



**City of Hogansville
2035 Comprehensive Plan Update**

City of Hogansville

Comprehensive Plan

2035 Update

Acknowledgments

The planning process would not have been possible without the following people. Thank you for your leadership and involvement.

Hogansville Mayor

Bill Stankiewicz

Hogansville City Council

George Bailey

Jean Crocker

Reginald Jackson

Jimmy Norred

Thomas Pike

City of Hogansville Staff

James Wood, City Manager

Lisa Kelly, City Clerk

Steering Committee

Bill Stankiewicz - Mayor

George Bailey - City Council

Vickie Brown - Citizen

Mark Hammond - City Employee

Charlie Martin – Citizen

William Prescott – Citizen

Ellen Shellabarger – Citizen

Phil Waldrop- Citizen of Hogansville

James Woods – City Manager

Richard Woods - Citizen

PURPOSE

This Comprehensive Plan is the City of Hogansville’s policy statement for its preferred future. The Plan is intended for daily and strategic use. City staff, the Hogansville City Council, and local community leaders will utilize it in a variety of ways.

The Comprehensive Plan is a living document. It should be updated regularly to reflect changing conditions and shifts in public policy, as directed by State planning requirements.

HOGANSVILLE VISION STATEMENT

“Hogansville – Working toward a future of innovation and collaboration without losing the elegance of our past or the friendliness of our present.”

TABLE OF CONTENTS

<i>Topic</i>	<i>Page</i>
CHAPTER 1 PROCESS	1
Citizen Participation	1
History	1
Today.....	2
CHAPTER 2 COMMUNITY GOALS	5
Economic Prosperity	5
Resource Management.....	5
Sense of Place	5
Local Preparedness	6
Regional Cooperation	6
Transportation Options	6
Efficient Land Use	6
Housing Options	7
Educational Opportunities	7
Community Health	7
CHAPTER 3 COMMUNITY POLICIES	8
Development Patterns	8
Resource Conservation	10
Community Facilities and Infrastructure	11
Social and Economic Development	12
Governmental Relations	13
CHAPTER 4 NEEDS AND OPPORTUNITIES	14
Economic Development	14
Development Patterns	14
Mobility	15
Community.....	15
Conservation	15
Livability	16
Governance.....	16
CHAPTER 5 LAND USE ELEMENT	17
Character Areas.....	17
West End	19
Specific Land Usage.....	19
Recommended Development Patterns.....	19
Implementation Measures.....	20
Commercial Character Area	21
Specific Land Uses	21
Recommended Development Patterns.....	22
Implementation Measures.....	22
Downtown Character Area	24
Specific Land Uses.....	25

Recommended Development Patterns.....	25
Implementation Measures.....	26
Modern Residential	27
Specific Land Uses.....	27
Recommended Development Patterns	27
Implementation Measures	28
Village Character Area	29
Specific Land Uses	30
Recommended Development Patterns	30
Implementation Measures	30
Interstate Character Area	32
Specific Land Uses	32
Recommended Development Patterns	32
Implementation Measures	33
Government Services Character Area	34
Specific Land Uses	34
Recommended Development Patterns	34
Implementation Measures	35
Industrial Character Area	36
Specific Land Uses.....	36
Recommended Development Patterns.....	36
Implementation Measures	36
CHAPTER 6 ECONOMIC DEVELOPMENT	37
Labor Force	40
Economic Trends and Opportunities.....	41
Economic Base.....	41
Tourism.....	50
Economic Resources	50
Redevelopment Opportunities.....	56
Community Pride.....	56
CHAPTER 7 HOUSING ELEMENT	57
Housing by Type	57
Housing Costs.....	60
Cost Burdened Households	62
Crowding.....	64
HOUSING FOR SPECIAL NEEDS POPULATION.....	65
Next Steps.....	65
CHAPTER 8 COMMUNITY WORK PROGRAM	67
APPENDICES	86

LIST OF MAPS

<u>Content</u>	<u>Page</u>
Map 1: Hogansville Boundaries	4
Map 2: Character Area Map	18
Map 3: Retail Overview for Hogansville	43
Map 4: Location of Context for Hogansville	44
Map 5: Carter's Building in Industrial Park	45
Map 6: Employed Civilian Population	46
Map 7: Household Density.....	47
Map 8: Median Income	48
Map 9: Population Density	49

LIST OF TABLES

Table 1 Comments Received from Hogansville Visioning Workshop	37
Table 2 Top Five Jobs by Occupation	40
Table 3 Hogansville Household Income	40
Table 4 Hogansville's Industries.....	41
Table 5 Size of Work Force 2014.....	42
Table 6 Resident Expenditures.....	42
Table 7 Top Revenue, Businesses and Employment Generators	51
Table 8 Hogansville Demographics	51
Table 9 Hogansville Home Values - 2015.....	52
Table 10 Top Ten Employers in Troup County - 2014.....	52
Table 11 Hogansville's Population by Age - 2015	53
Table 12 Hogansville's Population by Race - 2015	53
Table 13 Workforce and Demographic Summary	54
Table 14 2014 Educational Attainment for Three Rivers Area	54
Table 15 Population by Grade and Age Group - 2012	55
Table 16 High School Graduates 2013	55
Table 17 Educational Institutions - Troup County Area.....	56
Table 18 Housing Units for Hogansville, 2000-2013.....	57
Table 19 Housing Units by Type, 2013.....	58
Table 20 Age of Housing Stock.....	58
Table 21 Housing Units by Number of Rooms, 2013	59
Table 22 Bedrooms and Housing Facilities, 2013	59

Table 23 Housing Tenure, 2000-2013.....	60
Table 24 Value of Owner-Occupied Housing Units, 2000-2013	61
Table 25 Home Sales in Hogansville, Georgia MLS, City Data	61
Table 26 Gross Rent, 2010-2013.....	62
Table 27 Occupancy Status, 2013 Est.	62
Table 28 Selected Monthly Mortgage Costs (SMMC), 2013.....	63
Table 29 SMMC as Percentage of Household Income, 2013.....	63
Table 30 Gross Rent as a Percentage of Household Income (GRAPI), 2013.....	64
Table 31 Overcrowded Housing Units	64
Table 32 Hogansville Disabled Population, 2013.....	65

CHAPTER 1 PROCESS

The purpose of the City of Hogansville Comprehensive Plan is to provide a guide for the future growth and development of the City. This update was prepared following the Rules of the Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

The Comprehensive Plan Update is the product of a six-month process utilizing a framework as established by the Planning Act. Community goals were addressed through citizen and government official input, and the community vision for Hogansville was reaffirmed. Building on currently defined maps of the City, a future development map with accompanying narrative was compiled using Character Areas delineated by the City's stakeholders. Character Areas were mapped and defined to meet land use requirements. In addition, needs and opportunities were derived during this process. Finally, a community work program was developed by assessing the City's goals for future and current projects.

Citizen Participation

Public participation was an integral part of the planning process. Public hearings were held in March and August 2015, to inform citizens about the preparation of the plan and to include their input in the community vision and Character Area/Future Development Map. In addition, citizens participated in an online community survey as well as a paper survey that was distributed at the Hogansville City Hall.

History

Hogansville is located in the northeast quadrant of Troup County in the west-central part of Georgia, approximately 50 miles southwest of Atlanta.



Hogansville was named for William Hogan, who in the early 1830's, owned two of the original land grants from the State of Georgia. His land lots included what is now Main Street, from Church Street east to Mountville Road, south to near Taliaferro Drive, west to near Brooks Road, and including the mill and part of the mill village. Hogan's land also included the intersection of the north-south railroad from Atlanta to West Point, and the east-west road toward Augusta, now GA Route 100.

For much of its existence Hogansville was a mill town. In 1897, businessmen from Atlanta and Hogansville chartered the Hogansville Manufacturing Company. The mill was built near Yellow Jacket Creek, and a mill village, bounded by Green, Dickinson, Askew and Johnson Streets, was constructed to house the workers. In 1905 the mill was bought by Consolidated Duck of Delaware, who sold it to Lockwood-Green of Boston in 1913. Callaway of LaGrange, Georgia, bought the mill in 1928, and finally the company that was to become Uniroyal bought the mill and operated it for many years. Currently the mill operates as Continental.

Today

Over the past decade, Hogansville, like so many communities across the nation, has suffered from the downturn in the national economy and housing market. The disparity between rich and poor has threatened the middle class in Hogansville as it has in many cities and towns. The disparity has brought additional challenges to the community of Hogansville, which seeks to improve its economic sustainability and provide the quality of life its citizens deserve.

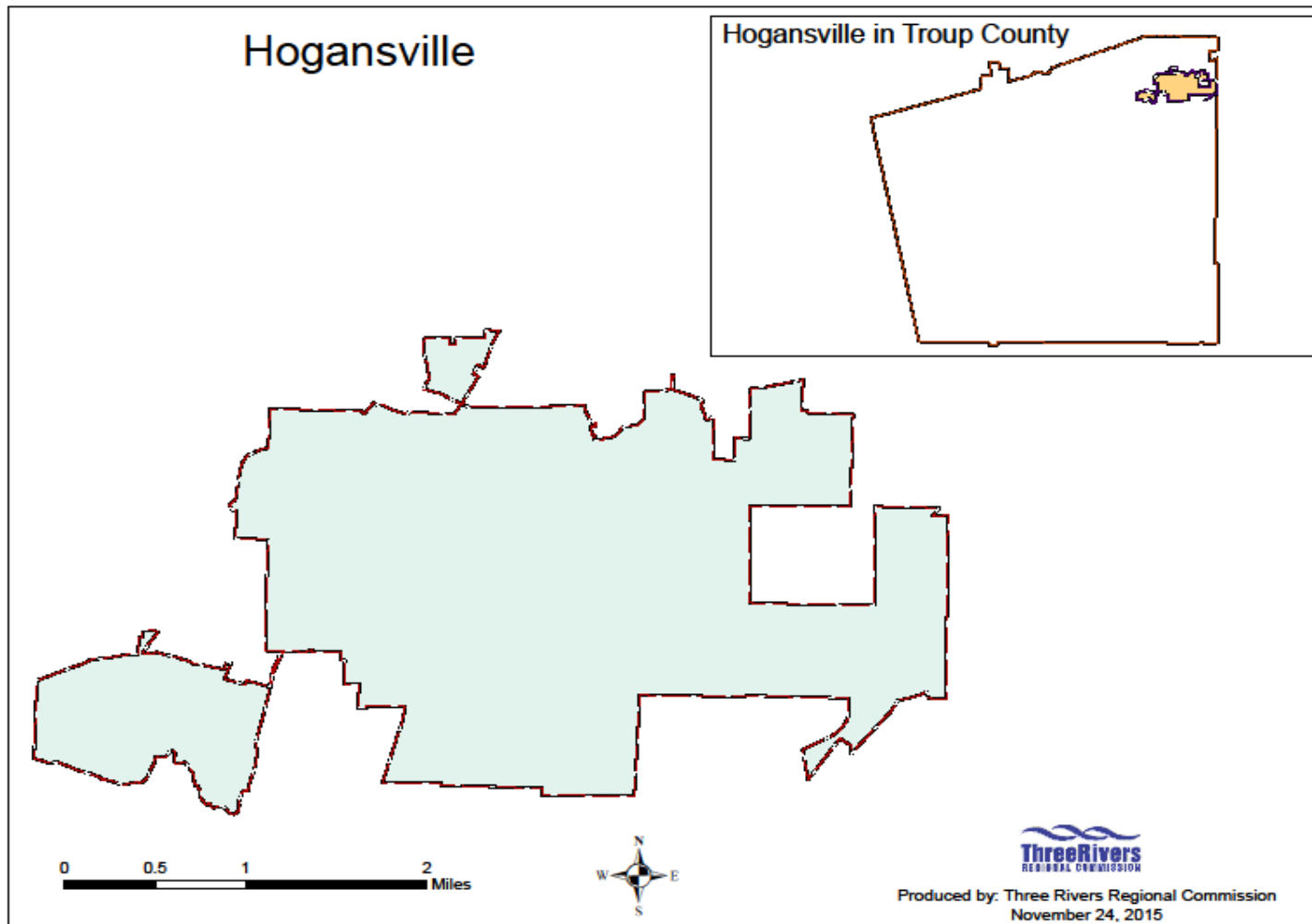
Throughout this period, the Hogansville City Council in cooperation with the Troup County Chamber of Commerce, Hogansville Development Authority and the Hogansville Downtown Development Authority has worked diligently to attract new business and industry and to sustain and support existing businesses, while ensuring a safe and healthy community.

Hogansville is a city of great opportunity. The City Council has ensured that public infrastructure is in place to accommodate future development. Electric, Natural Gas, Water and Sewer capacity will serve the City long into the future.



Hogansville has long been known as the “City of Friendly People.” The City offers rural charm, quiet living, and a slow-paced, low-crime environment. The community’s desire to improve itself, led by progressive leadership, remains unabated. The City envisions continued improvement to its infrastructure and services to facilitate even more compatible economic and residential development without loss of its unique charm and character.

Map 1: Hogansville Boundaries



CHAPTER 2 COMMUNITY GOALS

The purpose of the Community Goals is to guide the City of Hogansville in its decision-making process for the future of the community. The City has selected the following Community Goals to assist local government officials in making decisions consistent with achieving the vision statement.

Economic Prosperity

Hogansville will encourage expansion or development 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; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

Resource Management

Hogansville will 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; and designating environmentally sensitive areas, greenspace, and conservation.



Sense of Place

Hogansville will protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; protecting and revitalizing historic areas; encouraging new development that is compatible with the traditional features of the community; and protecting scenic and natural features that are important to defining the community's character.

Local Preparedness

Hogansville will identify and implement prerequisites for the kind of future the community seeks to achieve. These prerequisites may include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; and leadership and staff capable of responding to opportunities and managing new challenges.

Regional Cooperation

Hogansville will 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; and developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, and creation of a tourism plan.

Transportation Options

Hogansville will address the transportation needs, challenges and opportunities for all community residents. This may be achieved by fostering alternatives to the automobile, including walking and cycling; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; and coordinating transportation and land use decision-making within the community.

Efficient Land Use

Hogansville will 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; and maintaining open space in agricultural, forestry, and conservation uses.

Housing Options

Hogansville will 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; instituting programs to provide housing for residents of all socio-economic backgrounds; and coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.



Educational Opportunities

Hogansville will make educational and training opportunities readily available to enable residents to reach their full potential and improve their quality of life. This can be achieved by expanding and improving local educational institutions and programs, and providing access to other institutions in the region.

Community Health

Hogansville will 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; instituting programs to foster better health and fitness; and providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

CHAPTER 3 COMMUNITY POLICIES



The City of Hogansville has selected the following Community Policies to assist local government officials in making decisions consistent with the Community Goals.

Development Patterns

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development design, landscaping, lighting, signage, and scale to add value to our community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Creation of recreational facilities and set-aside of greenspace are



important to our community.

- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community as well as quality new development.
- We encourage mixed-use development that is human-scale and less auto-oriented. We support increases in residential density in areas where community design standards, environmental constraints, and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation measures.
- We will target transportation improvements to support desired development patterns for the community, recognizing that ready availability of transportation creates demand for land development in



adjacent areas.

- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations to enhance community aesthetics and minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network to foster a grid network of streets and multiple connections between subdivisions.
- We support creation of a community-wide pedestrian/bike path network.
- We will encourage new development that is well integrated with planned public transit options in the community.
- We will ensure through traffic calming and other design considerations that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.



Resource Conservation

- The protection and conservation of our community's resources will play an important role in the decision-making process regarding future growth and development
- We will minimize inefficient land consumption and encourage compact urban development to preserve open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources from encroachment.
- We will analyze potential impacts on air and water quality in making decisions on new development and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resources.
- We will promote the protection and maintenance of trees and open space

in all new development.

- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will promote enhanced solid waste reduction and recycling initiatives.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

Community Facilities and Infrastructure

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new or expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.
- Our community will use planned infrastructure expansion to support development in areas identified (in the Comprehensive Plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself in terms of public investment in infrastructure and services to support the development to the maximum extent possible
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Social and Economic Development

- We will support programs for retention, expansion, and creation of businesses that are appropriate for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining neighborhoods, vacant, or underutilized sites or buildings.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision-making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their place of employment.
- We will accommodate our diverse population by encouraging a compatible mix of housing types, densities, and costs in each neighborhood.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (homeownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Governmental Relations

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues such as growth management and watershed protection.
- We will pursue joint processes for collaborative planning and decision making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community and our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

CHAPTER 4 NEEDS AND OPPORTUNITIES

Chapter 4 details key needs and opportunities the City should address over the planning period.

Economic Development

- We need to maintain our water and sewer facilities to attract new development.
- We need to promote tourism in our community, building off the history of our community as well as promoting nearby recreational opportunities.
- We need to promote revitalization of our downtown.
- We need to promote revitalization of some parts of our community.
- We need to create more jobs and economic opportunities in our community.
- We need to develop a strategy for appropriate economic development of our community.
- We need to encourage development of small commercial centers to serve particular neighborhoods.



Development Patterns

- We would like to develop and promote tourism opportunities in our community.
- We would like to avoid sprawl.
- We would like to improve the appearance of parts of our community.
- We would like to promote development of vacant sites and abandoned structures in our community.

Mobility

- We would like to provide more bike paths and trails.
- We would like to promote existing public transportation.
- We would like to provide more sidewalks and pedestrian facilities.

Community

- We would like to increase the amount of greenspace in our community.
- We would like to improve the curb appeal of some commercial and residential areas.
- We would like to discourage visual clutter such as excessive signage along roadways.
- We would like to improve our sign ordinance.
- We would like to increase the mix of housing by size, type, and price range in our city.
- We would like to provide greater protection of historic resources.



Conservation

- We would like to ensure our community has enough water now and in the future.
- We would like to manage our storm water run-off and drainage.
- We would like to preserve our rural scenery.
- We would like to better protect our natural resources.
- We would like to adopt a tree ordinance.
- We would like to encourage development to locate in areas most suitable for new growth, particularly infill of existing lots.

Livability

- We would like to continue to support and promote the Hogansville Public Library.
- We would like to add parking at busy activity centers.
- We would like more affordable housing in our community.
- We would like to provide more community gathering spaces, such as the Amphitheater and Lake Jimmy Jackson.

Governance

- We would like to coordinate with Troup County and neighboring jurisdictions on shared needs.
- We would like to institute new zoning or similar development regulations.
- We would like to improve community services for underserved neighborhoods.
- We would like to reduce the cost of providing public services/facilities.

CHAPTER 5 LAND USE ELEMENT

Character Areas

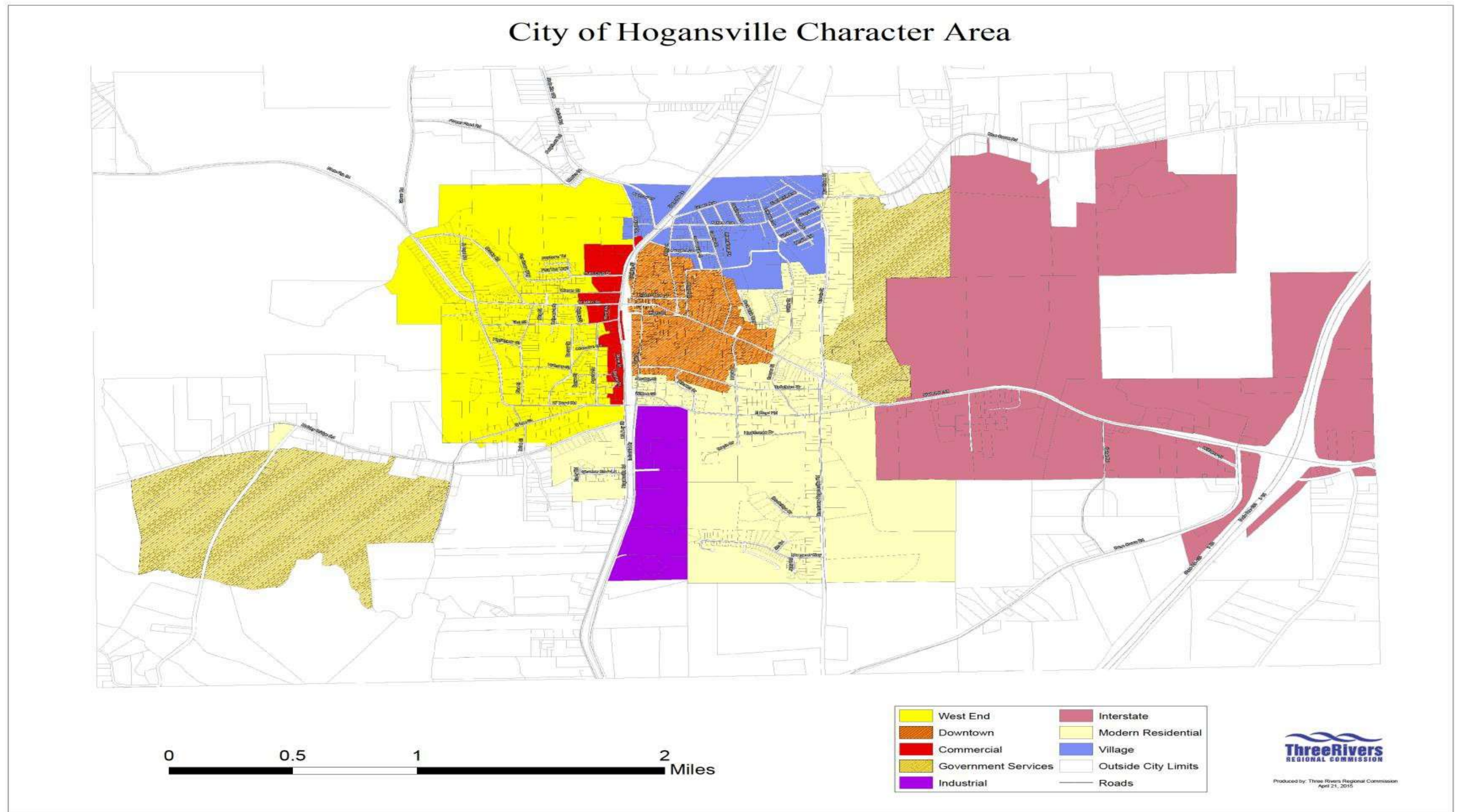
Character Areas are sub-areas of a community that have unique or special characteristics or physical form; have potential to evolve into a unique area when provided specific and intentional guidance; or require special attention due to unique development issues.



Character Areas may be identified by the types of development found there, which vary from historic downtowns to commercial/industrial areas, or residential neighborhoods. Other Character Areas may lack development and include more natural features such as greenspace or parkland.

The following map identifies Character Areas found within the City of Hogansville. A description of each Area follows.

Map 2: Character Area Map



West End

The West End is bounded on the west side of US 29, just beyond Popular Street; on the south by Mobley Bridge Road, and on the north generally by Yellow Jacket Creek. Its western boundary is just west of Glover Road. The West End is an area of primarily single family residential properties.

While there are pockets of property neglect including deteriorating unoccupied structures and vacant overgrown lots, much of the area is comprised of moderate income housing with well-maintained yards and homes. The homes are primarily single story modern ranch style. A few very modest pre-mid-century homes can also be found.



It should be noted that there are houses which clearly do not meet code requirements and other structures that are in extreme disrepair, most likely requiring demolition. Subsidized housing is located on the eastern side of the area on US 29. The City recently opened the Splash Pad Park in the West End funded through the Special Purpose Local Option Sales Tax.

Specific Land Usage

The West End is primarily low density single-family and multi-family residential with churches and recreational areas.

Recommended Development Patterns

- Focus on strategic public and private investment to “jump start” housing improvements.



- Strictly enforce code requirements for property upkeep and adherence to building codes and regulations.
- Develop a network of sidewalks and right-of-way improvements.
- Provide pedestrian and bicycle infrastructure between the residential area and the Commercial Area that lies on the far eastern section of the West End along US 29.
- Provide safe pedestrian access to the City's new Splash Pad Park.

Implementation Measures

- Develop appropriate residential zoning categories for the Area.
- Strictly enforce building codes.
- Develop a street network that provides connectivity and pedestrian access.
- Identify and demolish structures that are beyond the possibility of rehabilitation.
- Provide a visible police presence.
- Provide incentives for private investment.
- Consider the creation of a Land Bank to acquire, manage, and protect undeveloped properties suitable for parks or greenspace.
- Add bike paths and sidewalks along Mobley Bridge Road, US 29, and Glover Road.



Commercial Character Area

The Commercial Area is located on the west side of US 29, from Mobley Bridge Road on the south to north of Hunt Club Drive just before entering the subdivision. Its western boundary is just west of Poplar Road, and the eastern boundary extends to just north of Hunt Club Drive. The Commercial Area is split into two sections by Main Street.

The Area is comprised of neighborhood commercial uses including a grocery store, drugstores, restaurants, and a variety of service and retail shops. An event venue known as “The Warehouse” is located in this area. The grocery store and drugstores are fairly viable; however, this typical inefficient strip center is not aesthetically pleasing. The strip center is typical of those built in the 1980’s and 1990’s, with a large parking lot in the front of the businesses. The store fronts are in marginal condition. Most of this development occurred in the classic sprawl pattern. The Character Area does include limited sidewalks.



The Commercial Area is ripe for redevelopment with the potential of serving as an attractive neighborhood shopping area if zoning codes and design guidelines are created that will enhance this area.

Specific Land Uses

The Commercial Area is dedicated to non-industrial business uses, including retail sales office, service, and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Recommended Development Patterns

- Focus on beautification of the area with an emphasis on façade design, building height and signage.
- Provide safer pedestrian and bicycle infrastructure.
- Consider redevelopment of the grocery store parking lot into a pedestrian friendly, open air mall facility with greenspace, landscaping and seating.
- Assist local businesses with redevelopment costs.
- Provide pedestrian access from West End to the Commercial Area.
- Provide safer pedestrian access from the Commercial area to Downtown.
- Provide safer vehicular access to and from the Dollar Store and the Convenience Store.



Implementation Measures

- Develop zoning codes and design guidelines that address building height, façade, landscaping, street, trees and lighting, and appropriate amount of parking.
- Enact a sign ordinance that ensures that signs reflect the character of the adjacent areas.
- Build a sidewalk network throughout the corridor along US 29 and Main Street with connections to and from the West End and Downtown.
- Build bike lanes on US 29 and Main Street.
- Seek grants and other funding mechanisms to assist business owners with upgrades and improvements.
- Redevelop the grocery store parking lot to include a sidewalk



network within the parking lot, landscaped parking, public greenspace, seating and lighting.

- Hire an economic development director who has a successful track record recruiting business and industry appropriate for a small historic town.
- Work with CSX Railroad to provide safe pedestrian and bike access to Downtown.
- Work with CSX Railroad on noise abatement measures at all at-grade crossings.



Downtown Character Area

Downtown is bounded by the CSX Railroad line on the west and by Collier Street on the east. The northern boundary is Baugh Avenue, and the southern boundary is just south of Taliaferro Drive.

Hogansville's Downtown serves as the City's primary public event venue and retail shopping area. It is part of the Hogansville Historic District as designated by the City's Historic Preservation Ordinance. Uses include churches, public parks and gazebo, restaurants, antique shops, dry cleaner, City Hall, auction house, banks, historic train depot, the Grand Hotel, post office, elementary school, bed and breakfast, special event venue, and historic downtown single-family homes. Several pocket parks are located throughout the Area. The Tower Trail and Amphitheater are located on Main Street behind Hogansville Elementary School. A new state-of-the-art public library is under construction on the west side of Downtown in Granger Memorial Park. The library is within walking distance of Downtown and nearby residential areas.

Downtown is the site of the annual fall Hummingbird Festival. For the past two years, Southern Living Magazine has named the festival one of the best fall festivals in the Southeast. Martin Luther King Day events are held on the federal Martin Luther King Holiday. The Downtown Area is truly the cultural and historic core of the City.



The Hogansville Downtown Development Authority, the Troup County Chamber of Commerce, and Hogansville City Council have worked diligently to attract new businesses and sustain the local downtown economy. Following the severe economic downturn and collapse of the housing market in the early 2000's, the Downtown Area has struggled to attract and sustain new businesses and visitors,

and to remain economically viable. A number of empty buildings can be found, and tenant turnover is frequent.

Despite the negative impact of the economy, the City government along with the Hogansville Charitable Trust has been able to leverage funding for grants that have resulted in sidewalk improvements, street lights, and better signage.



Specific Land Uses

The Downtown Area offers a variety of uses including residential, retail, commercial, and public facilities. The Downtown also has several public parks. Live-work units are available above some of the retail businesses. Despite its economic challenges, downtown Hogansville remains one of the most picturesque small towns in middle Georgia.

Recommended Development Patterns

- Ensure the protection of historic properties including houses and businesses.
- Continue to work with the Troup County Chamber of Commerce to adequately market Downtown as a tourism destination.
- Work with the Hogansville Historic Preservation Commission to identify additional historic structures in the Area.
- Enforce building codes and nuisance abatement.
- Work with the National Park Service and Georgia Tourism Division to identify strategies to become a Georgia Tourism Destination.
- Offer financial incentives to open new businesses in Downtown.
- Improve directional signage particularly with regard to the new library.
- Provide safe pedestrian and bike access to Granger Park and the new library.

Implementation Measures

- Develop appropriate zoning classifications relative to lot and dwelling size that protect the character of the Downtown Area.
- Hire an economic development director with experience in small historic downtowns.
- Develop aggressive marketing plan.
- Meet with state agencies charged with historic preservation and tourism.
- Continue downtown beautification efforts.
- Provide incentives for private investment in Downtown.
- Install bike lanes on Main Street and Johnson Road.
- Collect and record information about historic buildings, including architectural descriptions, age, history, setting and location in the community.
- Seek nomination for historic properties to the Georgia Register of Historic Places. Designation offers eligibility for incentives for preservation and rehabilitation.
- Continue to expand the multi-use trail to connect Downtown buildings, recreation facilities, Hogansville Elementary School, and City Hall.
- Work with CSX Railroad to provide safe pedestrian and bike access to Granger Park and the new library.
- Work with CSX Railroad on noise abatement at all at-grade crossings.



Modern Residential

Hogansville's Modern Residential Area is one of the largest components of the City. Most homes were built prior to 1990. More recent subdivisions are located here that are only partially completed. The area extends on both sides of GA Route 54 from Lincoln Street on the east to Oak Street on the west. It connects to the Village near Lawrence Street and extends south to Jerry Road. The majority of homes south of Taliaferro are in good to excellent condition with large well-manicured lawns and one and two-story single family residential units. There are few sidewalks in the area.



Many houses north of Taliaferro Drive, with the exception of the Duck Walk development, are more modest. Some are in a good state-of-repair, and others are dilapidated with the need for updating.

Specific Land Uses

The Modern Residential Area is comprised of single-family residential and multi-family dwelling units organized into general categories of net densities.

Recommended Development Patterns

- Seek distribution of affordably-priced homes throughout the City.
- Seek new residential development that matches the mix of housing types and styles.
- Enhance pedestrian infrastructure.

Implementation Measures

- Provide affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; and new single -family units for moderate income, first-time homebuyers.
- Construct sidewalks where absent.
- Amend current zoning codes to provide for classifications relative to lot and dwelling size that protect the character of the Area.
- Develop incentives for the construction of affordable housing.
- Expand the pedestrian network to include bike lanes

Village Character Area



The Village is bounded on the west by GA Route 29, on the east by Lincoln Street, on the north by Yellow Jacket Creek and on the south generally by Church Street. It is within walking distance of the Commercial Area, Granger Memorial Park, and the new library currently under construction.

The Village, while in need of investment and major improvements, can become one of the City's greatest assets. Historic in nature, the area is comprised of typical mill houses and duplexes with long narrow backyards where employees of the Hogansville Manufacturing Company planted gardens.

The Hogansville Manufacturing Company was built in 1897 near Yellow Jacket Creek, and the mill village, bounded by Green, Dickinson, Askew and Johnson Streets, was constructed to house the workers. The Village has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance.

Over the past several years, a number of homes have been purchased by individuals who are making major improvements to the structures including insulation, new windows and doors, new floors, and improved kitchens and bathrooms. These homes have been painted inside and out and some have new roofs. Not surprising, many of the residents in adjacent properties are beginning to improve their yards and homes as well. Sidewalks exist in some areas but are in need of repair.

A strong police presence is evident, and the Police Department's philosophy of

community policing has reduced crime and created a safer environment.

There are, however, homes leased by absentee landlords who have neglected their properties and created conditions for their tenants that are unsafe and unhealthy. The City is working to identify these properties and their landlords so that significant improvements can be made or the structure can be demolished.



Specific Land Uses

The Village is the site of single- and multi-family dwellings and churches. A community food market and other neighborhood retail were once located there.

Recommended Development Patterns

- The historic nature of the Village should be maintained and protected.
- Vacant lots should be cleaned up and dilapidated housing rehabilitated or demolished.
- Pedestrian infrastructure and street lighting should be improved.
- A concerted effort should be made to beautify the neighborhood with street trees and small parks.
- Assistance and incentives for homeownership should be provided.
- Building codes should be strongly enforced.
- Public education should be provided to residents focusing on energy efficiency and home maintenance.

Implementation Measures

- Amend current zoning codes to provide for classifications relative to lot and dwelling size that protect the character of the Area.
- Allow for neighborhood commercial zoning.
- Seek designation as a historic district.
- Develop design guidelines specific to this Character Area.
- Improve the sidewalk network.

- Work with CSX Railroad to provide safe pedestrian access across the tracks to the Commercial Area.
- Enforce building codes and nuisance abatement.
- Continue community policing.
- Investigate federal programs that offer incentives for home ownership.
- Work with the Hogansville Public Library and the City's public utilities division to provide public education for residents on energy efficiency and home maintenance.
- Work with Troup County Department of Recreation to create a community garden and small passive park.
- Plant street trees.

Interstate Character Area

The Interstate Area is located on both of Interstate 85 at Exit 28. It is a large commercial area with a truck stop, gas stations, restaurants and fast food chains, a hotel and grocery store, and various retail establishments. This includes property both east and west of the Interstate, and is divided by GA Route 54.

The Interstate Area is a visitor's first look at the City of Hogansville. As a gateway to the downtown area, it is in need of redevelopment and the addition of businesses. It also has potential as a revenue generator for the City.

Specific Land Uses

The Interstate Area is a mixed-use commercial area, which could include multi-family residential, light industrial and greenspace.

Recommended Development Patterns

- Focus on appearance with appropriate signage, landscaping and other beautification measures.
- Manage access to keep traffic flowing, and use directional signage to clustered developments.
- Retrofit existing strip development and other unsightly features as necessary.
- Maintain a natural vegetation buffer of at least 50 feet in width along the corridor.
- All new development should be set back behind this buffer, with access to



roads, shared driveways, or inter-parcel road connections.

- Limit curb cuts.
- Encourage landscaped, raised medians to improve vehicular safety and aesthetics.
- Provide a pedestrian crossing refuge on Ga 54.
- Provide pedestrian facilities behind drainage ditches or curb.
- Provide paved shoulders that can be used by bicycles or as emergency breakdown lanes.

Implementation Measures

- Amend current zoning code to provide for zoning classifications relative to lot, use, and dwelling size.
- Amend current zoning code to allow for mixed-use development.
- Develop designs guidelines for store fronts, building height, windows, and screening.
- Develop a sign ordinance regulating placement, height, size and lighting of signs.
- Develop a Landscaping Ordinance that will create shade.
- Establish landscaped strips as buffers between developments.
- Develop a Tree Ordinance requiring street trees and vegetated medians.
- Require redevelopment of the Ingles parking lot to improve safety and circulation, provide shade and vegetated buffers.
- Build pedestrian walkways from the Ingles parking lot to the store entrance.
- As development increases, provide access roads, additional turn lanes, and inter-parcel access.
- Construct sidewalks on both sides of GA Route 54 inside this Character Area.



Government Services Character Area

Hogansville has two designated Government Services Areas. The first is located adjacent to the Interstate area and extends north to Blue Creek Road. Its southern boundary is GA Route 54, and its western boundary is Lincoln Street. This area is comprised of the Public Safety Building and the City Maintenance Yard.

The second Area is located on Mobley Bridge Road with its eastern boundary at South Lee Street and its western boundary is north of Hightower Road. The property is the site of the 429 acre City spray field. This site is one of the most beautiful natural areas in Hogansville with great potential as a passive recreation



area or other community amenity. The property includes large stands of trees, a fresh water lake, and a variety of wildlife. The spray field will be decommissioned in 2017, at which time, the City will have to discern its future use.

Specific Land Uses

Currently the land is used for government services; however, it could also serve as a site for light industrial, office, commercial and residential uses. The spray field provides an opportunity to create an outdoor amenity for citizens.

Recommended Development Patterns

- Consider the reuse of the City spray field as a passive recreation site with opportunities for fishing, birding, wildlife observation and outdoor concerts.

- Ensure infrastructure to serve light industrial, commercial and residential uses.
- Create design guidelines for light industrial, commercial and recreational uses in the Area.



Implementation Measures

- Amend zoning code to allow for commercial, industrial and residential uses in the Area.
- Develop design guidelines for the uses listed above.
- Offer a Call for Ideas to determine the most viable use for the spray field after decommissioning.
- Build bike lanes on Mobley Bridge Road.
- Offers incentives such as tax exemptions or fee abatements to businesses to reinvest in this Character Area.

Industrial Character Area

This Area is the smallest of Hogansville's character areas, located on the southern end of the City along Industrial Drive and adjacent to the rail line.

Specific Land Uses

The Industrial Area is dedicated to manufacturing facilities, processing plants, factories, warehouses, and wholesale trade facilities.

Recommended Development Patterns

- Future industrial structures (warehouses, offices, etc.) should be located near the street front with parking in the rear of buildings.
- New industry should locate close in to town, making jobs accessible to all residents by way or walking or bicycling.

Implementation Measures

- Analyze local economic composition and industry contribution to employment and economic development, how local industrial businesses are performing, and what opportunities exist for the local economy.
- Develop a process for identifying businesses that best suit the community.
- Continue to maintain and expand water and sewer in the City since these services are key to bringing more industry to the City.
- Provide incentives for private investment in new and existing industry.
- Hire an economic development director who has a successful track record recruiting business and industry appropriate for a small historic town.

CHAPTER 6 ECONOMIC DEVELOPMENT

Economic development is the sustained, concerted actions of policy makers and communities that promote the standard of living and economic health of a specific area. Public decisions should be based on creating a healthy commercial tax base, focusing on the retention of local businesses and the addition of new ones. Given the City size and population this can pose a challenge for policy-makers, but it is imperative that zoning and design regulations are in place as the City prepares itself for future growth.

The quality of life in any community relates to its economic health. The number of jobs in any given community may be a primary indicator of local economic health and vitality. Likewise, while the number of jobs is important, economic development should be about more than just jobs. The City of Hogansville should embark on a pro-active vision to take full advantage of Interstate 85.

Table 1 Comments Received from Hogansville Visioning Workshop

- ❖ Spelling in these comments has been edited for clarity. The unedited comments can be found in Appendix – Citizen Feedback.

Create a film maker town similar to that of the City of Senoia
Organic farm and market
Focus on riving the city better
Keep historic sections with restrictions on remodeling
Attract theme type restaurants - not chain fast food
Need high speed internet to attract young gathering style business –coffee shop, brew pub
Support group or sharing office spaces for new business development
Find tenant for carters
Outlet mall
Consider formal farmers market
Target peer opportunities for Hogansville
Locate lights towards I-85
Farmers market
Make downtown more attractive to businesses
Attract tech start-ups
Appeal to film market
Main grocery store
Recruit pizzeria downtown
Attract artist with cheap rent and use of warehouse space
Quality city wide quality digital cable access
Look for commercial business development other than KIA suppliers

Get a college on College Street
Market city better
Draw people off the interstate
Develop Highway 29
Cheaper buildings
Cut down utility
Market empty buildings in town
Bring in outlet mall (clothing, shoes)
More marketing for the city
Develop downtown/Highway 29
Lighting for freeway exits
Transit depot needs to be fix and rented
New and improved laundry mat
Advertise the downtown better
Highway 29 redevelopment
West side business development
Need incentives for more tourist
Make city attractive to newcomers so business would be proud to be here
I don't know how we get businesses to provide jobs. However, businesses like call centers or warehouses such as Wal-Mart would be good for our town
I would like to see more activity and contribution from City Council to help attract industry. How many conferences have they attended? Phone calls? Working with the industry parks? Taking someone out for lunch? Touring an empty building? Meeting with the owners of empty buildings?
We need hotels, motels
More restaurants
More businesses on large and small scale
More development at Interstate – outlet mall
Promote tourism more
Open a visitor center
Empty store fronts make Main Street look like a ghost town – especially the “shady” side of town
Restore Royal Theater to include the stage and community space
It would look more “economically” prosperous if run-down buildings were gone
Small commercial and light industry
Complete amp theater improvement to generate income
Grants for rehabilitation of downtown commercial buildings of force owners to fix dilapidated buildings corner of Commerce & College brick buildings with windows falling out and roof gone
Need more events like our festival....
Grocery store in Mill Village and Community garden would also be helpful
More minority businesses

Source: TRCC Community Visioning Meeting; April 28, 2015, Hogansville Senior Center

Table 1 reflects the importance of continuing to foster sound infrastructure planning and policy decisions that will create balanced development programs and encourage economic self-sufficiency. The expectation that the opening of the KIA Plant in West Point would provide more jobs for Hogansville citizens did not

materialize. The major decline in the economy and the housing market may be a contributing factor.

Hogansville is a relatively small city but only an hour away from the City of Atlanta. The City of Hogansville should develop a Strategic Economic Development Plan, outlining the types of business it wishes to attract and a strategy for recruitment, incentives and investment. The development of a Strategic Economic Development Plan should include participation by the City Government, the Downtown Development Authority, the City of Hogansville and Troup County Chamber of Commerce. Opportunities should be available for citizen input.

The City of Hogansville should play a leading role in the renaissance of Downtown businesses and explore more commercial nodes, particularly the I-85 corridor. US 29, GA Route 54 and GA Route 100 are all critical pathways through the City. The cooperation and partnership by the City in the joint venture with the Meriwether Industrial Park Authority can play an important role in that effort. Annexation along I-85 and other major highways within the City can provide more opportunities for commercial and industrial development.

The City of Hogansville should identify goals to improve the economic development environment of the City. Those goals should include but not limited to:

- Improvement of the City's image on a local, sub-regional, regional, and national level.
- The development of better and broader relationships between the private and public sector.
- The creation of more opportunities for the residents of Hogansville to find and retain employment.
- The identification of targeted industries for business recruitment.
- The creation of a community development staff position to promote the City.
- The recognition of the impact that public higher education plays in the City's economic development.
- The creation of business incubators and technology sectors in the City.

Labor Force

This analysis of Hogansville’s labor force includes employment status, occupations, income and wages, and commuting patterns. Hogansville has had a labor force of approximately ±1,373 people with a job growth rate of 7.12% since 2010. Based on the US Census, individuals in the City of Hogansville without a high school diploma or GED represent about ±30 to 35% of its residents. Only 15% of its residents have a Bachelor’s Degree or higher. Troup County has about 19% with a high school diploma or GED and the same with a Bachelor’s Degree or higher. In the Three Rivers Region, about 20% of the total residents do not have a high school diploma or GED, and 19% are without a Bachelor’s Degree or higher. For the State of Georgia, about 16% of its residents do not have a high school diploma or GED, and 30% of its residents have a Bachelor’s Degree or higher.

Table 2 Top Five Jobs by Occupation

Hogansville Five Top Talent (Top jobs by occupation)	%	Numbers	Blue Collar	White Collar	Total Establishments
Sales	16.55%	137			
Office and Administrative Support	15.1%	125			
Education/Training/Library	8.94%	74			
Production Workers	8.94%	74			
Executive, Managers, and Administrators	8.7%	72	61%	38%	93

Source: Georgia Department of Labor Area Labor Profile for Troup County, Georgia; U. S. Bureau of Labor Statistics.
 Note: Data shown for Third Quarter of 2014. Georgia Municipal Association Neighborhood Nexus

Table 3 Hogansville Household Income

Hogansville’s Household Income \$32,058	26% less than the Troup County
	38% less than the State of Georgia
	42% less than the Nation

Source: Georgia Department of Labor Area Labor Profile for Troup County, Georgia; U. S. Bureau of Labor Statistics.
 Note: Data shown for Third Quarter of 2014.

Economic Trends and Opportunities

It was the hope that the KIA Manufacturing Plant in the nearby City of West Point would have provided an economic boost to Hogansville both in terms of businesses and housing, but that did not materialize. One may associate that with a few factors, with the obvious factor being the national economic crisis and associated housing decline. One of the City's main employers and manufacturers left the City in 2014.

The City of Hogansville lacks sufficient jobs and economic opportunities for local residents. With the growth that is expected in this region, the City has the opportunity to plan for the type of jobs it would like to attract. The importance of developing an Economic Development Plan is critical and would help the City focus its efforts on particular industries and job types, laying the groundwork for redevelopment and revitalization. The City has access to many economic tool and development agencies. The primary resource for economic development is the county, state and federal Economic Development Authorities. The City staff can also seek assistance directly from the Georgia Department of Community Affairs with the Three Rivers Regional Commission as a starting point.

Table 4 Hogansville's Industries

Hogansville Top Five Industries
Manufacturing
Wholesale
Retail
Accommodation and Food Services
Public Administration

Source: Georgia Department of Labor Area Labor Profile for Troup County, Georgia; U. S. Bureau of Labor Statistics. Note: Data shown for Third Quarter of 2014.

Economic Base

The economic base serves as the engine that drives the economy of the community. It is the sector or sectors providing exports from the local area to the region, the state, the nation and even other countries.

Without an economic base, that is, without an export sector, it is presumed that a community will die, unable to survive “by taking in each other’s washing.” The economic base is the proportion of employment and income generated in a local community that determines the overall level of production. The growth, decline or stagnation of the local community rests upon the basic economic activity, which goes beyond local needs.

This section identifies sectors that employ large numbers of people in high-wage positions. This section also examines existing sectors that would need to be retained, and new sectors that can be drawn to the City through the necessary appropriate policies and incentives.

Table 5 Size of Work Force 2014

Number of Employees	Number of Businesses
1 -2 Employees	83
3 – 5 Employees	14
6 – 10 Employees	6
11 – 15 Employees	1
16 – 25 Employees	5
26 - 99 Employees	4
100 or more Employees	2
Total Businesses	115

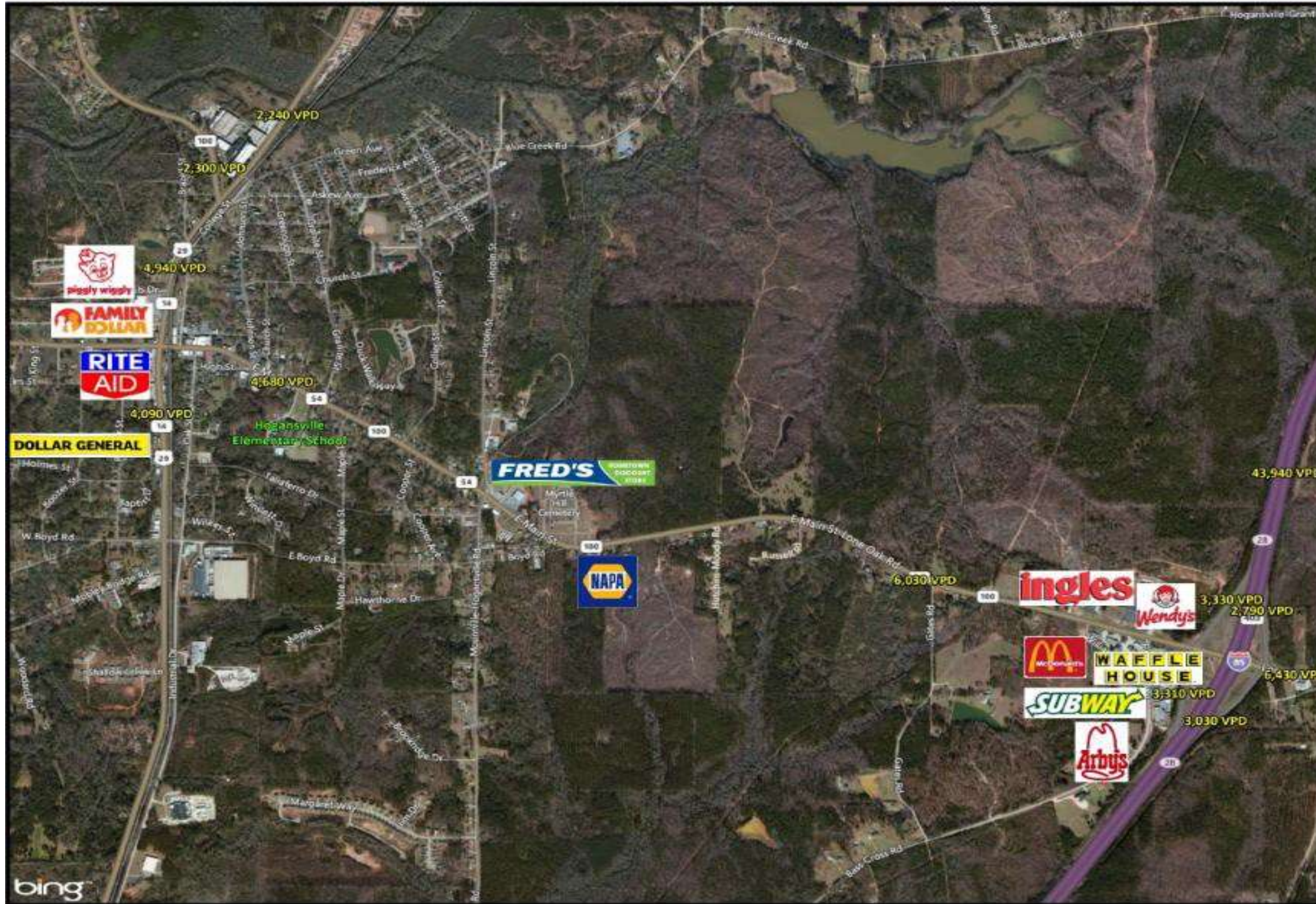
Source: City of Hogansville, 2014

Table 6 Resident Expenditures

Category	Amount
Transportation	\$8,072
Shelter	\$7,728
Food and Beverages	\$6,376
Utilities	\$2,988
Healthcare	\$2,624

Source: ESRI Business Analyst Online (BAO) “Community Profile” report.

Map 3: Retail Overview for Hogansville



Retail Overview Hogansville, GA



Demographics taken from Lone Oak Rd. & Bass Cross Rd.

Demographics	5 Mile	10 Mile	20 Mile
Population	6,618	24,500	177,646
Avg. HH Income	\$59,141	\$54,732	\$75,263
Median Age	37.2	37.1	36.7
Households	2,447	8,953	65,434
Employees	1,355	4,791	65,363

Demographics taken from Lone Oak Rd. & Bass Cross Rd.

Demographics	5 Min	10 Min	20 Min
Population	1,511	9,116	81,918
Avg. HH Income	\$44,974	\$51,627	\$59,613
Median Age	35.1	37.7	34.9
Households	674	3,835	34,688
Employees	500	1,778	39,771



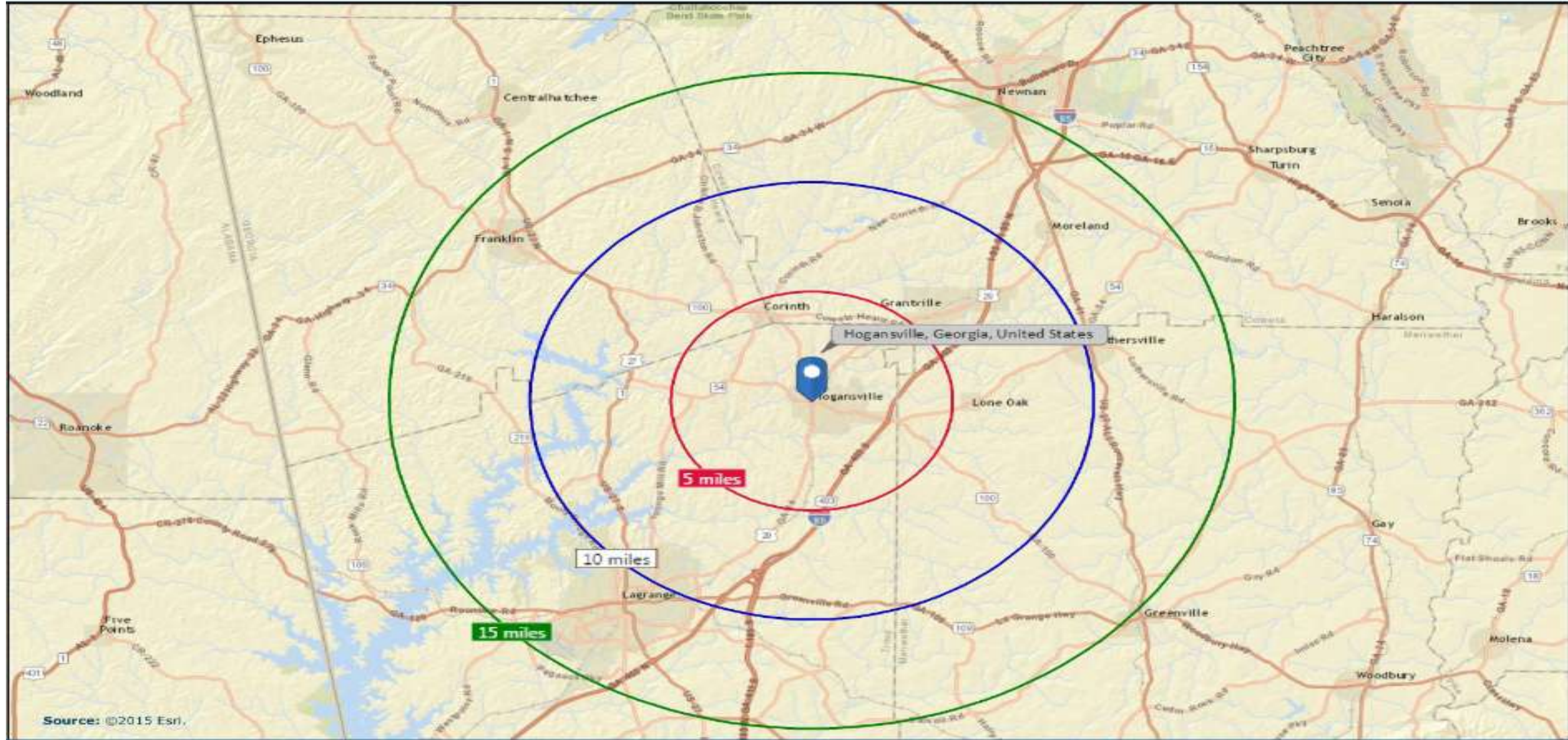
This map was produced using data from online and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

Map 4: Location of Context for Hogansville



Location Context Map

Hogansville, GA



August 10, 2015

Map 5: Carter's Building in Industrial Park



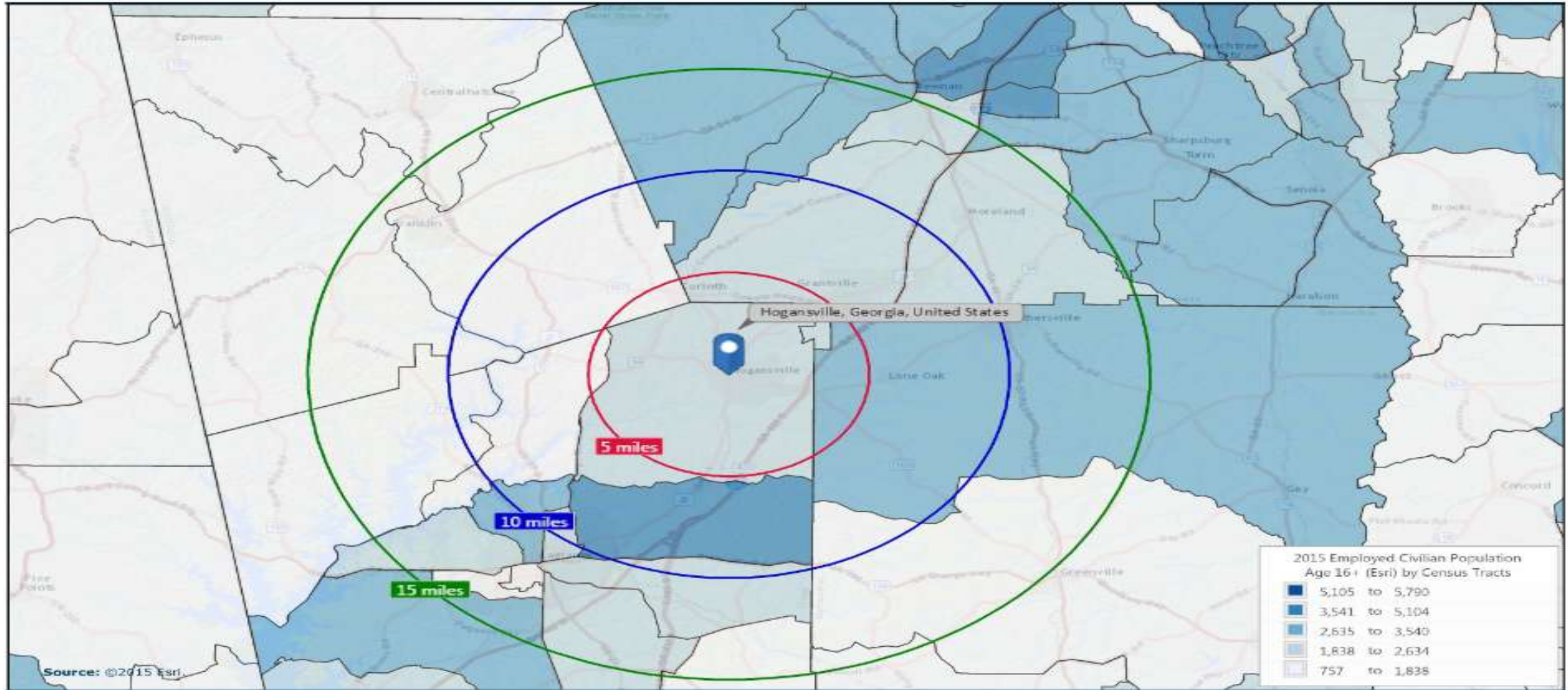
Source: ECG (Electric Cities of Georgia), City of Hogansville, 2015. Note: At the City of Hogansville's request, this map displays industrial sites in and around the City.

Map 6: Employed Civilian Population



Employed Civilian Population Age 16+

Hogansville, GA



August 10, 2015

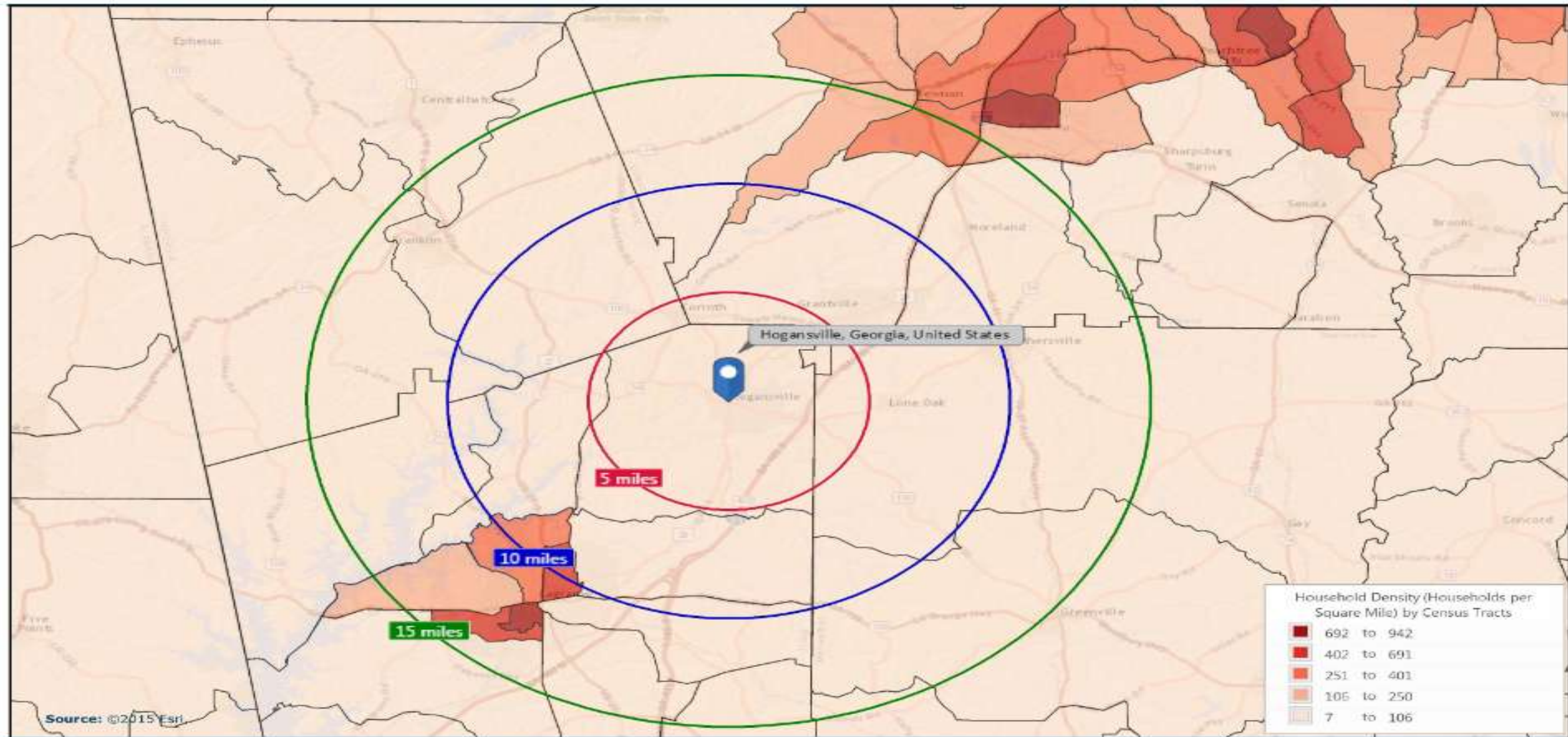
Source: ECG (Electric Cities of Georgia), City of Hogansville, 2015. Note: At the City of Hogansville's request, this map displays industrial sites in and around the City.

Map 7: Household Density



Household Density

Hogansville, GA



Source: ©2015 Esri

August 10, 2015

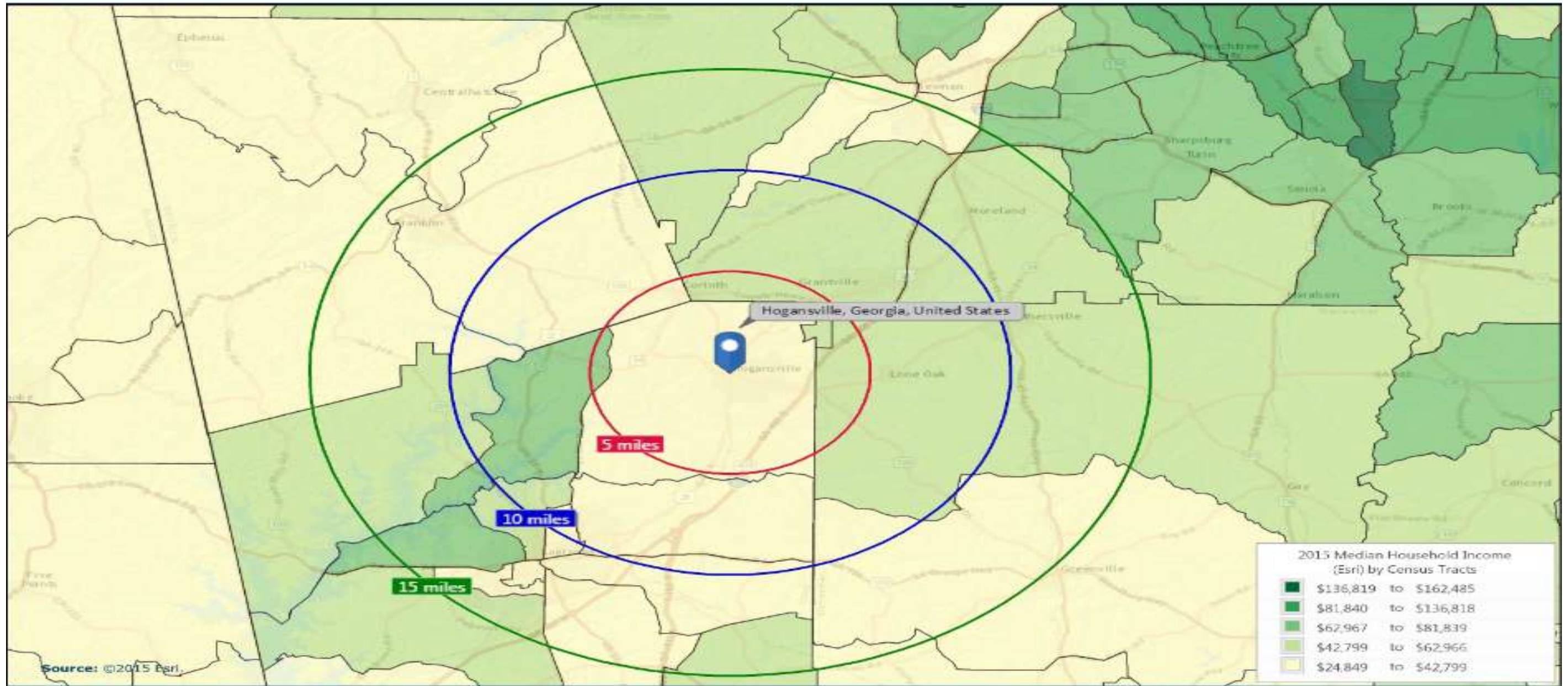
Source: ECG (Electric Cities of Georgia), City of Hogansville, 2015

Map 8: Median Income



Median Household Income

Hogansville, GA



August 10, 2015

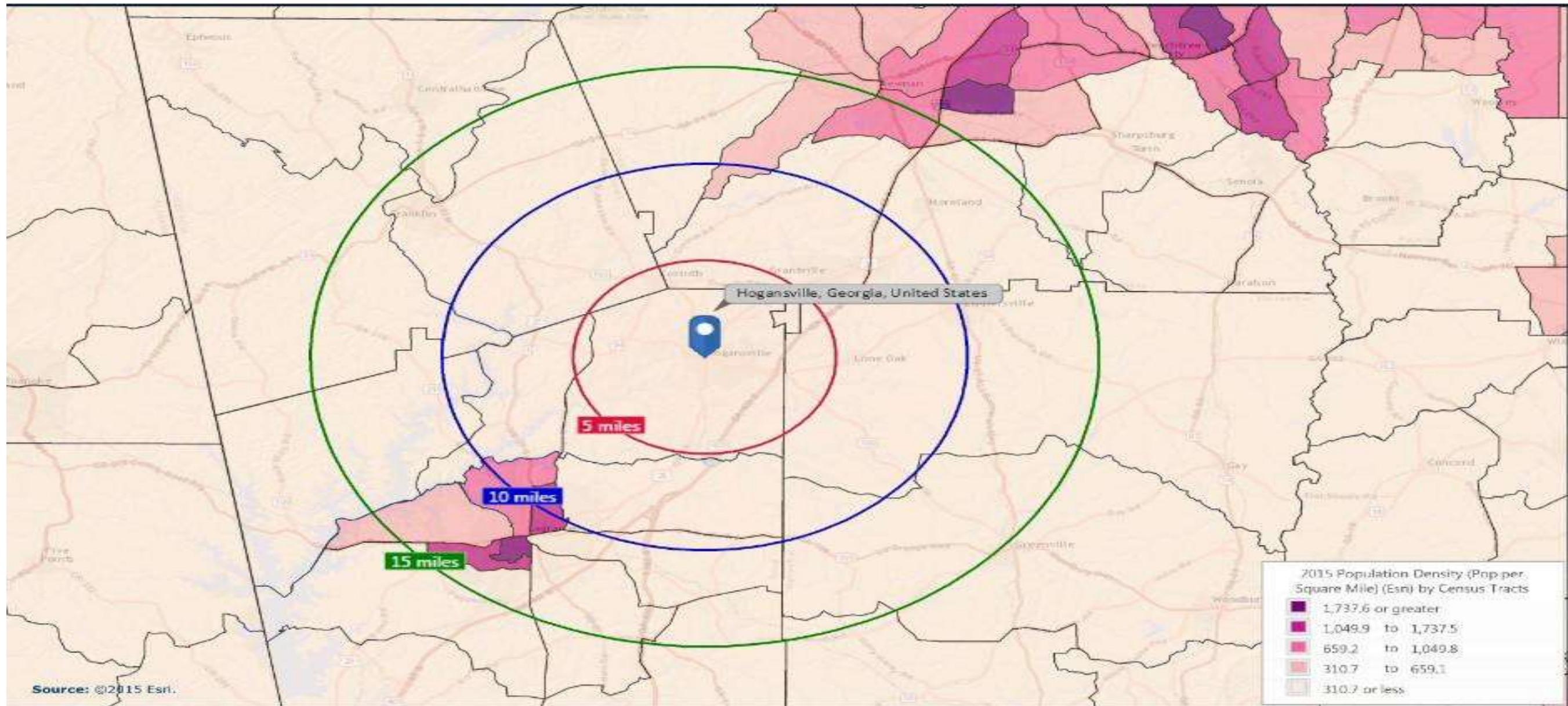
Source: ECG (Electric Cities of Georgia), City of Hogansville, 2015

Map 9: Population Density



Population Density

Hogansville, GA



Source: ECG (Electric Cities of Georgia), City of Hogansville, 2015

August 10, 2015

Tourism

The City of Hogansville should continue to work with the Hogansville Downtown Development Authority and the Troup County Chamber of Commerce to aggressively market the City and downtown area. Events and activities such as Halloween Trunk N' Treat, House of Horrors, Hummingbird Festival, Sip'n Shop, Christmas Parade, Christmas Tree Lighting, and Martin Luther King Day Celebration are all worthy of being marketed to attract visitors to the City and boost the economy. The City should attract higher end hotels and restaurants in Downtown and the Interstate Area. Hogansville should update its website and include material about the historic district and downtown, community events, the new library, and economic opportunities at the Interstate.

Economic Resources

A number of entities provide economic development services and promote growth within Troup County and surrounding jurisdictions. A list of these agencies follows:

Agencies for Economic Development and Tourism

- Downtown Development Authority (Hogansville)
- Three Rivers Regional Commission
- Development Authority (Meriwether Troup Counties)
- Downtown Development Authority (City of LaGrange)
- Industrial Development Authority (City of LaGrange)
- Chamber of Commerce (Troup County)
- Georgia Department of Community Affairs
- Georgia Department of Economic Development
- Georgia Environmental Finance Authority Economic Development Administration
- Georgia Municipal Association

Table 7 Top Revenue, Businesses and Employment Generators

Top Five Revenue Generating Businesses	Top Five Employment Generators
City of Hogansville	Troup County Schools
Ingles Supermarket	Continental
Continental	Ingles Supermarket
Love’s Travel Stop	Botex
Ashley’s Hogansville, LLC	Ashley’s Hogansville, LLC

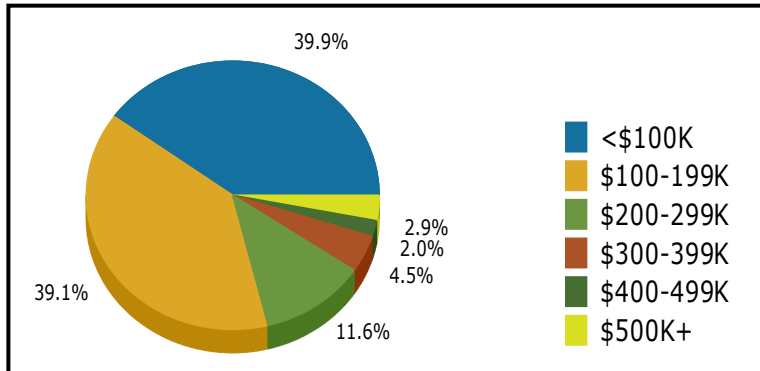
Source: City of Hogansville, 2015

Table 8 Hogansville Demographics

Categories	2010
Population	3,060
Household	1,154
Housing Units	1,421
White	1,627
Blacks	1,323
American Islanders	9
Asian	13
Pacific Islander	1
Some other race	40
Two or more races	47
Male	1,425
Female	1,635
Total Businesses	136
Total Employee	1,418

Source: U.S. Census Bureau, Census 2010, Summary File, ESRI Business Analysis

Table 9 Hogansville Home Values - 2015



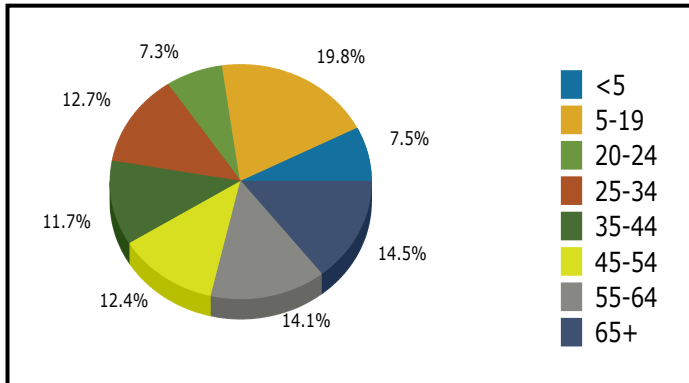
Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI Forecasts for 2015 and 2020

Table 10 Top Ten Employers in Troup County - 2014

Employers in Troup County	Troup County Area	County
Interface Flooring Systems, Inc.	<i>Cancer Treatment Centers of America</i>	Coweta
Kia Motors Manufacturing Georgia, Inc.	Hov Services, Inc.	Coweta
LaGrange Troup County Hospital Authority	Interface Flooring Systems, Inc	Troup
Malone Staffing Georgia	JCG Foods of Georgia, LLC	Harris
Milliken & Company	Kia Motors Manufacturing Georgia, Inc.	Troup
MOBIS Alabama, LLC	LaGrange Troup County Hospital Authority	Troup
Security Forces, LLC	Piedmont Newnan Hospital, Inc.	Coweta
Sewon America, Inc.	Security Forces, LLC	Troup
Surge Staffing, Inc.	Walmart	Troup
Walmart	Yamaha Motor Manufacturing	Coweta

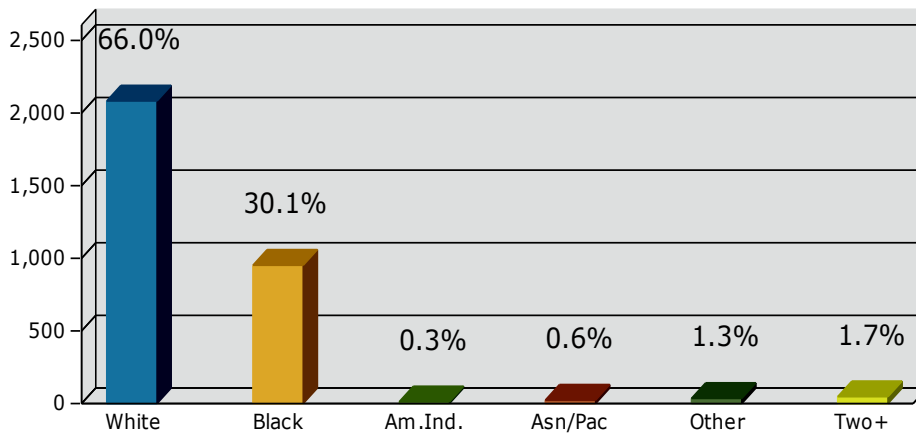
Sources: Georgia Department of Labor Area Labor Profile for Troup County, Georgia; U. S. Bureau of Labor Statistics
 Note: Data shown for Third Qtr. of 2014.

Table 11 Hogansville's Population by Age - 2015



Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI Forecasts for 2015 and 2020

Table 12 Hogansville's Population by Race - 2015



Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI Forecasts for 2015 and 2020

Table 13 Workforce and Demographic Summary

County	2010	2015	2020	2025	2030	Rate
Butts	25,857	29,897	34,274	39,210	44,811	73.30%
Carroll	120,019	136,967	155,641	176,821	198,891	99.83%
Coweta	131,214	152,688	177,161	204,934	234,257	78.35%
Heard	11,898	13,171	14,407	15,679	17,033	30.14%
Lamar	17,621	19,473	21,392	23,474	25,727	46.0%
Meriwether	23,398	25,235	27,039	28,896	30,713	31.26%
Pike	16,620	21,409	24,535	28,147	31,630	90.31%
Spalding	66,203	72,950	80,296	88,300	96,851	46.29%
Troup	66,606	73,505	81,046	89,442	97,191	45.91%
Upson	27,761	28,496	29,077	29,543	29,908	7.73%
REGION	507,197	573,791	644,868	724,446	807,012	59.11%

Sources: US Census Bureau 2010 Decennial Census; Governor’s Office of Planning and Budget “Georgia 2030

Table 14 2014 Educational Attainment for Three Rivers Area

County	High School Graduate or Greater	Associate Degree or Greater
Butts	42.5%	13.1%
Carroll	34.9%	24.8%
Coweta	32%	33.4%
Heard	36.8%	15.3%
Lamar	39.9%	18.3%
Meriwether	39.4%	13.5%
Pike	36%	23.4%
Spalding	28.6%	20.7%
Troup	33.9%	24.7%
Upson	37.7%	16%

Source: ESRI Business Analyst Online (BOA) “Community Profile” Report.

Table 15 Population by Grade and Age Group - 2012

Categories	18-24 Years	25-34 Years	35-44 Years	45-64 Years	65+ Years	All Ages
Elementary	3.2%	3.7%	3.3%	4.7%	17.3%	6.0%
Some High School	20.6%	13.4%	10.8%	13.9%	17.7%	14.7%
High School/GED	39.3%	33.6%	38.2%	38.1%	33.7%	36.8%
Some College	30.3%	24.9%	21.0%	18.7%	14.7%	21.1%
College Grad (2 - Year)	2.9%	6.8%	7.0%	6.1%	3.3%	5.5%
College Grad (4 - Year)	3.7%	13.4%	13.3%	11.2%	7.8%	10.5%
Post Graduates Studies	0.2%	4.3%	6.4%	7.4%	5.5%	5.4%

Sources: U. S. Census Bureau 2012 American Community Survey (ACS) 5-Year Estimate

Table 16 High School Graduates 2013

Categories	HS Graduates (2013)*	HS Enrollment (2013)*
Butts	175	907
Carroll	1,017	3,939
Coweta	1,355	6,747
Heard	114	557
Lamar	142	691
Meriwether	170	846
Pike	192	1,051
Spalding	449	2,567
Troup	675	3,419
Upson		
REGION	4,289	20,724

Sources: Georgia Department of Education, Enrollment by Ethnicity/Race, Gender and Grade Level (PK-12) for March 1, 2013; Georgia Department of Labor Area Labor Profile (August 2014) for 2012/2013. (*) Public school systems only.

Table 17 Educational Institutions - Troup County Area

College/University	Location
LaGrange College	<i>Troup</i>
LaGrange Campus (Satellite campus of West Georgia Technical College)	Troup
West Georgia Technical College	Troup
Greenville Site (Satellite campus of West Georgia Technical College)	Meriwether
Franklin Site (Satellite campus of West Georgia Technical College)	Heard
Brewton-Parker-Newnan campus	Coweta
University of West Georgia-Newnan	Coweta
Mercer University-Newnan Center	Coweta
Coweta Campus (Satellite campus of West Georgia Technical College)	Coweta

Sources: TRRC Plan 2035: Regional Assessment 2011; 2012, TRRC Georgia Comprehensive Economic Development Strategy; Technical College System of Georgia, Integrated Postsecondary Education Data System (IPEDS). Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Redevelopment Opportunities

The City of Hogansville has the potential to consider redevelopment and reinvestments in declining areas. As a policy decision, any new commercial development over redevelopment can increase service delivery costs and may lead to decline in existing commercial areas.

Community Pride

A good quality of life attract employers. The City of Hogansville wishes to create and maintain a positive small town environment for its residents. This will require the active involvement of residents, communitywide events, and ultimate community pride. The City of Hogansville must build a sense of community among its residents to ensure the viability of its small and vibrant town character.

CHAPTER 7 HOUSING ELEMENT

One of the most basic of human needs is shelter. The quantity and quality of housing within a community is directly tied to the economic and physical wellbeing of its residents. Different segments of the population place various demands on the housing market. The housing stock should provide a range of housing types that suit the needs of the community. This Chapter reviews housing information, identifies key housing issues, and provides policy guidance on housing related concerns.

Housing by Type

In 2010, the U.S. Census reported a total of 1,421 housing units in Hogansville. Between 2000 and 2010, the number of housing units in the City increased slightly, as illustrated in Table 19. In total, there was an increase of 172 housing units in the City during that time, representing a 13.77% increase. It is estimated in 2013 there were 1,456 housing units, representing a 2.5% increase in the number of units.

Table 18 Housing Units for Hogansville, 2000-2013

Entity	2000	2010	2000-2010 % Change	2013	2010-2013 % Change
Hogansville	1,249	1,421	13.77%	1,456	2.5%

Source: US Census Bureau, 2013 ACS

The predominate housing type in Hogansville is single-family, making up 91.4% of housing units in 2013, as reflected in Table 20. Multi-family units comprise 8.6% of all housing units within Hogansville in 2013. Duplex housing comprises 3.2%, while apartments of 10 to 20+ units comprise 4.2% of the total units in 2013.

Table 19 Housing Units by Type, 2013

Housing Unit Type	Total Units in 2013	Percent of Total
1 Unit, Detached	1,311	90.0%
1 Unit, Attached	21	1.4%
Single Family Total	1,332	91.4%
2 Units	47	3.2%
3 or 4 Units	16	1.1%
5 to 9 Units	0	0.0%
10 to 19 Units	43	3.0%
20 or More Units	18	1.2%
Mobile Home	0	0.0%
Boat, RV, Van, etc.	0	0.0%
Multi-Family Total	124	8.6%

Source: US Census Bureau, 2013 ACS

Table 20 Age of Housing Stock

Table 20 reflects the overall characteristics of the housing stock in Hogansville. Over half of the housing stock within Hogansville was constructed prior to 1960. 110 housing units, or 7.6%, were constructed in the City from 2000 to 2009. However, between 2010 and 2013, no housing units were constructed. This decrease in new construction is related to the foreclosure crisis.

Year Structure Built	Housing Units	Percent of Total
2010 or Later	0	0.0%
2000 to 2009	110	7.6%
1990 to 1999	181	12.4%
1980 to 1989	169	11.6%
1970 to 1979	108	7.4%
1960 to 1969	112	7.7%
1950 to 1959	194	13.3%
1940 to 1949	243	16.7%
1939 or Earlier	339	23.3%

Source: US Census Bureau, 2013 ACS

Table 21 Housing Units by Number of Rooms, 2013

Rooms	Housing Units	Percent of Total
1 Room	0	0.0%
2 Rooms	13	0.9%
3 Rooms	35	2.4%
4 Rooms	149	10.2%
5 Rooms	494	33.9%
6 Rooms	370	25.4%
7 Rooms	240	16.5%
8 Rooms	90	6.2%
9 Rooms or More	65	4.5%

Source: US Census Bureau, 2013 ACS

Table 22 Bedrooms and Housing Facilities, 2013

Bedrooms	Housing Units	Percent of total
No Bedroom	0	0.0%
1 Bedroom	82	5.6%
2 Bedrooms	380	26.1%
3 Bedrooms	877	60.2%
4 or More Bedrooms	117	8.0%
Lacking Plumbing Facilities	0	0.0%
Lacking Kitchen Facilities	4	0.4%

Source: US Census Bureau, 2013 ACS

The majority of housing units consist of five to six rooms, which is consistent with the typical kitchen, living room, bathroom, and two or three bedroom floor plan. Most housing units within the City have two to three bedrooms, with nearly all units having complete plumbing and kitchen facilities. This would indicate that the majority of the households (86.3%) are couples, a parent or parents with a child or children, or roommates.

Housing tenure refers to whether housing units are occupied by the owner or by a renter. This is an important factor, as neighborhoods with a high rate of owner-occupancy tend to be more stable than neighborhoods with a high ratio of renter-occupied housing units. As shown in Table 23, Hogansville has a mixture of owner and renter occupied housing. Of the total number of

housing units in Hogansville in 2013, it is estimated that 1,037 or 71.2% are occupied and 419 or 28.8% are vacant. The 2013 U.S. Census data indicates that 62.6% of occupied units are owner-occupied housing units, with the remaining 37.4% renter-occupied housing units. Since 2000, the significant increase in vacant housing units in the City is attributed to the foreclosure crisis as seen in the decrease in the percentage of owner-occupied units from 64.5% in 2000 to 62.6% in 2013. Vacant housing has increased significantly from 12.0% in 2000 to 28.8% in 2013.

Table 23 Housing Tenure, 2000-2013

Housing Tenure	2000	Percent of Total	2013	Percent of Total
Owner-occupied housing units	709	64.5%	649	62.6%
Renter-occupied housing units	390	35.5%	388	37.4%
Vacant Housing Units	150	12.0%	419	28.8%
Total Housing Units	1,249	100%	1,456	100%

Source: US Census Bureau, 2013 ACS

Housing Costs

Housing cost includes analysis of household units with and without mortgages, contract rent and gross rent. As shown in Table 24, which is based on a sample of units with adjustments as per the 2013 Census, the majority of homes (38.8%) within Hogansville range in value from \$50,000 to \$99,999. Between 2010 and 2013, it is estimated that the number of owner-occupied housing units with a value of less than \$50,000 rose from 12.5% to 18.8%, representing a 50% increase. The median home value in Hogansville is considerably less than the State and has dropped from \$111,200 in 2010 to \$87,100 in 2013. The 2013 State median home value is \$151,300 which is up from the 2010 Census.

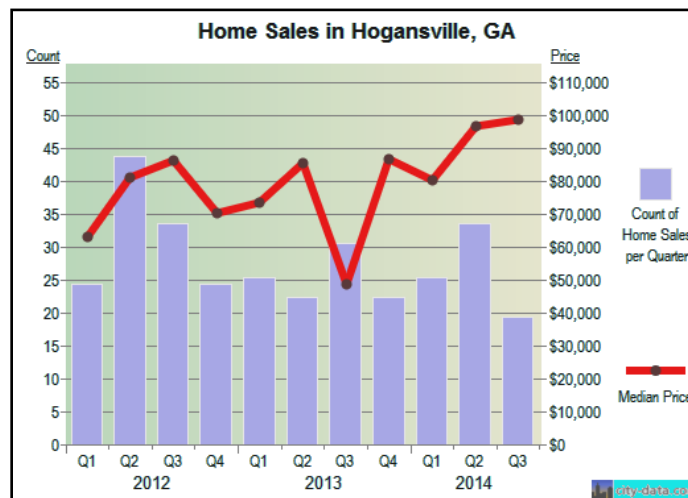
Table 24 Value of Owner-Occupied Housing Units, 2000-2013

Range of Value	Hogansville 2010	Georgia 2010	Hogansville 2013
Less than \$50,000	92	310,781	122
\$50,000 to \$99,999	189	489,716	252
\$100,000 to \$149,999	254	576,828	179
\$150,000 to \$199,999	118	341,388	37
\$200,000 to \$299,999	51	308,427	34
\$300,000 or greater	31	242,503	25
Total	735	2,354,402	649
Median Value (\$)	\$111,200	\$121,464	\$87,100

Source: US Census Bureau, 2013 AC

According to the Georgia Multiple Listing Service (MLS), the sale of homes in Hogansville peaked in the second quarter of 2012 and began a steep decline until the fourth quarter of 2013. Sale prices on homes also declined during this period. Table 26 suggests that the median home value has likely slightly increased since the 2013 estimated \$87,100 median home value as evidenced by the first three quarters of 2014.

Table 25 Home Sales in Hogansville, Georgia MLS, City Data



As stated earlier, 37.4% of housing units within Hogansville are renter-occupied households. Table 26 below analyzes the gross rent within Hogansville

in 2013. It is important to note that gross rent refers to those units where landlords may include utilities in the monthly payment. The estimated median gross rent for Hogansville in 2013 was \$911, which is higher than the State’s 2010 median of \$630. 44.4% of gross rents in Hogansville range from \$750 to \$999.

Table 26 Gross Rent, 2010-2013

Gross Rent	Georgia 2010	Hogansville 2013
Less than \$200	125,776	0
\$200-299	97,952	15
\$300-\$499	203,159	63
\$500-\$749	430,495	33
\$750-\$999	327,716	158
\$1,000-\$1,499	21,767	87
\$1,500+	2,418	0
Total Units with Rent	1,209,283	356
Median Gross Rent	\$630	\$911

Source: US Census Bureau, 2013 ACS

Cost Burdened Households

The census defines “cost burdened” as paying more than 30% of income for housing. Understanding the extent to which households are cost burdened enables jurisdictions to determine whether there is a need for affordable housing and other programs, such as foreclosure assistance programs. U.S. Census data estimates for 2013, shown in Table 27, indicate that Hogansville’s owner-occupied households have a lower rate of mortgages than the State (69.4%).

Table 27 Occupancy Status, 2013 Est.

Description	Owner-occupied	Housing Units with Mortgage	Percent	Housing Units without Mortgage	Percent
Hogansville	649	373	57.5%	276	42.5%
Georgia	2,256,703	1,565,587	69.4%	691,116	30.6%

Source: US Census Bureau, 2013 ACS

Selected monthly owner costs, such as mortgage payments and utilities, are a measure of the cost of homeownership. When combined with income, selected monthly owner costs offer a good measure of affordability and excessive shelter costs. In 2013, the estimated median selected monthly mortgage costs for Hogansville homeowners was \$934 with 35.4% of households spending between \$500 and \$699 per month on mortgage and utility payments (as shown in Table 28).

Table 28 Selected Monthly Mortgage Costs (SMMC), 2013

SMMC	Housing Units	Percentage
Less than \$300	0	0.0%
\$300 to \$499	0	0.0%
\$500 to \$699	132	35.4%
\$700 to \$999	85	22.8%
\$1,000 to \$1,499	75	20.1%
\$1,500 to \$1,999	45	12.1%
\$2,000 or More	36	9.7%

Source: US Census Bureau, 2013 ACS

As presented in Table 29, according to the 2013 estimated Census Data over half of households in Hogansville with a mortgage are cost burdened. A total of 47.7% of households spend 35% or more of their income on selected monthly mortgage costs.

Table 29 SMMC as Percentage of Household Income, 2013

SMMC	Housing Units	Percentage
Less than 20.0 percent	48	12.9%
20.0 to 24.9 percent	79	21.2%
25.0 to 29.9 percent	18	4.8%
30.0 to 34.9 percent	50	13.4%
35.0 percent or more	178	47.7%

Source: US Census Bureau, 2013 ACS

Table 30 below identifies that a majority of renter-occupied households in Hogansville are cost burdened, based on gross rent as a percentage of household income (GRAPI). Out of the 72.2%, 64.6% of rental households spend 35% or more of their incomes on gross rent.

Table 30 Gross Rent as a Percentage of Household Income (GRAPI), 2013

GRAPI	Housing Units	Percentage
Less than 15.0 percent	0	0.0%
15.0 to 19.9 percent	7	2.0%
20.0 to 24.9 percent	51	14.3%
25.0 to 29.9 percent	41	11.5%
30.0 to 34.9 percent	27	7.6%
35.0 percent or more	230	64.6%

Source: US Census Bureau, 2013 ACS

Crowding

The Census defines an overcrowded housing unit as one having 1.01 or more persons per room, and severely overcrowded is defined as 1.51 or more persons per room. The following table compares Hogansville's overcrowded units with that of the State.

Table 31 Overcrowded Housing Units

Category	Georgia 2010	Hogansville 2013
Overcrowded Housing Units (1.01-1.50)	109,848	18
% of Total Housing Units	12.9%	1.7%
Severely Overcrowded Housing Units (1.51 or More)	57,929	0
% of Total Housing Units	3.7%	0.0%

Source: US Census Bureau, 2013 ACS

HOUSING FOR SPECIAL NEEDS POPULATION

Disabled households are another part of the community with unique housing needs. The term “disabled” has a broad meaning within the Americans with Disabilities Act (ADA) and includes any kind of impairment that substantially limits one or more life activities. Examples of major life activities include caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, working, sitting, standing, lifting, and mental and emotional processes such as thinking, concentrating, and interacting with others. As provided in Table 32, the US Census Bureau estimates the 2013 disabled population of Hogansville to be 646 individuals. This represents 18.5% of the City’s non-institutionalized population. The most common disabilities within Hogansville’s disabled population include ambulatory difficulty (34.7%), independent living difficulty (29.8%), and hearing difficulty (23.9%). The least prevalent disability affecting 6.1% of the population is self-care difficulty.

Table 32 Hogansville Disabled Population, 2013

Disabled Population (Non-Institutionalized)	Percent of Total Population
Hearing Difficulty	23.9%
Vision Difficulty	13.7%
Cognitive Difficulty	21.4%
Ambulatory (walking) Difficulty	34.7%
Self-care Difficulty	6.1%
Independent Living Difficulty	29.8%

Source: US Census Bureau, 2013 ACS

Next Steps

Overall, the housing stock in Hogansville is aging, with over half of the housing stock over 50 years old. This indicates that some of the housing may no longer address the market appropriately. Most of the housing consists of single family homes, some of which are in good shape and survived enough to be fashionable again. However, there are pocket areas of dilapidated homes, especially in the Village and Westside character areas. These dilapidated homes need to be addressed either through code enforcement or possibly demolition.

Housing costs are largely dominated by inexpensive housing (\$50-\$100k). There is a need for a larger diversity of housing choices for middle class individuals. There is also a lack of multi-family housing for renters. Census data indicates that most of the rental population is cost-burdened. There is also a need to address the high number of dilapidated housing either through demolition if dilapidated or through developer incentives. The total cost of housing needs to be addressed. Older homes often lack insulation or have inferior construction. This leads to high utility bills.

The last piece of housing is accessible housing. Since many individuals in need of accessible housing suffer from a lack of mobility, a need exists to encourage accessible housing in walkable, mixed-use development nodes. This will allow for challenged individuals to have easier access to goods and services. This sort of lifelong community also has the potential to attract wealthier empty-nesters to the City for their later years.

CHAPTER 8 COMMUNITY WORK PROGRAM

The City of Hogansville Community Work Program is a list of priority projects to be undertaken by the City within in the next five years. The Community Work Program includes the specific activity or project, an estimated timeframe in which to complete the activity, the responsible entity overseeing the activity, the estimated cost, and the likely source of funding.

A Report of Plan Accomplishments serves as a status report for the previous Short Term Work Program covering years 2010-2014. The report of Planned Accomplished is presented first, followed by the new Community Work Program.

CITY OF
HOGANSVILLE

*COMMUNITY
WORK PROGRAM
UPDATE
2015-2019*



City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
1. Address solid waste reduction goals in 2008-2018 Troup/Hogansville Solid Waste Plan		X			
2. Design, construct and install 21 lights at I-85 entrances and exits			X		GDOT postponed expansion date.
3. Conduct infiltration/inflow study and map wastewater collection system	X				
4. Replace Sequencing Batch Reactor decanter and actuator seal at Water Pollution Control Plant.	X				
5. Replace effluent pump No. 2 at WPCP	X				
6. Repair existing sewer line and manholes; 540 on Boyd Rd	X				

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
7. Repair existing sewer line on Brooks Rd		X			
8. Replace existing sewer line and manholes; 2,280 LF on Poplar St	X				
9. Replace Sequencing Batch Reactor Controls (programmable logic controller panel, etc.) at Water Pollution Control Plant	X				
10. Repair positive displacement blower at Water Pollution Control Plant	X				
11. Repair sprayfield irrigation pump	X				
12. Ongoing sewerage system rehabilitation; repair lines and replace sewer lines and manholes		X			

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
13. Upgrade Water Pollution Control Plant to 1.0 mgd and convert to direct discharge		X			
14. Modify raw sewage pump stations electrical for auxiliary power; purchase portable generator		X			
15. Construct Yellow Jacket Creek pump station and force main for interceptor relief		X			
16. Decommission Land Application System; salvage equipment		X			
17. Construct new library		X			
18. Move City Hall into former library				X	Not practical; former library building is too small for city hall

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
19. Expand Troup Transit Hogansville ridership to children, others		X			
20. Improve E. Main sidewalks and crossing safety at Elementary School	X				
21. Provide interpretive signs at Water Tower Trail	X				
22. Extend Water Tower Trail to Oak St	X				
23. Improve Commerce St pedestrian alley to link Main St to new parking lot-fix water leak along alley	X				
24. Improve Main St with landscaping	X				

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
25. Re-roof City Maintenance Building		X			
26. Rehab West Side Center parking lot				X	Not feasible; private owner
27. Sell City utilities to Diverse Power				X	Not feasible; lawsuit would result
28. Prepare, adopt 2010-2030 Hogansville Comprehensive Plan update	X				
29. Update city codes to coordinate with comprehensive plan		X			
30. Develop Interstate Corridor Plan			X		Postponed until after 2015 Comp Plan Update

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
31. Consolidate planning, zoning functions with Troup, Lagrange and West Point				X	Troup County, Lagrange and West Point are not interested
32. Review , update development guidelines		X			
33. Promote Planned Unit Development in city's NE corner		X			
34. Develop public lake, park, restrooms at former Blue Creek drinking water reservoir		X			
35. Conduct Yellow Jacket Creek project at Elementary School				X	No longer a priority
36. Develop future plan for Royal Theater		X			

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
37. Rehabilitate Royal Theater interior			X		Postponed until city hall relocates
38. Employ preservation architect to asses historic Community Building				X	No longer feasible; building is beyond repair
39. Market Community Building to prospective new tenant				X	No longer feasible; building is beyond repair
40. Continue utility discount program		X			
41. Survey existing housing conditions every five years	X				
42. Continue industrial recruitment programs		X			

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
43. Explore options that help retain existing businesses		X			
44. Conduct blight removal program		X			
45. Develop beautification awards program		X			
46. Market US 29 buildings to prospective buyers		X			
47. Promote greater use of former train depot		X			
48. Develop Farmers Market	X				

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
49. Recruit, encourage new mid-range clothing/shoe store				X	Not feasible; no market for this type business in Hogansville currently
50. Continue West Georgia Idol contest				X	Not feasible; competition no longer exists
51. Continue to support the Hummingbird Festival and other community events		X			
52. Support youth basketball		X			
53. Promote food pantry locations		X			
54. Support West Georgia Children's Theater				X	Not feasible; it no longer exists

City of Hogansville Report of Accomplishments from Short Term Work Program 2010-2014

Project or Activity from Previous STWP	Completed	Currently Underway /Ongoing	Postponed	Not Accomplished/ Dropped	Explanation for Postponed or Not Accomplished Activity
55. Hire a Better Hometown coordinator				X	Need has shifted to hire a Economic Development Coordinator
56. Maintain an official Hogansville website		X			
57. Monitor need to move social and job training services (such as CAFI) from Lagrange back to Hogansville				X	Not feasible; West End Center no longer exists
58. Advertise, promote local job training and job seeking resources		X			

City of Hogansville Community Work Program 2015-2019

Category	Action/Implementation Strategy	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Address solid waste reduction goals in 2008-2018 Troup/Hogansville Solid Waste Plan	X	X	X	X	X	City	\$0	City
Transportation	Design, construct and install 21 lights at I-85 entrances and exits					X	GDOT	\$775,800	GDOT
Community Facilities	Repair existing sewer line on Brooks Rd	X					City	\$15,000	SPLOST/other
Community Facilities	Upgrade Water Pollution Control Plant to 1.0 mgd and convert to direct discharge	X	X	X			City	\$5,000,000	USDA Rural Dev
Community Facilities	Modify raw sewage pump stations electrical for auxiliary power; purchase portable generator	X	X	X			City	\$60,000	USDA Rural Dev
Community Facilities	Construct Yellow Jacket Creek pump station and force main for interceptor relief.	X	X	X			City	\$300,000	USDA Rural Dev
Community Facilities	Decommission Land Application System; salvage equipment	X	X	X			City	TBD	USDA Rural Dev
Community Facilities	Construct new Library	X	X				City, Troup-Harris Lib.	\$750,000	State
Transportation	Expand Troup Transit Hogansville ridership to children, others	X	X	X	X	X	Troup County	TBD	GDOT Section 5311 Program
Community Facilities	Relocate council chambers to new library		X				City	TBD	City

City of Hogansville Community Work Program 2015-2019

Category	Action/Implementation Strategy	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Land Use	Update city codes to coordinate with comprehensive plan	X	X	X	X	X	City	\$0	City
Land Use	Develop interstate Corridor Plan	X	X				City	\$0	City
Land Use	Review, update development guidelines	X	X	X	X	X	City	\$0	City
Land Use	Promote Planned Unit Development in city's NE corner	X	X	X	X	X	City	\$0	City
Land Use	Republish and review city code	X	X	X	X	X	City	\$0	City
Community Facilities	Continue to have ongoing maintenance plan with Diverse Power	X	X	X	X	X	City	\$0	City
Community Facilities	Continue utility discount program	X	X	X	X	X	City	\$0	City
Recreation	Develop public lake, park, restrooms at former Blue Creek drinking water reservoir	X	X	X	X	X	City	\$500,000	City/SPLOST
Community Facilities	Develop future plan for Royal Theater	X	X	X	X	X	City	\$0	City

City of Hogansville Community Work Program 2015-2019

Category	Action/Implementation Strategy	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Economic Development	Continue industrial recruitment programs	X	X	X	X	X	City	\$0	City
Economic Development	Explore options that help retain existing businesses	X	X	X	X	X	City	\$0	City
Housing	Continue blight removal program	X	X	X	X	X	City	\$0	City
Economic Development	Market US 29 buildings to prospective buyers	X	X	X	X	X	City	\$0	City
Economic Development	Promote greater use of former train depot	X	X	X	X	X	City	\$0	City
Economic Development	Continue Farmer's Market	X	X	X	X	X	City	\$0	City
Economic Development	Continue to support the Hummingbird Festival and other community events	X	X	X	X	X	City	\$500/yr	City
Recreation	Support youth basketball	X	X	X	X	X	City	\$500/yr	City
Housing	Survey existing housing conditions every 5 years	X	X				City	\$0	City
Housing	Develop beautification awards program	X	X	X	X	X	City	\$500/yr	City

City of Hogansville Community Work Program 2015-2019

Category	Action/Implementation Strategy	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Promote food pantry locations	X	X	X	X	X	City	\$0	City
Economic Development	Maintain an official Hogansville website	X	X	X	X	X	City	\$0	City
Economic Development	Advertise, promote local job training and job seeking resources	X	X	X	X	X	City	\$500/yr	City
Community Facilities	Continue to study new locations for city hall	X	X	X	X	X	City	\$0	City
Transportation	Explore new ways to build pedestrian bridge over rail road tracks near new library	X	X	X	X	X	City	\$0	City
Cultural and Natural Resources	Develop Yellow Jacket Greenway Trail	X	X	X	X	X	City	\$500,000	City, grants
Economic Development	Develop a plan for the use of the 426 acre spray field	X	X	X	X	X	City	\$0	City
Natural and Cultural Resources	Construct restrooms at the Water Tower Trail		X	X			City	\$5000	City
Natural and Cultural Resources	Develop the amphitheater		X	X	X	X	City	\$500,000	City, grants
Natural and Cultural Resources	Continue to improve Water Tower Trail	X	X	X	X	X	City	\$100,000	City, grants

City of Hogansville Community Work Program 2015-2019

Category	Action/Implementation Strategy	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Recreation	Continue to develop Strozier Park	X	X	X	X	X	City	\$500,000	City, grants
Recreation	Expand Calvin Hipp Park	X	X	X	X	X	City	\$500,000	City, grants
Community Facilities	Installation of a water transportation loop from Bass Crossroads out to Interstate		X	X	X		City	\$4.5 million	USDA
Community Facilities	Replace and upgrade undersized lines of west side of Hwy 29		X	X	X		City	\$4.5 million	USDA
Community Facilities	Construction of a tank to replace the standpipe at Pine Street		X	X	X		City	\$4.5 million	USDA
Community Facilities	Secondary water supply from Coweta County near Industrial Park				X	X	City	\$500,000	City, grants
Community Facilities	Rehab of sewer lines from Mountville Hogansville Rd to Oak St				X	X	City	\$500,000	City, grants
Community Facilities	Phase III of CDBG on Westside	X	X	X			City	\$500,000	City, CDBG
Community Facilities	Eliminate other inflow and infiltration located elsewhere in the sewer system	X	X	X	X	X	City	TBD	City
Community Facilities	Complete conversion of 4KV to 12 KV system	X	X	X			City	\$250,000	City

City of Hogansville Community Work Program 2015-2019

Category	Action/Implementation Strategy	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Transportation	Sidewalk replacements	X	X				City	\$250,000	City
Transportation	Road repair, storm water repairs			X	X	X	City	\$500,000	City
Transportation	Streetscape project for sidewalks from Collier St to Fred's store	X	X	X	X	X	City	\$300,000	City/TE grant
Transportation	Sidewalk project from Collier St to Granite St	X	X	X	X	X	City	\$300,000	City/TE grant
Community Facilities	Water tank painting and coating	X					City	\$115,000	City
Transportation	Poplar St sidewalk project	X	X	X			City	\$100,000	City/SPLOST
Community Facilities	Construct a new community building to replace condemned one		X	X	X	X	City	\$500,000	CDBG
Housing	Construct homes on blighted properties to revitalize neighborhoods		X	X	X	X	City	\$500,000	City/CDBG
Housing	Pursue tax-advantaged residential property development	X	X	X	X	X	City	\$0	City
Housing	Encourage developers to build out existing subdivisions	X	X	X	X	X	City	\$0	City

City of Hogansville Community Work Program 2015-2019

Category	Action/Implementation Strategy	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
Housing	Adopt and amend ordinances to enhance property maintenance rules	X	X	X	X	X	City	\$0	City
Land Use	Pursue the creation of a land bank	X	X	X	X	X	City	\$0	City
Natural and cultural Resources	Rehabilitate Royal Theater			X	X	X	City	TBD	City, grants

APPENDICES

CITIZEN PARTICIPATION

Hogansville Comprehensive Plan 2015-2035

Steering Committee Members

Bill Stankiewicz- Mayor of Hogansville

James Woods-City Manager of Hogansville

Mark Hammond-City Employee of Hogansville

William Prescott-Senior Center of Hogansville

Vickie Brown-Citizen of Hogansville

Ellen Shellbarger- Citizen of Hogansville

Richard Woods-Citizen of Hogansville

Phil Waldrop- Citizen of Hogansville

Charlie Martin-Citizen of Hogansville

City of Hogansville
Steering Committee Meeting #1
May 5, 2015

AGENDA

1. Introductions.
2. Brief discussion of comprehensive planning process.
3. Discussion of community vision.
4. Discussion of needs and opportunities.
5. Next meeting (Steering Committee #2) date Tuesday, May 12th at 10 a. m.
6. Adjourn.

City of Hogansville
Steering Committee Meeting #2
May 12, 2015

AGENDA

1. Discuss community needs and opportunities.
2. Next meeting date Tuesday, June 16, 2015.
3. Adjourn

City of Hogansville
Steering Committee Meeting #3
June 16, 2015

AGENDA

1. Discuss character area map and results of community meeting #2.
2. Discuss community goals and policies.
3. Next meeting date Tuesday, June 23, 2015.
4. Adjourn.

City of Hogansville
Steering Committee Meeting #4
June 23, 2015

AGENDA

1. Discuss Economic Development- James Abraham, Planner TRRC; Discuss Housing- Kimberly Dutton, Planner TRRC
2. Discuss Goals and Policies.
3. Next meeting date Tuesday, July 28, 2015 to review draft plan.
4. Adjourn.

City of Hogansville
Steering Committee Meeting #5
July 28, 2015

AGENDA

1. Review draft comprehensive plan.
2. Adjourn.

Thank you for your valuable participation in this important process!!!!

City of Hogansville Comprehensive Plan 2015 Surveys

The paper survey presented at the Hogansville Comprehensive Plan 2015 kickoff meeting contained three broad questions to provide initial guidance to the steering committee members. This paper survey was available to Committee members, City of Hogansville Council members and City Hall. The paper survey was also presented at the April and June Community Visioning meetings. Much useful feedback was gained from the paper survey and is included in this Citizen Participation section.

An additional survey of 10 questions was electronically available on Survey Monkey to Committee members, City of Hogansville Council members and City Hall. Briefly, all ten questions received mostly very to extremely important responses each. The City Planning Comprehensive Plan reflects these responses throughout the plan. These responses came from Hogansville citizens and surrounding community members. There was no distinction between city or non city residents.

CITY OF HOGANSVILLE COMPREHENSIVE PLAN
PUBLIC MEETING

What are the things you like most about this community?

What things would you change about this community?

What would you like this community to be like in 10 years?

CITIZEN FEEDBACK

APRIL 28, 2015/ June 9, 2015 COMMUNITY VISIONING MEETINGS

HOGANSVILLE SENIOR CENTER

HOGANSVILLE, GEORGIA

HOUSING

- eliminate dilapidated housing
- more middle-income housing development
- more code enforcement
- all housing in subdivisions need to be ran the same
- get rid of the eyesores
- Hogansville has the potential to develop into a bedroom community. I notice on my drive to Atlanta at 4:30 that there is now more traffic coming south than going north. We need to get some of those folks to move here but need more businesses here so people don't have to do all their shopping elsewhere.
- zoning restrictions-code enforcement
- enforce code-penalize absent owners that don't maintain
- enforce restrictions regarding junk, etc..in yards
- find partners to purchase/improve/rent the dilapidated properties
- architectural standards
- Theme-arts-encourage young artists to move here-community studio, resident artist of the month, etc...
- volunteer force (think Habitat for Humanity) that does repairs, paint, etc..for the elderly and disabled
- education and incentives for house upkeep
- code enforcement
- trash cleanup endeavors
- recruit artists in low rent areas; provide studio spaces; jump start area improvement
- incentives to improve and renovate houses; offer rewards, tax incentives for people to improve housing
- code enforcement, motivate citizens to clean yards and houses
- address dilapidated properties

- better mowing and trimming practices in more prominent areas near interstate
- signage restrictions
- find investors to partner with city/property owners to improve homes in repair; not in favor of federally funded plans
- look into HUD programs for dilapidated houses
- need low income housing
- need to address abandoned/dilapidated buildings
- need to foster beautification efforts
- education to help clean up properties
- education on insulation to help lower utility bills
- knock down houses
- mixed use development
- identify areas to focus on community improvement (dilapidated, code/substandard units)
- change through code compliance
- promote and identify areas for housing development ranging from multi income ranges
- inspections
- need to address abandoned and dilapidated properties
- need to address abandoned properties
- need units of housing close to interstate
- better code enforcement
- get rid of slumlords
- more programs for beautification
- need sports and recreational fields
- remove all dilapidated properties
- please create legal/tax incentives for developers to complete our half finished housing developments

- please do more to support private citizens who are buying and improving properties in the village. We have an opportunity to get past decades of neglect and slum-lording.
- please partner and support DASH. More DASH housing projects please.
- more code enforcement of trash, abandoned cars, unchained dogs, lawns not mowed, etc...
- Can we do something to discourage the practice of piling trash on the lawn by the road? People just throw trash into piles by the road. Why?
- Many people in this city ignore leaf-burning laws. They often do it on holidays, when they can get away with it.
- locate owners for dilapidated housing
- need more city beautification/joint effort/city-wide
- need more mowing of empty spaces around town
- no more than 1 family living in one house
- more police patrols
- bad dogs around neighborhood
- extreme need for cleanup; dilapidated homes
- extreme need to address abandoned properties
- better enforcement of codes
- encourage low income home owners take better care of their property
- need more state and federal stimulus programs
- need for more affordable rental houses (not housing projects)
- eliminate damaged and dilapidated housing; look at land bank to facilitate getting property back into productive use
- protect historic assets (housing and structures)
- get rid of dilapidated houses and buildings
- dilapidated houses-some vacant but many are rented by slum lords
- sidewalks in the mill village & west side would make housing more attractive to live in
- better code enforcement for shacks that people are living in

- we need to make sure any rental unit passes inspection before the utilities are turned on for new tenants
- continue tearing down (or burning) dilapidated buildings
- tear down worn out houses
- too much low income housing
- code enforcement
- owners need to clean up or be fined

ECONOMIC DEVELOPMENT

- create a film makers town (Senoia)
- need for an organic farm and market
- focus on reviving the city
- market the city better
- keep historic section historic with restrictions on remodeling, etc..
- attract theme type restaurant- not chain fast food
- need high speed internet to attract young gathering style business-coffee shop, brew pub
- support group or sharing office spaces for new business development
- find tenant for Carters
- work with landowners to educate opportunities
- outlet mall
- consider formal farmers market
- target peer opportunities for Hogansville
- locate lights towards I-85
- farmers market
- make downtown more attractive to businesses
- attract tech startups
- farmers market
- appeal to film makers
- main street grocery
- recruit pizzeria downtown
- attract artists with cheap rent and use of warehouse space
- quality city wide wifi-quality digital cable access
- look for commercial business development other than Kia suppliers

- get a college on College Street
- market city better
- draw people off the interstate
- develop 29
- lights at I-85
- film makers
- cheaper buildings
- cut down utility bills
- lights at I-85
- market empty buildings in town
- bring in outlet mall (clothing, shoes)
- more marketing for the city
- lighting for freeway exits
- develop downtown/hwy 29
- train depot needs to be fix or rented
- new and improved laundry mat
- market the city better
- advertise the downtown better
- hwy 29 redevelopment
- main street better advertising
- west side business development
- need incentives for more tourists
- make our city attractive to newcomers so business would be proud to be here
- I don't know how we get businesses to provide jobs. However, businesses like call centers or warehouses such as Walmart would be good for our town.
- I would like to see more activity and contribution from the **city council** to help attract industry. How many conferences have they attended? Phone calls? Working

with the industrial parks? Taking someone out to lunch? Touring an empty building?
Meeting with the owners of empty buildings?

- we need hotels, motels
- more restaurants
- more businesses on large and small scale
- farmers market
- more development at interstate- outlet mall!
- better marketing of available buildings on Main St and Hwy 29
- better lighting at Hogansville exit
- draw job creating businesses to Hogansville
- promote tourism more!
- complete amphitheater improvements to generate income
- restore Royal Theater to include the stage and community space
- open a Visitor Center!
- empty store fronts make Main Street look like a ghost town-especially the "shady" side of the town
- it would look more "economically" prosperous if run-down buildings were gone
- small commercial and light industry
- better marketing of currently available commercial properties especially on Hwy 29
- better lighting at Interstate exit 28
- rents high considering utility rates are so high-impossible for small businesses to survive
- grants for rehabbing downtown commercial buildings or force owners to fix dilapidated buildings- corner of Commerce & College brick building with windows falling out and roof gone
- rehab the Royal Theater
- need to market city more, our festival brings lots of people-need more events like that

-a grocery store is needed in Mill Village and a community garden would also be helpful

-more Kia Supply plants

-more black businesses

PUBLIC FACILITIES

- swimming pool, indoor basketball court
- youth center
- soccer field
- I strongly suspect that city and county resources/buildings in Hogansville could benefit from an energy audit. How many buildings are under-insulated? Or cranking the air conditioner on a Sunday?
- need a better and newer city hall
- more interactive trail for running, biking, and skating
- healthier places to eat
- dollar theater (revamp City Hall)
- interactive trail (running, biking)
- covered pool
- trails
- City Hall
- Main St Farmers Park
- Dollar Theater for youth
- Outdoor exercise area
- turn City Hall into theater
- more trails-recreation center with outdoor facilities (track, trails, athletic)
- move City Hall to more modern facility
- turn City Hall into theater
- need a new swimming pool (municipal)
- need access across the RR tracks when main ones are blocked
- master planning-trails, greenspace, zoning, architectural guidelines
- new city hall, convert back into theater
- traffic planning

- youth-recreational facilities, educational-crafts after hours
- need more for youth (basketball court)
- restrooms downtown
- more young people to participate and get involved
- gym to work out
- welcome packet needed for new residents
- more trails
- restrooms at pavilion
- more greenspace
- park and ride to ATL
- develop football stadium for competitive soccer
- good website-more social media coverage
- need more activity for young people
- Visitor Center!
- community gathering facilities
- exercise gym!!
- better facilities (trails) for walking, biking, running
- restore the theater
- make amphitheater usable
- sidewalks (most aren't safe)
- Friday night movies/concerts
- update of city Gateway signs
- community pool
- outdoor lighted courts
- finish walking trails
- need more activities for middle school/high school

- farmers markets
- block party for community
- update website
- need for swimming pool
- park with access to water (lake)
- dog park
- trail system of 3+ miles
- after school program for grades 6-12
- public music program
- expand existing parks (Johnson & Strozier)
- ADA sidewalks
- convert sprayfield into active/passive park with trails, hiking, picnic, concerts, fireworks, soccer fields, etc...
- community events-Friday night movies in summer
- Taste of Hogansville
- lighted basketball/tennis courts
- soccer fields
- Farmers Market
- If we have public restrooms in our parks, trails, etc..someone needs to patrol them regularly and keep them clean. On walking trails, people need to feel safe- cameras or whatever it would take. If we have parks, they need to be mowed and clean. People with children aren't going to want to use parks, water parks, etc..that are dirty and ill kept. My question: Can we have the money available in the budget to keep public facilities nice, clean, and safe?
- need more activities for youth
- advertise the good school system
- welcome packet is a good idea
- train depot, Royal Theater should be public facilities

- expand library hours & programs in the evening
- welcome packet for all citizens of new things coming to town
- more for young adults to do
- more open Senior Citizen things to do
- more clothing stores for families
- new laundry mat
- building for events
- taxi service
- location to have events (meetings, reunions, etc..)
- laundry mat

TRANSPORTATION

- bike paths
- accommodate golf carts
- extend sidewalks
- express bus service to Atlanta and Columbus
- might be nice to put the train in a tunnel under the street
- foot transportation- more and better sidewalks, especially along Main St
- golf carts! ☺
- bus transportation to Atlanta & Columbus- also to airport would be helpful
- maintain sidewalks and add where necessary
- need bus stop to encourage visitors
- need roads graded & drainage upgraded
- pedestrian bridge over tracks needed
- need more sidewalks
- more golf carts
- need bus transportation from & to different areas
- roads need to be repaved & repaired
- regional bus-round trip- Hogansville, Lagrange, West Point-every other hour
- truck traffic/avoiding scales
- house #'s on street
- highway 54 could be a lot more bike/pedestrian friendly out to the highway
- our hwy exit signs on I-85 are often overgrown with trees, blocking the view
- lights needed at the I-85 exit
- trucks-semis are exploiting our city resources without cost or enforcement...speeding, noise, illegal roadways, trucks off the interstate bypassing weigh stations, it is a MAJOR problem downtown, but also on hwy 29/100. PLEASE lobby the DOT to do more

- railroad crossing on hwy 29
- bike trails
- tram system
- fix potholes
- city transportation to help keep kids from roaming the streets
- railroad crossing hwy 29
- need running and bike trails
- golf cart access/could double as walking trails/access better connections between city and neighborhoods
- stop train hold up for hours
- more sidewalks
- more transportation for seniors
- bus stop from ATL/Columbus
- road improvement in some areas
- more sidewalks
- bike trails
- passenger trains
- trails, green space-golf-cart friendly
- bridge over RR tracks or better yet encourage CSX to place their passing lane outside of city (always moving in the city)
- methods to encourage pedestrians, bikes, golf carts
- walking path between RR and hwy 29, need a crosswalk on 29 by Piggly Wiggly
- MARTA-regional county transport
- bike trails
- sidewalks along 29 and 100
- more nature trails
- train amelioration

- transit-Troup County-Regional bus service
- DOT-truck traffic enforcement
- bus stops between ATL, Newnan, West Point, and everyday points
- drainage problems
- build overpass for trains
- more sidewalks, bike trails
- need to extend sidewalk
- need overpass (at least one) to stop the train problems
- it would be good to have transportation between Lagrange and Atlanta and/or Lagrange and Columbus
- extend sidewalks beyond Granite Street- should go at least to Lincoln St and around the corner to the Stony Creek apartments
- add shoulders to Hwy 29 and Hwy 54 so they are accessible to bicycle riders
- pedestrian bridge over RR tracks
- train tunnel
- make accessible the RR crossings when the trains stop for long periods of time
- between the Myrtle Hill Cemetery and the Interstate there aren't any street lights. Those of us with sight limitations at night are severely limited.
- sidewalk repair
- larger parking signs
- do away with "no parking" on East Main
- sidewalk on West Main/Boyd Rd to Hwy 29 (not enough sidewalks in the "black" community
- road work on Poplar St (holes everywhere)
- traffic signal @ Hwy 29 and Boyd Rd
- bridge to cross over when trains are coming

NATURAL AND CULTURAL RESOURCES

- turn aquifer into reservoir source
- have concerts and play at old theater
- trees and canopy
- modernize subdivision regs to require green space and dedicate public space
- create multi-media for all local cemeteries, including GPS and GIS of lots
- acquire the rail depot for a museum
- farmers market
- organic garden
- plant more trees
- develop the city with a natural theme
- more greenspace!
- Is the old mill asbestos filled or an EPA toxic site and can it be rehabbed?
- make the theater building a theater..play house, etc...
- roadside cleaning and beautification
- community center to promote cultural activities
- farmers market
- rehab old theater in model of Alamo Drafthouse in Austin, TX. It's a dining/theater/community experience.
- trees on Main ST
- green space/bike trails
- theater/city hall
- amphitheater rehab and effort to bring in performance arts
- define historical district with map
- old reservoir development into recreational use
- Royal Theater- revert back to a theater after city hall moves

- train depot needs to be owned by the city or DDA
- old high school on Pine St needs to be maintained
- the dilapidated house on Main St across from CB&T bank/adjacent to City Hall parking lot needs to be torn down or rehabbed and municipally owned, including the adjoin lawn (where green spot used to be)
- use theater building for plays and performances and outside theater near HES
- use walking tour to promote city
- include benches along walking trails or bike trails
- if you are going to open the reservoir for recreational use, have the water tested. Since we don't use the lake for water, do we really know what the water is like?
- organize a music festival to last over a weekend. Perhaps work with Lagrange College or with University of West GA music departments. We have a lot of empty spaces in the buildings downtown that could be used for music venues. We could do all different kinds of music-classical-rock and roll-rap-R&B-gospel- Even the churches could be used. This could attract a lot of people and it would be a big plus to be known as a cultural center.
- yes a tree ordinance is needed to save some trees
- I like the idea of the "Yellow Jacket Trail"
- we need to clean up overgrown vacant lots and save trees covered in vines
- complete the Tower Trail
- more sidewalks for walking
- removal of old abandoned buildings and houses
- ordinance on trash along Main Street
- ordinance on grass cutting
- repaved roads needed
- restrooms at amphitheater needed
- common areas in downtown & Calvin Hipps Park to be manicured and maintained
- streets to be kept clean along sides (full of trash and debris)
- the amphitheater is a CCC project from the 1930's- this should be a draw for those on the way to the Little White House

- there needs to be a community garden for seniors and young families
- develop Lake Jackson
- bike trails along with tower trail and ball fields
- develop ampitheater
- develop old football stadium for English football
- MLK program very successful last year, need more focus on the program
- career day training

LAND USE

- adopt some modern categories that allow modern density; i.e. Residential with 1-5 units per acre or 6-10 units per acre
- protect older historic neighborhoods with appropriate land uses
- identify and protect Central Business District
- need more greenspace
- connectivity between neighborhoods
- update the visual neighborhoods
- need timeline for getting there
- affordable housing, development of area between City and I-85, commercial
- connect City Hall and Police Dept in close downtown proximity
- vision- a modern view of going back in time
- more parks and parking lots
- connect neighborhoods
- more greenspace
- parks
- develop Lake Jackson
- bike trails, walking paths, side walks
- clean and tear down old run down homes
- need parks on the southside of town
- community garden
- green space
- community garden
- dog park
- swimming pool
- new rec center

- more greenspace
- more park space
- community garden
- sports fields
- better care of parks and playgrounds and more green spaces
- community garden would be very advantageous for seniors and young families
- use smart growth techniques
- need more green spaces
- need visual of what we want Hogansville to look like
- need a timeline for everything
- free wifi
- community garden
- interactive trail
- revamp ampitheater
- community garden and farm
- build trails that travel through the city for running and biking
- organic garden
- free city wifi/digital cable
- architectural guidelines for development and future grants
- enhance old ampitheater and tower at old high school
- tear down old houses- hire code enforcement officer to make sure buildings get torn down
- form community gardens- many poor people could grow their own food- if these blighted areas were cleared and kept mowed
- the cities of Pittsburg and Detroit have started programs encouraging immigrants to settle in their cities. Legal immigrants who have money, not illegals. In those cities, the legal immigrants can buy houses that are empty and have been empty for years at very low prices. The city government provides multilingual services for people applying

for business permits, etc... The immigrants start small businesses to serve the neighborhood they live in. I encourage you to look up these programs on the internet. They are very interesting programs and they would increase our population and our tax base.

- eliminate dilapidated houses
- sue the owners of the old community building on Johnson St so that it can be razed and convert the property to community use
- eliminate the old abandoned semi trailers on College St
- convert the train depot to city use (city building, city hall offices, welcome center/visitor info, Hogansville history museum
- eliminate acres of kudzu blighting the west side
- force owners of the old "car warehouse" to fix up their building (corner of 29 and 54 across from Rite Aid)
- beautify the 29/54 intersection
- put trees on Main St (dogwoods)
- free city wifi
- fiber
- community garden- use University students as mentors
- organic produce
- trails
- outdoor art/ live music venue (take down roof)
- master plan
- zoning -architecture guidelines, committee
- parks-plan for now/future
- greenspace/trails-travel without using roads
- community garden
- connectivity-communities within the city plan modular for each community (i.e park, center to meet, etc...)
- use ampitheater regularly as a community gathering space

- resurrect old community center that John Jones gave to church that has done nothing with it- currently a liability-space across from park
- many of our trees are covered in invasive vines; we are going to lose them
- work with RR company to improve/maintain areas near tracks
- survey open lots covered in kudzu; work with owners to mow and maintain
- before permitting new housing developments, let's create incentives to fill up & finish existing stalled half-completed developments
- open the lake
- clean up overgrown areas on west side
- open lake to public
- new, planned, nice subdivisions
- ball parks closer to city
- improve downtown buildings appearance on Commerce St
- code enforcement!
- sidewalk on Hwy 29

Hogansville City Planning Survey 2015

1. How important are bike trails/walking paths in Hogansville?

- Extremely important
- Very important
- Moderately important
- Slightly important
- Not at all important

Comment

2. How important is economic development for Hogansville?

- Extremely important
- Very important
- Moderately important
- Slightly important
- Not at all important

Comment

3. How important is Main Street Beautification?

- Extremely Important
- Very Important
- Moderately Important
- Slightly important
- Not at all important

Comment

4. How important is the Hogansville Public Library?

- Extremely Important
- Very Important

4/21/2015

[SURVEY PREVIEW MODE] Hogansville City Planning Survey 2015

Moderately Important

Slightly important

Not at all important

Comment

5. How important is adding new commercial businesses (i.e. Taco Bell, Kroger) in Hogansville?

Extremely Important

Very Important

Moderately Important

Slightly important

Not at all important

Comment

6. How important is promoting tourism in Hogansville?

Extremely Important

Very Important

Moderately Important

Slightly important

Not at all important

Comment

7. How important is it to address abandoned and dilapidated housing in Hogansville?

Extremely Important

Very Important

Moderately Important

Slightly important

Not at all important

Comment

8. How important is recruiting new industry to Hogansville?

- Extremely Important
- Very Important
- Moderately Important
- Slightly important
- Not at all important

Comment

9. How important is expanding recreational opportunities (i.e. new playgrounds, parks, splash park) to Hogansville?

- Extremely Important
- Very Important
- Moderately Important
- Slightly important
- Not at all important

Comment

10. How important is providing services to Senior Citizens to Hogansville?

- Extremely Important
- Very Important
- Moderately Important
- Slightly important
- Not at all important

Comment

Done

Powered by **SurveyMonkey**
Check out our [sample surveys](#) and create your own now!

Summary Worksheet for City of Hogansville Survey Monkey Questionnaire

IMPORTANCE	Extremely	Very	Moderately	Slightly	Not At All	Skipped	Total
Q. 1 Bike & Walk Trails	5 (50%)	4 (40%)	1 (10%)	0 (0%)	0 (0%)	0	10 (100%)
Q. 2 Economic Development	5 (50%)	3 (30%)	2 (20%)	0 (0%)	0 (0%)	0	10 (100%)
Q. 3 Main Street Beautification	4 (40%)	2 (20%)	1 (10%)	2 (20%)	1 (10%)	0	10 (100%)
Q. 4 Public Library	6 (60%)	2 (20%)	1 (10%)	0 (0%)	1 (10%)	0	10 (100%)
Q. 5 New commercial businesses	6 (60%)	2 (20%)	1 (10%)	1 (10%)	0 (0%)	0	10 (100%)
Q. 6 Tourism	4 (40%)	2 (20%)	1 (10%)	1 (10%)	2 (20%)	0	10 (100%)
Q. 7 Abandoned/ Dilapidated Housing	6 (60%)	1 (10%)	1 (10%)	2 (20%)	0 (0%)	0	10 (100%)
Q. 8 New Industry	7 (70%)	0 (0%)	2 (20%)	1 (10%)	0 (0%)	0	10 (100%)
Q. 9 Recreational Opportunities	3 (30%)	5 (50%)	1 (10%)	1 (10%)	0 (0%)	0	10 (100%)
Q. 10 Senior Citizen services	7 (70%)	3 (30%)	0 (0%)	0 (0%)	0 (0%)	0	10 (100%)

Proposed Schedule for Completion of the Hogansville Comprehensive Plan 2015

	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>July</i>	<i>Aug</i>
Task						
Initial Kickoff/1st public hearing						
Steering Committee Meetings						
Comprehensive Plan Development						
2nd Public Hearing						
Review by the RC and DCA						
Adoption						

36



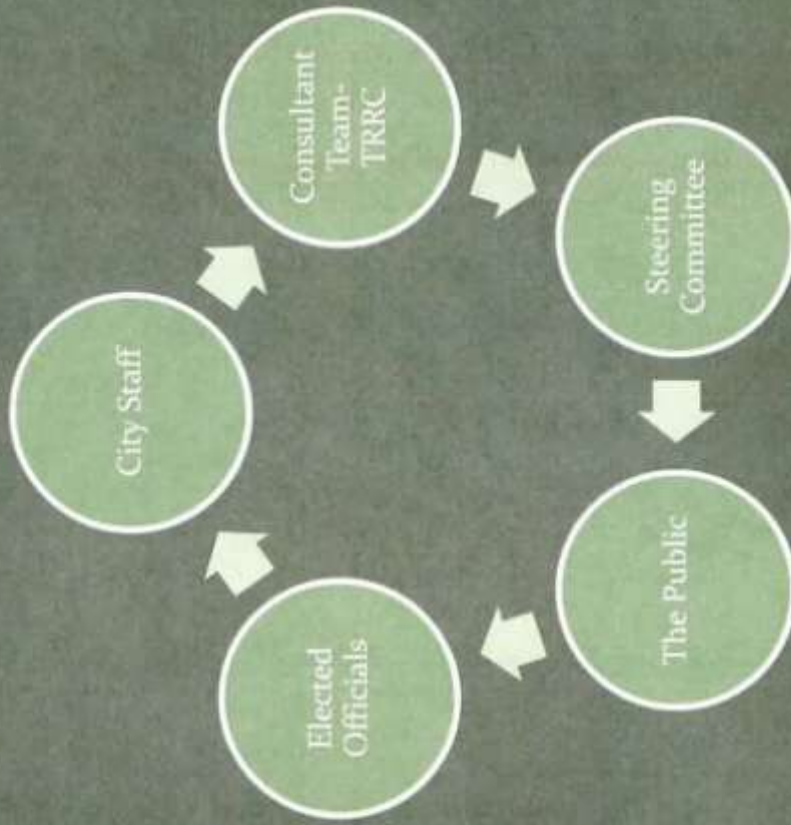
City of Hogansville Comprehensive Plan 2015-2035

Kick-off Hearing
March 2, 2015 6:30PM

Why Comprehensive Plan?

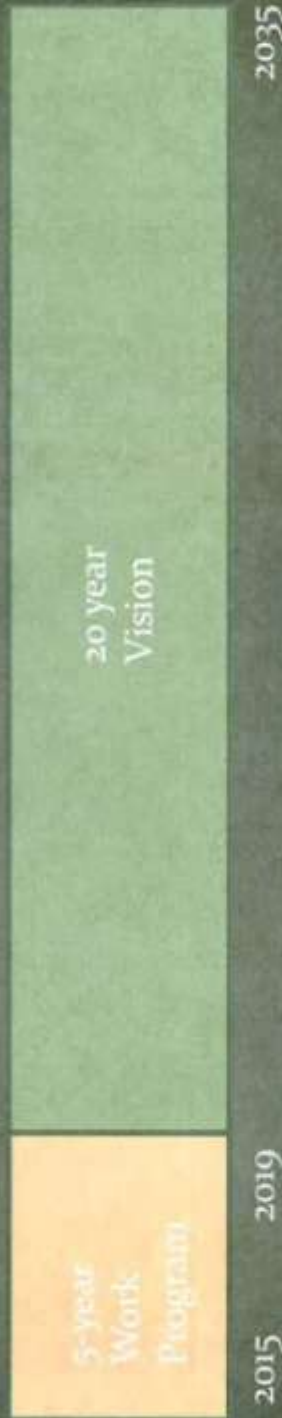
- Assess existing conditions and future needs
- Establish community-based, long-term vision for the City's future
- Establish policy guidance for future actions based on a shared vision
- Formalize plan to leverage public and private investment
- Most importantly, to meet state planning requirements

Comprehensive Plan Team

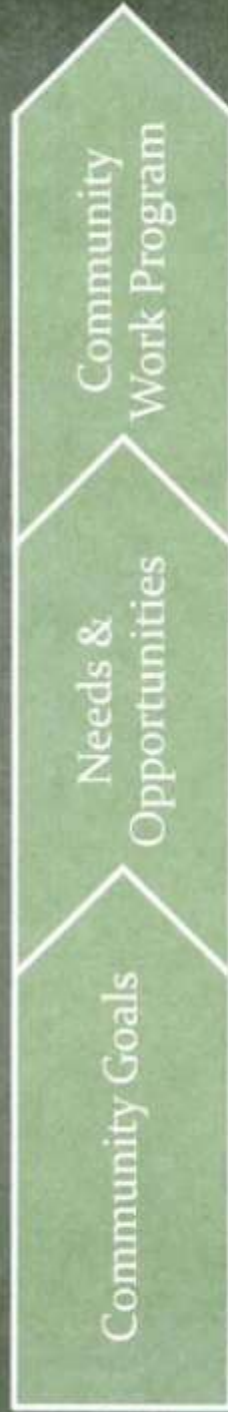


Planning Horizon

- 20 years
- 5 year work program
- Intended to be updated regularly to account for changes in city, economy, and environment



Plan Framework



- Vision Statement
- Goals
- Character Area Map

- Community Priorities

- Five-year action plan
- Long term and ongoing activities

Substantive Elements of Plan

Land Use (required)

Economic Development (not required)

Housing (not required)

Planning Process Timeline

Proposed Schedule for Completion of the Hogansville Comprehensive Plan 2015

Task	Mar	Apr	May	Jun	July	Aug
Initial Kickoff ¹ public hearing						
Steering Committee Meetings						
Comprehensive Plan Development						
2 nd Public Hearing						
Review by the RC and DCA						
Adoption						

You're Invited.....

**COMMUNITY VISIONING MEETING
2015-2035 HOGANSVILLE
COMPREHENSIVE PLAN UPDATE**

WHEN: Tuesday, April 28th, 2015 @ 6:00 p.m. to 7:30 p.m.

WHERE: Hogansville Senior Center
407 Church Street
Hogansville, GA

City of Hogansville
Community Visioning Meeting
April 28, 2015
Sign In sheet

Name	Address	Phone	Email
Kim Dutton	TRRC	770-854-6026	kdutton@ethereonvcc.com
James Abraham	TRRC		
SANDRA EARLE SONAS	32 RAILS RD	706 333 3637	sejonas@bellsouth.net
MATTIS W MORGAN	9375 HOGANSVILLE	706 333 3107	
BARRY MORGAN	9375 HOGANSVILLE RD	706 637 9113	bmorgan@bellsouth.net
TIM MORGAN	9373 HOGANSVILLE	770 328 8447	
Marthanne Parker	809 E. Main St.	706-637-6722	
Sammy Karvelas	1616 E. Main St	404 909 3263	SammyKarvelas@ gmail .com
Paula Darden	701 E. Main St	706-637-9903	P.Darden2@gmail.com
Cecile Jackson	¹⁴⁶ Brazell St 1863 E. Main St	706-668-3079	cecile.jackson@gmail.com
Randy Striblin		706-302-8787	restriblin@yahoo.com
Charles Karvelas	66 Aaron Young	678-416-1067	KarvelasKid@gmail.com
Jim Russell	222 Brook St	404-455-4297	Jim.Russell222@yahoo.com
B'Berian Ceter	420 W. Boyd Rd	(706) 637-4249	oberian@bellsouth.net
Mavis Chapman	PO Box 86	706 957 0046	mavchapman@yahoo.com
Marilyn Hazelgrove	218 Johnson St	706 813 5020	marilynhazelgrove@gmail.com
CHARLES STEWART	304 N Hwy 29		CHARLES.STEWART@ gmail @CPDS ASSOC. ATL
MARY STEWART	200 E. MAIN ST	706-333-2520	SERVICE@WOMANMARY.COM
Vickie Brown	1002 Castman St	706-637-4933	vbelle1897@aol.com

NAME	ADDRESS	PHONE	EMAIL
CANDICE COLLINGS	203 Oak St	706-637-8887	cannedeyde@yahoo.com
Willie Cameron	202 Poplar St	706-637-6137	
Bennell Cameron	" "	" "	Bennell Cameron Not Mail.com
DAN REEDS	102 BRAZELL ST	706-668-3562	maximumdread@gmail.com
James Woods	109 1/2 Granite St	706-977-0780	James, A. Woods City of Hogansville.org
Gayle Devereaux	102 Brazell	404-372-3029	gayledevereaux@gmail.com

City of Hogansville Comprehensive Plan 2015
 Community Vision Meeting
 June 9, 2015
 Sign In sheet

Name	Address	Phone	Email
Ruth Harris	Hogansville, GA 10144 HWY 100 4711 Mountain View	706-637-9285	_____
Mildred Crayford	Hogansville, Ga.	706-637-8477	
Jean Wahl	204 Royal Court Hogansville, Ga.	706-637-408	
Harold Ingh	325 Union Street	706 574-2327	
Ed Nelson	1958 Terry Nelson	706-637-4608	_____
Louis Nelson	1958 Terry Nelson	706-637-4608	
Ruth Martin	4534 Mountain View Hogansville, GA	706-637-8664	
Deana Johnson	Hogansville, GA 705 Camp St.	706 637-6118	
Sherry Johnson	700 East Boyd Rd. Hogansville	706-616-7022	
Lucille Marcovick	Main St. Hogansville	706-637-8498	
Evelyn Gray			
Beatrice Jones	215 College St Hogansville	706 637 6557	
Aun C. Jones	215 College Hogansville	637-6557	
Shirley Ashcraft	5075 Hwy 29	706 881 1471	
Michael B. Little	304 Maple Dr.	706-637-4443	
Ila Brunette	301 Maple Drive 2006 Pines Rd	404.275.0499	ila.brunette@gmail.com
Margot Marie	Box 19 11 SHAWNEE CREEK LN	706-637-5263	_____
STEVEN S. WOOD	HOGANVILLE 6120 W. Main		
Theresa Treccani	RD. Box 102, Hogansville	706-637-4987	
Connie Dunsy	213 Poplar St Hogansville	706-637-8774	

Frankie 29 Sellaugh's 706 grandville 30w 172 Lee M			
Janet Barber 240 W Boyd Rd #13 706 594 8552			Phone 706 637 6956
Frances Hobbs 1490 Corinth Rd 706 881 8580			—
Christina Hobbs 1490 Corinth Rd 706 881 8582			—