	2017	1	Troup County/DASH	\$2,000	General Fund
<b>Community Facilities</b>					
Research feasibility of expanding water and sewer facilities into unincorporated Troup County from municipalities.	2018	5	Troup County/ Consultant	\$100,000	Grants, general fund
Coordinate with School System to assist with projects to decrease dropout rate and increase graduation rates.	2016-2020	3	Troup County	\$0	N/A
Training for Code enforcement officers	2016-2020	6	Troup County	\$10,000	General Fund
Develop education program for citizens on codes and ordinances	2019	6	Troup County Staff	\$2,000	General Fund
Educational program about littering and enforce littering ordinances	2016-2020	6	Troup County Staff	\$2,000	General Fund

ACTIVITY	YEARS	GOALS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Sturdy other areas where litter is not a severe problem and implement similar programs, regulations and incentives that lessen the habit of littering	2016	6	Troup County Staff	\$500	General Fund
<b>Natural and Cultural Resources</b>					
Maintain and endangered structure inventory that includes cemeteries	2016-2020	8	Troup County, Archives, Historical Society	\$1,500	General Fund, grants
Adopt additional regulations as needed that preserve historic and cultural resources	2016-2020	8	Troup County Staff	\$1,000	General Fund
Adopt regulations as necessary to protect environmentally sensitive areas.	2016-2020	9	Troup County Staff	\$2,500	General Fund
<b>Land Use</b>					
Begin discussions with other jurisdictions about how to better collaborate on land use issues.	2016	10	Troup County	\$0	N/A
Establish workshops, community trips and focus groups to educate and experience higher density developments in other areas.	2017	11	Troup County, Chamber of Commerce, Development Authority	\$12,000	General Fund, grants
<b>Transportation</b>					
Develop work program to implement recommendations from the Multi-Modal Transportation Plan including development of bike and pedestrian trails and public transit	2016-2020	12	Troup County	unknown	SPLOST/ General Fund/ GDOT
Require road connectivity on new residential, commercial and industrial development.	2016	12	Troup County Staff	\$500	General Fund
Continue to apply for transportation grants that keep and may expand Troup Transit	2016-2020	12	Troup County Recreation Dept./ County	\$500,000	Grants, DOT
Study feasibility of starting a county transportation system	2016	12	Troup County Staff/Consultant	unknown	General Fund/ grants
Improve east-west corridor for traffic flow	2016	12	GDOT, Troup County	unknown	SPLOST, DOT

# **APPENDIX A QUALITY COMMUNITY OBJECTIVES**

## The 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 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.

## **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.

**APPENDIX B**

**REPORT OF  
ACCOMPLISHMENTS**

## REPORT OF ACCOMPLISHMENTS

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE	STATUS			
					Complete	Underway	Postponed	Dropped
<b>Economic Development</b>								
Set up workforce development website to coordinate job availability and training opportunities	2010-2015	Troup, LaGrange	\$100,000	Public, Private partnership	✓			
Work with West Georgia Technical College and local industries to meet industry needs for employees	2010-2015	Troup	unknown	Grants, partnership with local industry		2010 and is an ongoing project		
Use TADs to attract businesses and aid in redevelopment of appropriate areas	2011-2015	Troup and municipalities and developers	unknown	Troup, cities and developers		✓ 2012		
Implement recommendations in the Multi-Modal Transportation Plan to provide connectivity and good traffic flow to major employers	2010-2015	Troup, GDOT	unknown	Grants, Troup, GDOT		2010 and is an ongoing process		
Complete Housing Survey	2010-2011	Troup Staff	\$5,000	Troup			Due to lack of staff but will be in the new CWP	
Rehabilitate substandard housing	2011-2015	Troup	\$500,000	CHIP, HOME, Troup, DASH		2013 and ongoing		
Educate homebuyers on importance of good credit and budget management	2011-2015	Troup, DASH	\$10,000	Grants, Troup, Public/Private partnerships			Due to lack of funding	
Review minimum standards for housing units to ensure that affordable housing units are not "zoned out"	2011	Troup Staff	\$0	N/A	✓			



# TROUP COUNTY COMPREHENSIVE PLAN | 2015

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE	STATUS			
					Complete	Underway	Postponed	Dropped
Provide for special needs housing in the zoning ordinance	2012	Troup Staff	\$0	N/A			More research needed to determine need	
<b>Community Facilities</b>								
Feasibility Study to determine the feasibility of a countywide water and sewer system	2010-2011	Troup, Consultant	\$50,000	Troup	✓			
Review Troup Transit routes and ridership and develop a plan to enhance and improve public transportation	2010-2012	Troup staff, GDOT	\$25,000	Troup, GDOT, grants			Due to lack of staff but will be in the new CWP	
Utilize Impact Fees to pay for public safety, road improvements, parks and recreation, and libraries	2010-2015	Troup	unknown	New development	✓			
Review code of ordinances to insure equal and consistent regulations	2011	Troup Staff	\$0	N/A	✓			
Coordinate with School System to assist with projects to decrease dropout rate and increase graduation rates.	2010	Troup, Troup County Board of Education	unknown	Troup, Troup BOE		2012 and ongoing		
Training for Code enforcement officers	2010-2015	Troup	\$5,000	Troup		2014 and ongoing		
Construct a multi-purpose recreational facility and trail improvements at Pyne Road Park	2010-2013	Troup	\$8 million	Troup, Public-private partnerships, Grants, and fund raisers				Lack of funding
Develop education program for citizens on codes and ordinances	2011-2012	Troup	\$7,500	Troup		2013 and ongoing		
Educational program about littering and enforce littering ordinances	2010-2015	Troup	\$15,000	Troup, Public-private		2012 and ongoing		

# TROUP COUNTY COMPREHENSIVE PLAN | 2015

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE	STATUS			
					Complete	Underway	Postponed	Dropped
				partnerships				
Actively and financially support Boys and Girls Clubs and other activities that provide positive reinforcement for county's youth	2010-2015	Troup	Unknown	Troup		2011		
<b>Natural and Cultural Resources</b>								
Increase lot sizes for areas with individual well and septic tanks	2010	Troup	\$0	N/A	✓			
Provide density bonuses in areas where appropriated for increased stream buffers and preservation of historic and cultural structures and areas.	2011	Troup Staff	\$0	N/A	✓			
Develop a recycling program that requires residential recycling	2010-2015	Troup Staff	\$1 mil	Troup, Grants, Loans, Jurisdictional partnerships				No community support
Enforce Part V Environmental Standards as adopted	2010	Troup Staff	\$0	N/A	✓			
Hire a full time Certified Arborist for development compliance with the Tree Protection Ordinance	2012	Troup	\$40,000	Troup	✓			
Develop regulations for large acreage developments that preserve greenspace, protect habitat and provide public or decentralized sewer system and public or community water system	2010	Troup Staff	\$0	Troup	✓			
Identify areas of endangered flora and fauna	2010	Troup Staff, DNR	\$10,000	Troup			Lack of staff	

# TROUP COUNTY COMPREHENSIVE PLAN | 2015

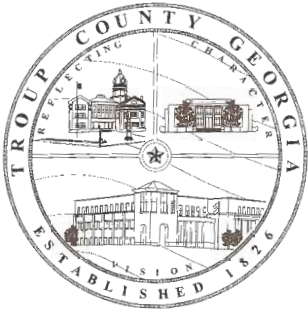
ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE	STATUS			
					Complete	Underway	Postponed	Dropped
Develop program for citizens to upgrade home hardware and bathroom facilities for water conservation models.	2012-2015	Troup Staff, DASH, CAFI	\$500,000	Troup, public-private partnership				Lack of funding
<b>Land Use</b>								
Review and rewrite or amend zoning ordinance as necessary to be consistent with comprehensive plan and identified land use issues ( manage growth, maintain rural character, provide flexibility of design and protect trees)	2010	Troup staff	\$5,000	Troup	✓			
Educate citizens on high density development	2011	Troup Staff, UGA	\$6,000	Troup, grants		2011 and ongoing		
Study various methods of farmland protection	2010-2012	Troup Staff, UGA	\$5,000	Troup, grants	✓			
Promote and educate on right-to-farm laws	2010-2011	Troup, RC, UGA	unknown	Troup, grants	✓			
Develop a joint planning committee with other jurisdictions	2010	Troup, LaGrange, Hogansville, West Point	\$10,000	Troup and all municipalities				Lack of agreement between cities and county
Develop additional programs and policies to protect environmentally sensitive areas	2010	Troup, DNR, DCA, RC	unknown	Troup			No funding	
Study and develop alternatives to individual septic systems and wells	2010	Troup, consultant	\$50,000	Troup			Lack of staff	
Develop transferrable or purchase of development rights programs	2011-2012	Troup Staff, local committees	unknown	Troup				No community support

# TROUP COUNTY COMPREHENSIVE PLAN | 2015

ACTIVITY	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE	STATUS			
					Complete	Underway	Postponed	Dropped
Review character area map, future development map and zoning on an annual basis to adjust as necessary for changing conditions.	2010-2015	Troup Staff, Planning Commission	\$0	N/A	✓			
<b>Transportation</b>								
Develop work program to implement recommendations from the Multi-Modal Transportation Plan including development of bike and pedestrian trails and public transit	2010-2015	Troup Roads and Engineering, GDOT	unknown	Troup, grants and public/private partnerships		2011 and ongoing		
Improve east-west corridor for traffic flow	2013	Troup Roads and Engineering, GDOT	\$5 mil	GDOT, Troup, LaGrange, grants		2013 and ongoing		
Develop a road maintenance schedule	2010-2015	Troup Roads and Engineering	unknown	Troup	✓			
Develop regulations to provide connectivity between developments	2010	Troup Staff	\$0	N/A	✓			
<b>Intergovernmental Cooperation</b>								
Develop Joint Planning Commission	2010-2011	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities				Lack of agreement between cities and county
Hold quarterly meetings with planning staff of other jurisdictions	2010	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities	✓			
Promote and be a leader in regional initiatives (Chattahoochee Trace project)	2010-2015	Troup, LaGrange, Hogansville and West Point	unknown	Troup and municipalities		2010 and ongoing		

## **APPENDIX C**

Sign In Sheets, Advertisement,  
Cover Letter



# TRUMP COUNTY BOARD OF COMMISSIONERS

PARTICK CREWS, CHAIRMAN, DISTRICT 1  
BUCK DAVIS, DISTRICT 2  
C.F. FOSTER III, DISTRICT 3  
MORRIS JONES, DISTRICT 4  
RICHARD ENGLISH, JR., DISTRICT 5

June 16, 2015

Three Rivers Regional Commission  
P.O. Box 818  
Griffin, GA 30224

RE: Comprehensive Plan Update Submittal

Troup County 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 James Emery at [jemery@troupco.org](mailto:jemery@troupco.org) or 706-883-1713.

Sincerely,

Patrick Crews, Chairman  
Troup County Board of Commissioners

Enclosures

FEB. 3RD 5:30 PM RECREATION CENTER ISSUES

CALL OFF MEETINGS & WORKSHOP OPPORTUNITIES

NAME	ADDRESS	TELEPHONE	EMAIL
Jeanne Adams	692 Bay Mill Rd Perry	706-812-8419	ben.yates@cedarwellbentken.com
Ben Yates	911 Lakewood Dr	706-333-1122	asuleymeny@comcast.net trust.com
Arnold Givens	126 Parkers Ridge Dr	770-398-8101	
JAMES EMERY	100 Sam Walker Dr.	706-558-1113	jemery@tropic.org
WYNNE CLARK	416 N 12th St	334-644-8124	ant@valleytimes-news.com
Buck Davis	100 RID leg	706 302-9324	
Elizabeth		706 302 6556	
EMILY DAVIS			
Retired (Givens)		706 594-2030	
Kase Mink	208 N. Vin Road	706-957-2351	
Tom Tentler			
Rob Petty			
Chalton Astren	PO Box 2143 AG	706-462-1311	chalton@hellsouth.com







JUNE 11th 11:30 AM GOVERNMENT CENTER  
 COMMUNITY WORK PROGRAM

NAME	ADDRESS	TELEPHONE	EMAIL
POL PA	L1 Perry Hill		
GEO. BAKER	Dawn Nine Corn		
MORVEN PERRY	Perry Nine Corn		
SANDY WILKINSON			
S. WILKINSON			
LORRAINE SHARP			
ASWORTH			
MILLIE ANN	Wesley Hill		
MICHAEL STEWART			
JESSAMINE BURGESS			
CHARLIE KENNEDY			
BARBARA ALLEN	Perry Mill Rd		
HELENE BERRY	Perry Mill Road		
GAIL EMMETT	106 S. Am. Warner		
MICKI HARRISON			



"From the bottom of my being to the top of my head, show him no mercy," Jackson said. "... As long as I live, I want to see this man in jail."

Avis Hudson, another cousin, said Charlie Hardy deserves to think about what he's done every day of his life.

"This individual came into the courtroom with a smirk on his face," she said. "He's not remorseful. He should spend the rest of his life in jail. ... He took a whole life, we all feel it. He shouldn't ever see the light of day."

Hardy's public defender, Cliff Rhoades, said he had trouble reconciling the facts of the case with the man he's come to

- No monthly premiums.
- No waiting periods.
- NO yearly maximums.
- Instant coverage.

Dr. James A. Tyrer III



CALL TODAY! 706.882.0094

## NOTICE OF COMPREHENSIVE PLAN KICKOFF MEETING

On February 3, 2015, there will be a public meeting regarding the update to the existing comprehensive plan. The meeting will be held at the Mike Daniels Recreation Center, 1220 Lafayette Parkway, Lagrange, Georgia beginning at 5:30 pm. The meeting will include review of the existing comprehensive plan and an overview of the updating process.

Attendees will be asked to review and comment on the vision statement and issues and opportunities for changes and additions.

The Troup County Board of Commissioners

00741381

### PUBLIX MYSTERY COUPON

## See What 1¢ Gets!

Bring this coupon to Publix on January 28, 2015, and find out what one penny gets you! Good with your purchase of \$10 or more. Limit one coupon per customer per day. Excluding all alcohol, tobacco, lottery items, money services, postage stamps, gift cards, and prescriptions. Customer is responsible for all applicable taxes. Reproduction or transfer of this coupon is strictly prohibited.

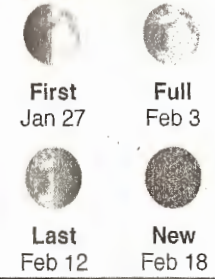
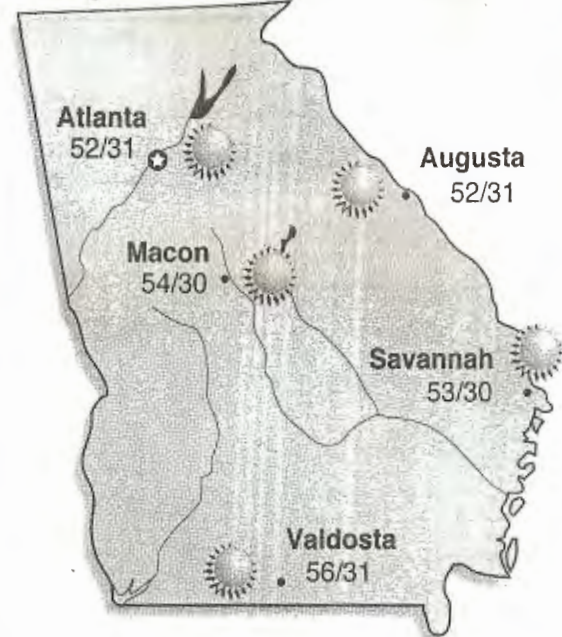
Effective January 28, 2015 at participating stores in Ga., Ala., and Tenn.

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## Georgia Area Cities



### UV Index

Wed	1/28	4	Moderate
Thu	1/29	4	Moderate
Fri	1/30	4	Moderate
Sat	1/31	4	Moderate
Sun	2/1	2	Low

The UV Index is measured on a 0-11 number scale, with a higher UV index showing the need for greater skin protection. 0-2 Low, 3-5 Moderate, 6-7 High, 8-10 Very High, 11 Extreme.

### Area Cities

City	Hi	Lo	Cond.	City	Hi	Lo	Cond.	City	Hi	Lo	Cond.
Albany	56	31	sunny	Dalton	49	34	sunny	Peachtree City	54	30	sunny
Athens	53	29	sunny	Dillard	53	32	sunny	Perry	55	32	sunny
Atlanta	52	31	sunny	Dublin	53	28	sunny	Rome	52	31	sunny
Augusta	52	31	sunny	Duluth	52	31	sunny	Savannah	53	30	sunny
Bainbridge	58	35	sunny	Gainesville	52	33	sunny	St. Simons Island	53	38	sunny
Brunswick	53	38	sunny	Helen	54	31	sunny	Statesboro	52	29	sunny
Cartersville	51	31	sunny	Lagrange	59	33	sunny	Thomasville	56	33	sunny
Chattanooga, TN	48	32	sunny	Macon	54	30	sunny	Valdosta	56	31	sunny
Columbus	56	33	sunny	Marietta	52	32	sunny	Warner Robins	55	29	sunny
Cordele	55	33	sunny	Milledgeville	53	29	sunny	Waycross	57	32	sunny

### National Cities

City	Hi	Lo	Cond.	City	Hi	Lo	Cond.	City	Hi	Lo	Cond.
Atlanta	52	31	sunny	Houston	75	54	sunny	Phoenix	75	55	mst sunny
Boston	25	2	pt sunny	Los Angeles	75	58	pt sunny	San Francisco	65	49	mst sunny
Chicago	36	31	pt sunny	Miami	69	57	sunny	Seattle	54	43	pt sunny
Dallas	78	54	sunny	Minneapolis	40	32	cloudy	St. Louis	52	44	windy
Denver	58	33	sunny	New York	30	13	sunny	Washington, DC	37	24	sunny

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DEATH NOTICES

DANIEL

Mrs. Pearlie Mae Daniel, 89, of Pine Mountain died on March 15, 2015. Funeral service will be Saturday March 21, 2015, at 3 p.m. at New Rock

Springs Baptist Church. Visitation will be Friday, March 20, 2015, at Terry Family Funeral Home LLC in Hamilton.

HARRIS

Mr. Walter Harris Jr. of 217 East Crovat St. passed away Monday at West Georgia Medical Center. The family will be at the home of his daughter,

Tara Fannin at 210 N Bernard Ave. Arrangements will be announced by Lakes-Dunson-Robertson Funeral Home

THOMPSON

Marlon Thompson of 208 Miller St.

Monday high sets record for date

Staff report

The calendar says it's still winter, but West Georgia is enjoying decidedly springlike temperatures.

A record high for the date of 85 was set Monday at LaGrange-Callaway Airport, easily surpassing the previous

mark of 82 set in 1982 and tied in 2002.

The mercury is expected to reach the lower 80s today.

Temperatures then should ease a bit, but still be above normal. Highs in the lower to mid-70s are forecast through Saturday, with lows in the mid-

50s. Normal extremes for this time of year in LaGrange are 67 and 39.

Partly cloudy skies are expected today and Wednesday, then clouds move in, bringing a good chance of rain Thursday and lesser chances through the weekend.

Meeting set on proposed Ga. medical marijuana

By Bill Hendrick Associated Press

ATLANTA (AP) — State Rep. Allen Peake said Monday he will

we can have a bill voted out of the Senate committee Thursday," Peake told The Associated Press. "And then it would be

listened and taken time for the families that can be potentially affected," he said.

But he said he's going to



In Memory of Jerry W. Brown 3/15/57 7/22/08

In Memories God saw you getting tired when a cure was not to be. He

NOTICE OF COMPREHENSIVE PLAN MEETING

On March 24, 2015, there will be a public meeting regarding the update to the existing comprehensive plan. The meeting will be held at the Mike Daniels Recreation Center, 1220 Lafayette Parkway, Lagrange, Georgia beginning at 5:30 pm. The meeting's focus is future land use in the unincorporated Troup County.

The public is encouraged to attend.

00751485

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Staff report

LaGrange police on Saturday arrested a man in LaGrange on charges related to the alleged molestation of two girls, ages 9 and 11.

Celestine Acuna-Martinez, 40, of LaGrange, was taken into custody on two counts each of aggravated assault and false imprisonment, along with one count each of aggravated child molestation, child molestation and aggra-



OBITUARIES

LYNDA BROWN

Mrs. Lynda Brown passed away Thursday at Forsyth Medical Center in Winston-Salem, North Carolina.

She was born to ...



(Lanette) Barnes, Huntsville, AL; Leon (Jackie) Barnes, LaGrange, GA;

DEBRA DUKE MILES

Mrs. Debra Duke Miles, 63, of LaGrange passed away Monday, May 25, 2015 at her home.

Mrs. Miles was born at Ft. Benning on March 24, 1952, daughter of the late Lt. Col. James



Emileigh J. Redden and Charlotte M. Redden, brothers, James O. Duke

PUBLIC SAFETY REPORTS

Woman allegedly sprays bleach in victim's eyes

By Melanie Ruberti mnruberti@civitasmedia.com

Woman shocks with stun gun, pepper sprays female roommate

A woman told police another woman whom

A woman called LaGrange Police

upon furnishing a copy of a death certificate to the Daily News.

NOTICE OF PUBLIC HEARING FOR COMPREHENSIVE PLAN AND CAPITAL IMPROVEMENTS ELEMENT ANNUAL UPDATE

There will be public hearing on Thursday, June 11, 2015 at 11:30 am and on Tuesday, June 16, 2015 at 9:00 am at the Troup County Government Center, at 100 Ridley Avenue, LaGrange Georgia to review and take public comments on the final draft of the comprehensive plan update.

Notice is also hereby given that a public hearing shall be held at the Troup County Government Center, at 100 Ridley Avenue, LaGrange, Georgia on Tuesday, June 16, 2015 at 9:00 a.m. before the Troup County Board of Commissioners to receive public comments regarding the resolutions transmitting a draft Capital Improvements Element Annual Update and Comprehensive plan update to the Three Rivers Regional Commission and the Department of Community Affairs for regional review and approval pursuant to the Georgia Planning Act of 1989.

man, about 5 feet tall, 160 pounds with white hair and a white beard.

we are continuing our patrols in the area and also going to distribute missing person flyers to businesses in the area." Hubbard may have

east of Interstate 85. If anyone sees or has knowledge of his whereabouts, they were asked to contact the Troup County Sheriff's

office at 706-883-1616 or Troup County 911's nonemergency line at 706-883-1700.

CORRECTION

The article "Shots fired into crowd, 3 injured" on page 1A of Monday's edition contained an error. It erroneously stated that one victim was shot in the ribs. It should have stated that the victim was shot in the wrist. The Daily News regrets this error in fact.

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Dr. James A. Tyrer III

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**A RESOLUTION  
TROUP COUNTY GEORGIA  
ADOPT THE COMPREHENSIVE PLAN 2015**

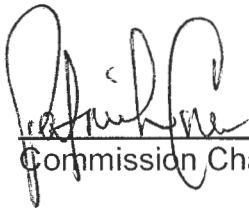
**WHEREAS**, Troup County has completed the Troup County Comprehensive Plan update for 2015; and

**WHEREAS**, Troup County's Comprehensive Plan update 2015 describes the growth management framework needed to assure effective management of change, taking into account Troup County's public health, safety and general welfare; and

**WHEREAS**, this document is prepared according to the Standards and Procedures for Local Comprehensive Planning effective March 1, 2014 and established by the Georgia Planning Act 1989, and the required public hearing was held on June 11 and June 16, 2015 with considerable public input;

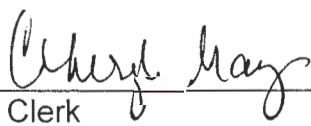
**NOW, THEREFORE LET IT BE RESOLVED**, that the Troup County Board of Commissioners does hereby adopt the Troup County Comprehensive Plan update 2015

Adopted the 21<sup>st</sup> day of July 2015



\_\_\_\_\_  
Commission Chairman

ATTEST:

  
\_\_\_\_\_  
County Clerk