

*DRAFT*

# **CITY OF HOGANSVILLE COMPREHENSIVE PLAN 2025–2045**



*Prepared by Three Rivers Regional Commission*

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## Introduction

This plan was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning.

### Purpose of the Plan

The City of Hogansville Comprehensive Plan serves as a guide and tool for future decision making and desired strategies for future growth and development. While the buck stops with the city council, implementation of the plan involves many local stakeholders and citizens.

#### **City Council**

Jake Ayers, Mayor

Michael Taylor, Jr.

Jason Baswell

Mandy Neese

Mark Ayers

Kandis Strickland

#### **City Staff**

Lisa Kelly, City Manager

Oasis Nichols, Assistant City Manager

Dhayna Portillo, Community Development Director

#### **Three Rivers Regional Commission Staff**

Paul Jarrell, Planning Director

Stephanie Wagner, Regional Planner

Shari Selch, GIS Coordinator

## Plan Steering Committee and Public Participation

A Comprehensive Plan Steering Committee was established to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included members of the city council, city government and other community stakeholders. The members of the committee and their affiliation are listed below.

Stakeholder	Affiliation
Susan Harrell	Citizen
Tamara Manross	Hogansville DDA
Kandis Strickland	Councilmember
Ellen Shellabarger	Hogansville Planning and Zoning Commission
Fred Manley	Joint Hogansville-Meriwether Development Authority
Carol Smith	Hogansville Planning & Zoning Commission
Ameia Williams	City of Hogansville Customer Service Manager
Jackson Fussel	Joint Hogansville-Meriwether Development Authority
Keisha LaMay	Hogansville DDA
Lisa Kelly	Hogansville City Manager
Oasis Nichols	Assistant City Manager
Dhayna Portillo	Community Development Director

We thank our special guests for their participation during the planning process:

Brandon Rettke, Visit Hogansville  
 Maryanne Lovejoy, Troup Strategy Center  
 Corinne Thornton, Department of Community Affairs, Regional Services

During the 2025 update, part of the public participation process was the development and dissemination of a community survey. The survey was available online and in hard copy form. A public visioning event was also held at the Hogansville Public Library. Survey and visioning meeting summaries and documentation can be found in the appendix.





## Community Vision

The purpose of the Community Vision section is to establish goals and strategies, and identify needs and opportunities that help the City of Hogansville achieve its vision for the future. A SWOT analysis was utilized to aid in the development of the community vision. The SWOT can be found in the appendix. This section is broken into a broad spectrum of topics that have an impact on the City of Hogansville.

**Goals** = Broad and long-term statements

**Strategies** = Objectives and policies to support and further the goals

**Needs/Issues and Opportunities** = shorter term, current conditions, immediate. High priority needs should be addressed by action steps and projects in the community work program

### Vision Statement

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

## Economic and Community Development

### **Goal:**

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.

### **Strategies:**

- Support programs for retention, expansion, and creation of businesses that are appropriate for our community's economy
- Implement the recommendations from the Corridor Plan and Downtown Master Plan
- Promote revitalization of our downtown and existing neighborhoods
- Market site redevelopment; partner with development authority to fill vacant commercial spaces
- Continue blight removal program; target reinvestment into declining neighborhoods, and vacant or underutilized sites and buildings
- Consider impacts on infrastructure and natural resources in our decision-making on economic development projects
- Consider costs as well as benefits on proposed economic development projects
- Promote income diversity in neighborhoods and eliminate pockets of poverty

- Support food access options, including multiple grocery options, food pantry locations, and locally grown resources
- Consider a land bank program with the possibility of linking into the existing Troup County program
- Promote job training and recruitment resources
- Consider a façade grant program
- Update ordinances to address higher development standards
- Maintain and expand water infrastructure strategically to guide development
- Promote tourism in the community, building from the history of our community as well as promoting nearby recreational opportunities
- Encourage development of small commercial centers to serve neighborhoods
- Allow flex spaces for business owners to test launch; incentivize storefront occupancy
- Promote broadband expansion and increased accessibility
- Pursue strategies to address railroad blockages and safety concerns

#### **Needs and Opportunities:**

- Balance small-town, historic identity with development
- Downtown needs to be a destination with businesses that generate foot traffic
- Vacant storefronts remain downtown, with many businesses not lasting
- Need to market vacant spaces
- County-wide tourism map and Visit Hogansville support increased tourism
- Locate a post-secondary and satellite campus of technical schools
- ECG Partnerships and technical assistance
- Food desert on west side; Ingles is the only option right now, a small grocery store needed
- Redevelopment areas on south and west sides of town; improve upon strip development and commercial sites
- To further revitalization of the Downtown district, the city will need to consider hiring a downtown manager and pursue possible Main Street membership at the affiliate level
- Continued economic diversification to balance the tax digest
- THINC Academy
- Implications of industrial growth in Meriwether County
- Increased jobs and economic opportunities in our community
- Training opportunities for Planning Commission, DDA and HPC members
- Implementation of the downtown master plan and corridor plan
- Expand broadband connections into underserved pockets of the city
- Research and identify new uses for the decommissioned city landfill
- Train blockages can be disruptive to businesses
- Refreshed facades and signs help revitalize individual sites and entire blocks
- Residents enjoy community events in addition to the highly successful Hummingbird Festival
- More code enforcement needed for landlords and neglected properties

## Housing Options

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### Goal:

Hogansville will promote a range of safe, affordable, inclusive, and resource efficient housing in the community to support residents and commerce. 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.

### Strategies:

- Seek to balance the supply of housing and employment in our community
- Seek a balance of owner-occupied and renter-occupied housing options as well as housing types that meet the needs of the community
- Take into account access to housing and impacts on transportation when considering economic development projects
- Seek to eliminate substandard or dilapidated housing in our community
- Seek to stimulate appropriate infill housing development in existing neighborhoods
- Create attainable housing opportunities to ensure that all those who work in the community have a viable option to live in the community
- Encourage development of housing opportunities that enable residents to live close to work
- Support a diverse population by encouraging a compatible mix of housing types, densities, and costs in each neighborhood
- Encourage housing policies, choices, and patterns that move people closer to home ownership
- Increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing
- We support distribution of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty
- Continue to survey and assess housing conditions on a 5-year schedule

### Needs and Opportunities:

- Offer a mix of housing (by size, type, location, price range, and rental/owned)
- Need additional workforce and affordable housing
- In addition to single-family homes, need starter homes/cottages, retirement communities, and housing for homeless, veteran, and/or special needs residents
- The city has increased affordable senior housing; more senior housing options still needed
- Rents can be high, even in housing units that are not well-maintained
- Revitalize existing areas (e.g. Mill Village, downtown); improve the appearance of parts of our community to build stronger neighborhoods
- Promote and encourage appropriate infill development where existing infrastructure is located
- Promote development of vacant sites or abandoned structures in our community
- A housing conditions assessment would help identify housing needs
- Continue coordination with Troup County and neighboring jurisdictions on shared needs, growth, and housing



- Continue participation with the Troup County and Cities GICH (Georgia Initiative for Community Housing) team
- Grants and programs such as the Community Development Block Grant (CDBG), Community HOME Investment Program (CHIP), and the Rural Workforce Housing Program offer funding to improve housing access
- More code enforcement needed on vacant and neglected properties
- Corporate ownership of housing units may need to be addressed



## Future Land Use

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### Goal:

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, conservation, and passive recreation uses.

### Strategies:

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place
- Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community
- Promote quality development design, landscaping, lighting, signage, and scale to add value to our community
- Promoting gateways and corridors will create a "sense of place" for our community
- Encourage the continued revitalization of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas
- Encourage the redevelopment and enhancement of existing commercial and industrial areas within our community as well as quality new development
- Encourage mixed-use development that is human-scale, less auto-oriented, and attractive
- Support increased residential density in areas where community design standards, environmental constraints, and available infrastructure capacities can satisfactorily accommodate the density
- Support new land uses that contribute to protecting the environment and preserving meaningful open space
- Support new land uses that enhance housing options in our community
- 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
- Partner with developers to build out underdeveloped subdivisions

### Needs and Opportunities:

- Hogansville contains available and affordable land for future growth
- Access to the interstate offers increased mixed use and industrial growth
- Need to plan for location of workforce housing
- Buffer requirements needed along interstate
- Growth coming to interstate corridor – especially with Amazon
- The adoption of an infill housing ordinance or overly could allow for desired infill development, affordable housing, and increased density



- Future annexation especially along the interstate corridor and other areas would allow for future housing and commercial growth
- Need to address parking downtown
- Planning for future growth and/or relocation of Hogansville Elementary School; Georgia Conservancy could be resource – school location program
- Old industrial park offers the opportunity for redevelopment including future office park or educational campus
- Review, update, and implement development guidelines and city codes that align with the comprehensive plan, maximize quality development, and encourage housing options
- Accommodate future industrial growth with proper access to highway network and required infrastructure



## **Transportation and Mobility**

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### **Goal:**

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.

### **Strategies:**

- Encourage walking, biking, car-pooling, and other alternative transportation measures
- Maintain and expand the sidewalk network, addressing accessibility, connectivity, and upkeep
- Target transportation improvements to support desired development patterns for the community, recognizing that readily available transportation infrastructure creates demand for land development in adjacent areas
- When feasible, new and reconstructed roadways will use context sensitive designs to enhance community aesthetics and minimize environmental impacts
- Design new and reconstructed roadways to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable), as well as local vehicular circulation
- Promote connectivity of the road network to foster a grid network of streets and multiple connections between subdivisions and new development
- Support creation of a community-wide pedestrian/bike path network
- Support the development of a Yellow Jacket Creek Greenway master plan
- Implement the recommendations in the Hogansville Corridor Plan
- Implement traffic calming measures (e.g. speed limit reductions, speed bumps) and other design considerations to ensure that vehicular and freight traffic does not conflict with the peaceful and safe nature of residential neighborhoods, downtown, and people outside of cars
- Address traffic, safety, and economic concerns from train blockages and disruptions

### **Needs and Opportunities:**

- There is a lack of sidewalks and abrupt endings to the network, especially on the west side of town
- Existing sidewalks can be uneven, cracked, overgrown, blocked by cars, littered with trash, have drainage issues, and can be unstable for people in wheelchairs and elderly walkers
- Hogansville has a high percentage of pedestrians and people without a car, but has limited connectivity between major destinations (e.g. grocery store, health clinic)
- Traffic where people may walk tends to be fast and feels unsafe for people outside of cars
- GDOT engineering phase has been awarded for some connectivity improvements
- Right of way is limited for sidewalk expansion in some areas
- Future roundabouts at interstate exit can provide opportunities for increased beatification and safety of interstate interchange



- Increased bike paths and trails would allow for greater connectivity; however the city has a challenging road network due to federal and state highways
- Future Yellow Jacket Creek Greenway would offer increased recreation and connectivity
- Traffic impact study would identify potential truck routes, railroad interventions, and other circulation solutions
- The updated Troup County Comprehensive Transportation supports transportation improvements within Hogansville
- The re-alignment of Bass Cross Road would increase safety within the interstate area
- Development within the Traditional Residential character area could connect to the existing street network for increased connectivity and safety
- Promote existing and the expansion of public transportation options such as Troup Transit
- Partner with CSX railroad to address railroad crossings due to safety and blockages
- Need for increased multi-modal accessibility to community activity centers
- Improved wayfinding signage to community facilities
- Additional lighting and signal improvements needed at I-85 interchange and access roads
- Increase collaboration with the GDOT regarding safety improvements and beautification efforts along state routes and the interstate
- Improve parking facilities for trucks at the interstate
- Parking for large events needs to be assessed
- Stray dogs and lack of lighting can make pedestrians feel unsafe and uninclined to walk





## **Sense of Place and Resource Conservation**

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### **Goal:**

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.

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 areas.

### **Strategies:**

- Consider additional protections of historic resources, such as new historic districts
- Ensure our community has enough water now and in the future
- Properly manage our storm water run-off and drainage
- Preserve our rural scenery, small town sense of place, and gateway corridors
- Consider the adoption of a tree ordinance
- Promote strategies and development regulations that maintain a small town sense of place
- Protect and conserve our community's resources while accommodating growth
- Minimize inefficient land consumption and encourage compact urban development to preserve open space and natural resource areas
- Encourage new development to locate in suitable locations to protect natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources from encroachment
- Analyze potential impacts on air and water quality in making decisions on new development and transportation improvements
- Promote the protection and maintenance of trees and open space in all new development
- Promote enhanced solid waste reduction and recycling initiatives
- Ensure safe and adequate supplies of water through protection of ground and surface water sources
- Support, expand, and maintain Hogansville's recreation resources so that we remain attractive to new business and industry, draw tourists across our borders, and grow our tax base

### **Needs and Opportunities:**

- City-wide historic preservation opportunities exist in Hogansville including adaptive re-use of historic structures, such as the former Stark Mill and the Community Center
- EPA Brownfield grants offer funding and technical assistance to remedy contaminated sites for redevelopment
- National Register and local historic districts offer opportunities for the promotion and preservation of historic structures and the community's sense of place
- Increased greenspace and parks are needed in our community

- The curb-appeal of both the front and rear of commercial structures should be prioritized, especially Downtown and in the Commercial Redevelopment corridor
- There may be a need to improve or enlarge the memorial to veterans



## **Community Facilities, Infrastructure, and Preparedness**

### **Goal:**

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.

### **Strategies:**

- Coordinate with the Troup County School Board for future facility needs
- Strategically expand and upgrade infrastructure and public safety to accommodate future growth
- Increase in water line sizes will continue to address the capacity for future growth
- Leverage existing facilities such as the amphitheater and parks community events and activities
- Leverage the city school and library to provide afterschool and summer activities for youth
- Update approach to communication: city currently uses Constant Contact monthly emails and texts alerts, but other platforms/channels might be options
- 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
- Protect existing infrastructure investments by encouraging infill development, neighborhood vitality, and proactive maintenance
- Ensure that new development does not cause a decline in existing levels of service for the community's residents and employers
- Utilize planned infrastructure expansion to support development in areas identified in the Comprehensive Plan and other plans as suitable for such development; limit development and coordinate the provision of public facilities and services to areas that can be reasonably served; consider phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community
- Continue to partner with developers for investment in infrastructure and services to support growth
- Partner with the local school board to encourage school location decisions that support the community's overall growth and development plans
- Promote solid waste reduction and encourage recycling to reduce litter and minimize landfill use
- Provide opportunities for the community to learn about Hogansville's governance and how citizens can get involved and engaged in the community

### **Needs and Opportunities:**

- Consider a Hogansville 101 course for new residents and businesses; educate residents and businesses about Hogansville's governance, such as ordinances and the new zoning and development regulations. More awareness is needed of the mission and purpose of the preservation commission, and how design guidelines are utilized
- The city proactively pursued a LG Smart pole for increased communication capacity
- Expanded parking facilities or a parking deck are needed downtown
- Code enforcement and public works departments need additional staff

- The city will need an expanded wastewater treatment basin soon
- Maximize the use of, and maintain, community facilities, such as the amphitheater, school playground, and library

## **Quality of Life and Community Health**

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### **Goal:**

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.

### **Strategies:**

- Support more grocery options, address food deserts, and support local food growers
- Implement a city blight removal program
- Promote strategies to increase walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery stores, drug stores) without having to travel by car
- Coordinate with the Troup County School Board of Education for future facility needs
- Invest in parks and open space to enhance the quality of life for our citizens
- Continue the utility discount program to assist residents
- Support and maintain Hogansville's recreation resources so that we remain attractive to new business and industry, draw tourists across our borders, and grow our tax base
- Develop a plan for the future Yellow Jacket Creek trail
- Implement the comprehensive park plan
- Continue to support and promote the Hogansville Library
- Consider a youth council to promote activities and retention of youth in the community
- Consider addressing high utility bills for fixed-income and elderly citizens
- Continue to utilize a variety of outreach methods with residents. Many use social media, but also appreciate the monthly email communication, website updates, and utility bill inserts

### **Needs and Opportunities:**

- Increase food buying options and access, promote food pantry locations
- Become a live, work, and play community and not just a bedroom community
- Need more walking trails
- City-wide beautification efforts needed; the amount of litter in the city needs to be addressed
- Active Adopt-A-Street teams offer grass roots efforts to beautify roadways
- Popular recreation program and Active Life – Senior Center
- Hummingbird festival generates tremendous interest, engagement, and more opportunities
- Need to improve gateways and signage
- Seek ways to improve community services for lower income neighborhoods – expanded sidewalks



- Additional essential services such as day care and laundry services would benefit residents
- Increased and consistent code enforcement would strengthen local pride and investment
- Need additional community gathering spaces, like the amphitheater and Lake Jimmy Jackson
- Need increased participation in recreation department activities
- The Mini pitch soccer field offers the opportunity to promote the 2026 World Cup
- Continued expansion and enhancement of Lake Jimmy Jackson Park
- Need a community or multi-purpose building at the recreation department/site
- Increase local recreation facilities to reduce residents' needs to travel outside of city
- New playground equipment needed, such as at Strozier and McGee Fields
- Increase marketing of city programs and events
- There exists a local desire for the construction of a BMX bike park
- Discourage visual clutter (such as excessive signage) along corridors and in public spaces
- Residents voice concerns about fluctuating and high utility bills and power outages
- More city recreational facilities are needed, such sports fields, so families do not need to travel (e.g. to LaGrange)
- Stray animals are a concern
- Proactive, consistent, responsive communication from the city to residents is desired





## **Intergovernmental and Regional Cooperation**

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### **Goal:**

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.

### **Strategies:**

- Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial
- Work jointly with neighboring jurisdictions on developing solutions for shared regional issues such as growth management and watershed protection
- Participate in the Troup County Strategy Center for collaborative planning and decision making with neighboring jurisdictions
- 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
- Engage in cooperative planning between the local government and local school board regarding future growth and use of facilities

### **Needs and Opportunities:**

- GICH housing team – county and municipalities
- Troup Strategy Center – multi-jurisdictional and shared vision
- Joint Hogansville-Meriwether County Development Authority collaboration for industrial growth and infrastructure sharing

# Hogansville Demographic and Data Analysis

## Economic Development

Hogansville is committed to sustained, concerted actions to promote a high standard of living and economic prosperity for the city and residents. Public decisions should be based on creating a healthy commercial tax base, focusing on the retention of local businesses and the recruitment of new businesses. Given the city’s size and population, as well as industrial changes and pressures, economic development can be challenging for policymakers. It is imperative that zoning and design regulations are in place as the city grows, and that stakeholders continue to collaborate on connecting residents to attainable housing and well-paying jobs. The below information provides a deeper look at demographic, socioeconomic, and employment factors that directly impact Hogansville’s economic health.

## Population

The city’s population according to the 2023 American Community Survey 5-Year Estimates is 3,243. The city’s population has grown over 7% since 2010, a slightly higher rate than Troup County and a lower rate than Georgia. The city’s residents have a median income of \$54,453, which is similar to the county’s median, but over \$20,000 lower than the state median income. Despite the lower median income, the city has an individual poverty rate of 6.6%, which is substantially lower than the county and state rates.

### Hogansville’s Historic Population

Area	2010	2023	# Change	% Change
Hogansville	3,013	3,243	230	7.6%
Troup County	65,652	69,821	4,169	6.4%
Georgia	9,468,815	10,822,590	1,353,590	14.3%

Source: 2023 American Community Survey, 5-Year Estimates

### Hogansville’s Population Demographics

Racial Characteristics	Hogansville	Troup County	Georgia
White	63.9%	55.8%	52.5%
Black	32.7%	36.5%	31.3%
Native Indian	0.0%	0.1%	0.4%
Asian	0.0%	2.4%	4.4%
Native Hawaiian	0.0%	0.0%	0.1%
Some Other Race	0.8%	2.9%	4.1%
Two or More Races	2.7%	2.4%	7.2%

Source: 2023 American Community Survey, 5-Year Estimates

**Hogansville's Age Characteristics**

Age Characteristics	Hogansville	Troup County	Georgia
Median Age (Years)	37.4	37.2	34.8
Under 5 Years	7.0%	6.2%	5.9%
Youth (5-19)	13.1%	20.4%	20.4%
20 to 24 years	13.4%	6.6%	6.7%
25 to 34 years	17.0%	13.9%	13.8%
35 to 44 years	10.7%	12.4%	13.3%
45 to 54 years	11.7%	12.2%	13.0%
55 to 59 years	3.5%	6.6%	6.4%
60 to 64 years	12.7%	6.2%	6.0%
65 years and over	10.8%	15.6%	14.6%

Source: 2023 American Community Survey, 5-Year Estimates

**Housing**

Hogansville has a total of 1,417 housing units, per the 2023 American Community Survey 5-Year Estimates. The majority of these units are single-family detached homes (86.7%), with almost 9% being 2-unit homes. Hogansville has a high number of older homes as part of its mill housing heritage. The highest number of homes were built before 1939, and may need additional resources to help maintain this special inventory of historic homes.

**Hogansville's Housing Stock**

Total Units	1,417
Types of Units	Share of Stock
1-unit, detached	1,229 (86.7%)
1-unit, attached	0 (0.0%)
2 units	126 (8.9%)
3 or 4 units	15 (1.1%)
5 to 9 units	16 (1.1%)
10 to 19 units	24 (1.7%)
20 or more units	7 (0.5%)
Mobile home	0 (0.0%)

Source: 2023 American Community Survey, 5-Year Estimates

**Age of Hogansville's Housing**

Year Structure Built	Units (# and %)
2020 or later	32 (2.3%)
2010 to 2019	20 (1.4%)
2000 to 2009	188 (13.3%)
1990 to 1999	239 (16.9%)
1980 to 1989	128 (9.0%)
1970 to 1979	158 (11.2%)
1960 to 1969	22 (1.6%)
1950 to 1959	143 (10.1%)
1940 to 1949	109 (7.7%)
1939 or earlier	378 (26.7%)

Source: 2023 American Community Survey, 5-Year Estimates

**Live and Work**

Employment in the Hogansville and Troup County area remains highest in the manufacturing sector as indicated by the following tables. Troup County has historically been a manufacturing center; this economic strength was solidified when Kia Motors located to West Point and subsequent local supply companies followed.

The following data provides an economic overview of the area:

- The unemployment rate of 3.3% for Troup County is slightly lower than the state rate of 3.6% (Georgia Department of Labor, Area Labor Profile, Updated August 2025).
- Most of the jobs in Hogansville are staffed by people living outside of the city, with a much smaller number held by people who live and work in the city (US Census On the Map data, 2022). The majority of residents commute to jobs outside of the city, either to other areas in Troup County or beyond. In Troup County, almost 60% of the jobs are staffed by residents, with the other 40% of the jobs held by people from outside of the county.
- For Troup County as a whole, including Hogansville, the majority of jobs are in service-providing industries (56.6%), with goods-producing industries comprising 34% of the area jobs.
- Hogansville has a much higher percentage of the working-age population that does not have access to a vehicle (10.1%) than the county (4.3%).
- Hogansville has a high comparative number of people that walk to work (20.8%) versus the county (1.4%), which could be correlated with: the high percentage of people that do not have access to a vehicle, the small geographic area of the city, and personal preference for people to walk. This data affirms the need for a safe transportation network for people inside and outside of cars for employment.
- Hogansville has a substantially lower rate of people working from home (0.9%) versus the county (6.7%) in 2023. This data could change as more remote workers choose to live in small cities such as Hogansville based on the quality of life; these additional work-from-home residents could add to the local economy.

**Connecting Residents to Higher Wages**

As noted in the median income and poverty table, the population residing in Hogansville and Troup County has a lower median household income than the state. Thus, even if local jobs are paid relatively high wages, most of these jobs are held by people outside of the city and county instead of these wages staying within the local economy. As noted in the 2019 Housing Market Analysis prepared for the Troup Strategy Center, “The opportunity exists to convert these local employees into local residents with the proper housing products, as well as with enhanced local community amenities and schools.”

The city and county may consider initiatives to connect the local workforce to nearby higher paying jobs. As shown in the educational attainment table, Hogansville has lower attainment rates compared to the county and state, which can impact residents' job opportunities. Hogansville and Troup County are in the Three Rivers Region, which has numerous post-secondary educational resources, as shown in the below table. Other workforce partners can include the Troup Strategy Center and WorkSource Georgia.

### Hogansville Income and Poverty

Indicator	Hogansville	Troup County	Georgia
Household Income	\$54,453	\$54,905	\$74,664
Individuals at Poverty Level	6.6%	18.5%	13.5%

Source: 2023 American Community Survey, 5-Year Estimates

### Hogansville Educational Attainment for Population 25 Years and Higher

Education Level	Hogansville	Troup County	Georgia
High school graduate or higher	81.4%	87.9%	89.0%
Some college, no degree	10.5%	19.9%	19.5%
Associate's degree	13.2%	9.8%	8.3%
Bachelor's degree	13.4%	12.7%	20.7%
Graduate or professional degree	7.2%	9.8%	13.5%

Source: 2023 American Community Survey, 5-Year Estimates

### Educational Institutions – Three Rivers Region

Name	Location
University of West Georgia	Carroll, Coweta
Mercer University	Coweta
Gordon State College	Lamar
LaGrange College	Troup
Point University	Troup
West Georgia Technical College	Spalding, Pike
The University of Georgia	Spalding

Sources: Three Rivers Region Comprehensive Economic Development Strategy; Technical College System of Georgia



**Hogansville Area Jobs - Inflow and Outflow of Workers**

Total Jobs	Hogansville	Troup County
	1,093	36,849
Jobs held by residents	90 (8.2%)	15,383 (58.3%)
Jobs held by non-residents	1,003 (91.8%)	15,383 (41.7%)

Source: US Census On the Map, 2022 Data

**Commuting**

Means of Transportation	Hogansville	Troup County
Drove Alone in Vehicle	79.2%	79.0%
Carpooled in Vehicle	9.2%	10.7%
Walked	20.7%	1.9%
Average Commute Time	22.8 minutes	23.3 minutes
No Vehicle Available	10.1%	4.3%
Work from Home	0.9%	6.7%

Source: 2023 American Community Survey, 5-Year Estimates

**Troup County Industries**

Industry	# Jobs	% Jobs	Weekly Wages
Goods-Producing	267 firms 14,521 employees	34%	\$1,344
Service-Providing	1,412 firms 24,134 employees	56.6%	\$964

Source: Georgia Department of Labor, Area Labor Profile, Updated August 2025. Note: employers listed alphabetically, not by number of employees

**Top Ten Employers in Troup County - 2025**

Employer
Hyundai Dymos Georgia, LLC
Interface Flooring Systems, Inc.
JC Malone Associates
Kia Motors Manufacturing Georgia, Inc.
Milliken & Company
MOBIS Alabama, LLC
Powertech America, Inc.
Security Forces, LLC
Walmart
Wellstar Health System, Inc.

Source: Georgia Department of Labor, Area Labor Profile, Updated August 2025. Note: employers listed alphabetically, not by number of employees

## Broadband

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

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

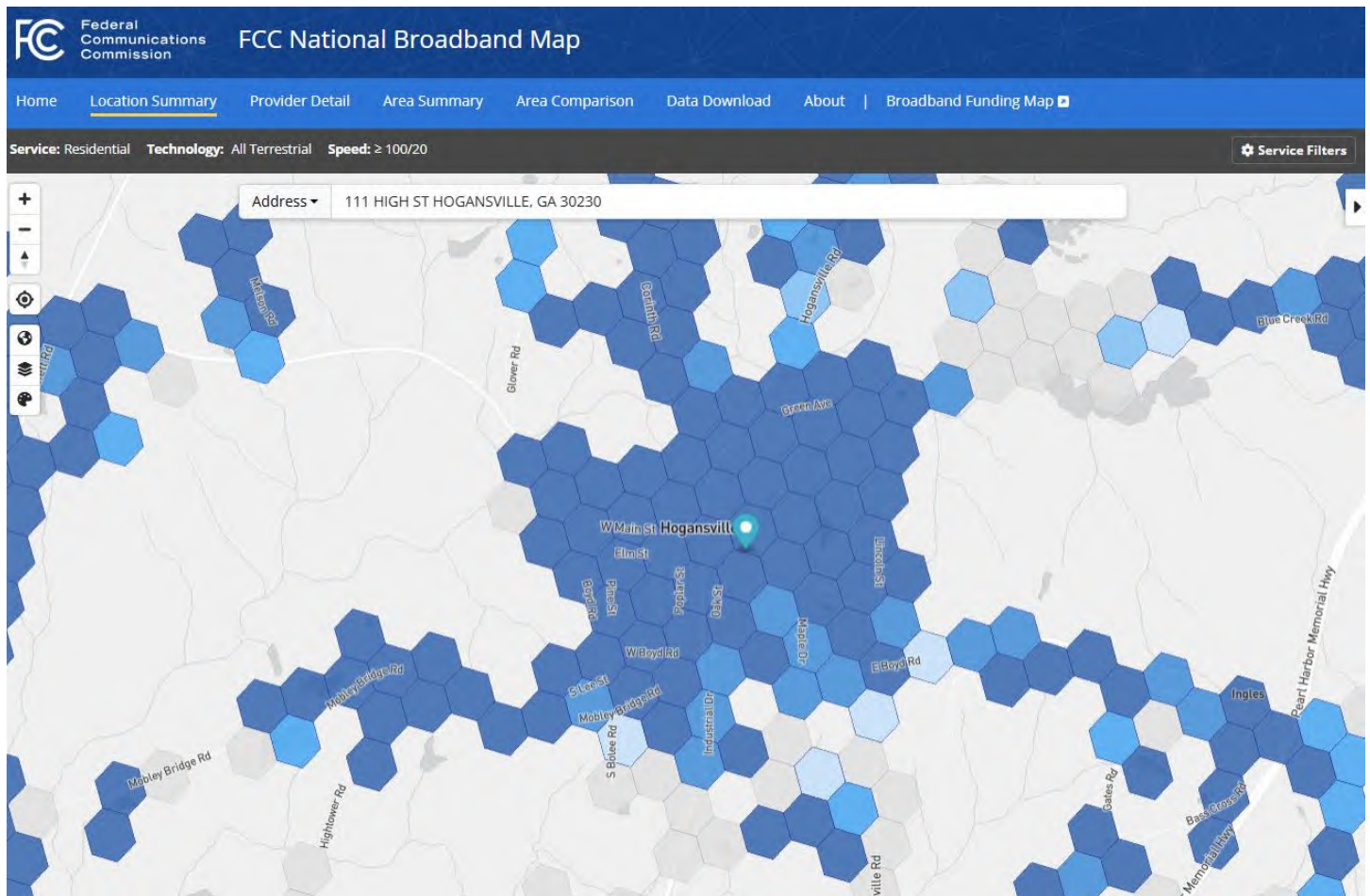
The City of Hogansville is represented by Troup County as a member of the regional West Central Georgia Broadband Authority. This group consists of three other counties in the area that include Heard County, Meriwether County and Upson County.

The city is well covered by various types of internet connections including ADSL, Cable, Fiber, Fixed Wireless, Satellite and others. Fiber is the most prominent type of connection. The current largest provider of broadband internet is AT&T. According to the FCC map and data, AT&T fiber now offers the highest connection speed at 5 Gig download and upload speeds. Other providers such as Charter Spectrum offer 1 Gig connection speeds but only to businesses.

**Type of Internet Subscriptions – City of Hogansville**

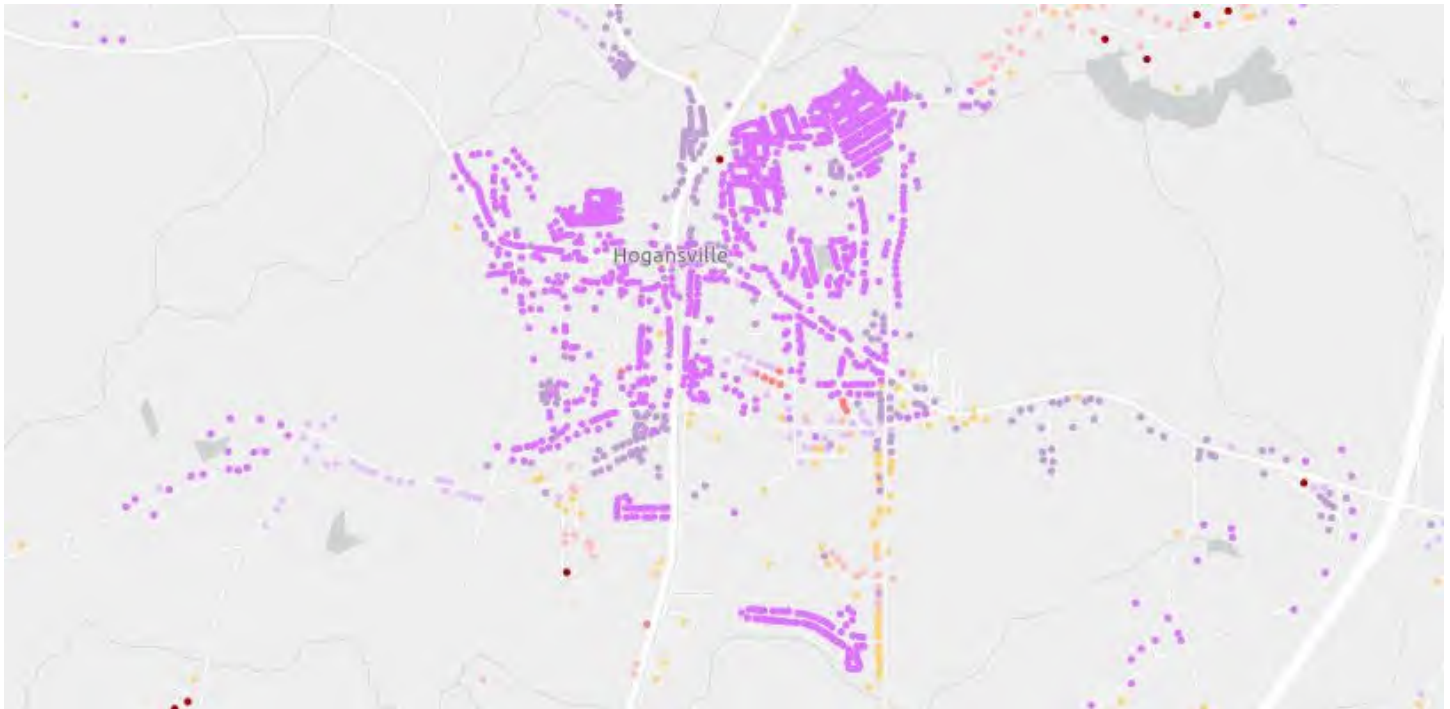
Type	Total	% of Total
Total households	1,290	100.0%
Total with an internet subscription	1,151	89.2%
Dial-up	0	0.0%
Broadband (cable, fiber, DSL)	910	70.5%
Satellite	126	9.8%
Internet Access without a subscription	139	10.8%

Source: US Census Bureau, 2023: ACS 5-Year Estimates Subject Tables-  
 PRESENCE AND TYPES OF INTERNET SUBSCRIPTIONS IN HOUSEHOLD

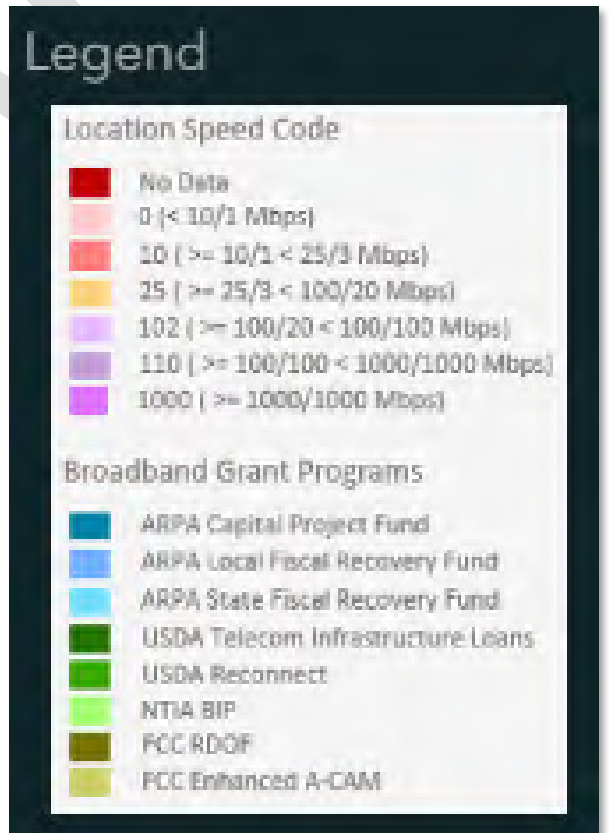


The map above shows broadband internet coverage within the heart of the City of Hogansville. The darkest blue shading depicts close to 100% coverage. Using the address for city hall, the table to the right shows the coverage per provider and at what service level.

<b>111 HIGH ST</b> <b>HOGANSVILLE, GA 30230</b> Status: <span>Served</span>   Business   Unit Count: 1				
Broadband Availability			Availability Challenge	
Provider	Technology	Down (Mbps)	Up (Mbps)	Chall.
<a href="#">AT&amp;T</a>	Copper	10	1	
<a href="#">AT&amp;T</a>	Fiber to the Premises	5000	5000	
<a href="#">HughesNet</a>	GSO Satellite	100	5	
<a href="#">Starlink</a>	NGSO Satellite	220	30	
<a href="#">Viasat Inc</a>	GSO Satellite	100	3	
<a href="#">Xfinity</a>	Cable	1200	35	
<b>Business-only Service</b>				
<a href="#">Spectrum</a>	Cable	1000	35	
<a href="#">T-Mobile</a>	Licensed Fixed Wireless	0.2	0.2	
<a href="#">Verizon</a>	Licensed Fixed Wireless	50	6	
<a href="#">Viasat Inc</a>	GSO Satellite	100	4	



According to the 2025 Georgia Broadband Availability Map, see above, much of the City of Hogansville is served by broadband and at speeds 1 Gig and up.





## Character Areas and Future Land Use

Character Areas are subareas 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.

### Hogansville Character Areas:

- Downtown
- Commercial Redevelopment
- Traditional Residential
- Village
- West End
- Suburban Residential
- Public Lands
- Conservation
- Industrial
- Interstate







## **Downtown**

### **Description and Attributes**

- This area is the heart of the city and the historic commercial center
- Most public events are held here such as the Hummingbird Festival
- Primary uses are retail, restaurants, public parks, recreation, schools, live-work units, single-family residential
- Secondary uses include light manufacturing/maker spaces, microbrewery, winery, professional services, music venues
- Open space includes community space and private yards
- Sidewalk connections to adjacent residential neighborhoods

### **Land Uses**

Downtown commercial store fronts, retail, civic institutions, churches, and parks.



### **Implementation Measures**

- Educate the public regarding purpose and benefit of the local historic district and preservation commission
- Partner with Visit Hogansville for the promote of events and tourism
- Redevelop intersection of U.S. 29/State Route 100 and State Route 54 to extend downtown footprint and beautification
- Continue streetscape and pedestrian improvements for increased safety and accessibility
- Partner with CSX railroad for a quiet zone





## **Commercial Redevelopment**

### **Description and Attributes**

- Includes businesses along US 29, paralleling the railroad tracks as US 29 travels north toward Newnan and south toward LaGrange
- Travelers once used US 29 directly through Hogansville for a north-south route, until I-85 bypassed the town and eliminated much of the visitor traffic along US 29
- Today this character area is composed primarily of convenience retail and services in a somewhat “sprawl” pattern of development
- The northern part of this area has a vacant Piggly Wiggly and light industrial also included
- The southern section is the existing industrial area
- Limited pedestrian and bicycle infrastructure
- Pockets of blight and vacant spaces and structures

### **Land Uses**

Primarily small scale commercial with some single family residential.

### **Implementation Measures**

1. Encourage redevelopment of blighted and empty structures and lots
2. Consider a façade grant program to improve the appearance of buildings
3. Implement sign ordinance
4. Reduce visual clutter
5. Maintain streetscape and sidewalk improvements
6. Seek a quiet zone from CSX railroad
7. Redevelop and improve large parking lots



## **Traditional Residential**

### **Description and Attributes**

- Housing ranges from modest to large, with a mix of small yards to large and well-manicured lawns
- Sidewalks connecting to downtown
- Portion of this area are within the East Main Street - Johnson Street National Register Historic District and the local historic district
- Historic homes that are largely well maintained
- Streets connecting directly to downtown.
- New housing development could connect to existing street network

### **Land Uses**

Primarily single family residential, parks, small scale neighborhood commercial



### **Implementation Measures**

1. Encourage new development to connect to existing street network for increased connectivity
2. Promote Traditional Neighborhood Design (TND) standards
3. Maintain and extend sidewalk network
4. Encourage appropriate infill housing development that is sensitive to size, scale, and setbacks of existing housing
5. Dedicate greenspace and pocket parks





## Village

### Description and Attributes

- This area is in the north part of Hogansville and includes the historic mill and mill village, which are listed together as “Stark Mill and Mill Village” in the National Register of Historic Places
- This area is within walking distance of the Commercial Area and Hogansville Regional Library
- This area has about 400 residences that are mostly original housing from the 1897 Hogansville Manufacturing Company, but some structures have declined in condition due to low homeownership rates and property neglect
- Reinvestment and the renovation of homes in area have increased in recently
- The mill continues to operate as Continental Tire in a reduced capacity

### Land Uses

Single family and duplex style multi-family, small scale neighborhood commercial, parks



### Implementation Measures

1. Encourage appropriate infill housing development that compliments the historic style and scale of existing housing
2. Maintain and expand sidewalk network
3. Consider a zoning overlay to allow for smaller square footage housing similar to City of Thomaston
4. Expand greenspace and pocket parks
5. Consider designated the area as a local historic district to maintain historic integrity
6. Maintain tree canopy
7. Implement programs to address blight
8. Consider the creation of a land bank to acquire and inventory property for reinvestment and redevelopment
9. Partner with neighborhood churches and other civic groups to promote community pride and beautification efforts
10. Encourage Adopt a Street program participation



### Description and Attributes

- Are of primarily single-family residential properties, along with multifamily residential with churches
- Includes adapted historic warehouses and pocket parks such as Strozier Park and Splash Pad, the Isaiah Loftin Memorial Park
- Some areas do not include sidewalks and some housing and streets need improvement
- Pockets of blight and vacant parcels
- Some new development

### Land Uses

West End is primarily low to medium density, single-family, and multi-family residential with churches, neighborhood commercial and recreational areas

### Implementation Measures

1. Implement programs to address blight
2. Promote infill housing development
3. Maintain and extend sidewalks and other pedestrian infrastructure
4. Continue to invest in parks and recreation facilities
5. Consider the creation of a land bank to acquire and inventory property for reinvestment and redevelopment
6. Partner with neighborhood churches and other civic groups to promote community pride and beautification efforts
7. Encourage Adopt a Street program participation



## **Suburban Residential**

### **Description and Attributes**

- These areas include more recently constructed single-family as well as some multi-family and public housing developments
- Houses range from modest to large, as well as ranging from good to dilapidated state of repair
- Few sidewalks are in these areas
- Some subdivisions in these areas were not initially completed due to the 2008 housing recession, but have resumed construction around 2015
- Some lots may include tiny homes or accessory dwelling units
- Streets are largely contained within individual neighborhoods with little connectivity
- Large undeveloped parcels

### **Land Uses**

Largely single family, suburban style development, medium scale highway commercial, and mixed use.

### **Implementation Measures**

1. Encourage quality design
2. Promote new housing development with various size, scale, and price choice
3. Encourage connectivity to nearby commercial activity centers
4. Promote greenspace within new development



## Public Lands

### Description and Attributes

- Public lands are community facility and community-owned places sprinkled throughout the city
- Includes the City's former 429-acre wastewater spray field, which was decommissioned in 2020 when the city's new 1.5 mgd wastewater treatment plant was completed
- This area is part of the city's western corridor in the Hogansville Corridor Plan.

### Land Uses

Primarily greenspace and facilities dedicated to city services



### Implementation Measures

1. Maintain and expand facilities as growth occurs
2. Consider utilizing the former spray fields for passive park use





## **Conservation**

### **Description and Attributes**

- Includes undeveloped areas proximate to Lake Jimmy Jackson and park
- Contains the Blue Creek watershed
- City sewer easements in this vicinity provide a makeshift walking route to the nearby Village area and could be part of the future Yellow Jacket Greenway
- City cemetery
- Former city landfill
- Possible location for desired BMX bike park

### **Land Uses**

Passive park space, Lake Jimmy Jackson Park, city cemetery



### **Implementation Measures**

1. Develop master plan for Yellow Jacket Creek Greenway
2. Maintain sewer right of way for future trail development
3. Continue park expansion and Lake Jimmy Jackson
4. Encourage Adopt-a-Stream groups to clean up waterways and offer educational opportunities for local students
5. Implement passive park uses for underutilized greenspace such as camping, disk golf, and trails





## **Industrial**

### **Description and Attributes**

- This area is dedicated to manufacturing facilities, processing plants, factories, warehouses, and wholesale trade facilities
- Location along interstate exits and highways - good access.
- Needs improved road access across interstate into Meriwether County
- Adjacent to the existing Meriwether Industrial Park (operated jointly by the Joint Hogansville - Meriwether Development Authority)

### **Land Uses**

Primarily larger scale commercial to light and heavy industrial, mixed uses adjacent and highway commercial.



## **2025 Hogansville Comprehensive Plan Update Implementation Measures**

1. Expand water and sewer infrastructure to support industrial and commercial growth
2. Implement buffers between residential, industrial, and highway corridors
3. Encourage pedestrian and bike connectivity between industrial and employment sites to nearby residential areas



## Interstate

### Description and Attributes

- This area includes property both east and west of I-85 at Exit 28 and serves as a major gateway into the city
- Large commercial area with a truck stop, gas stations, restaurants and fast food chains, hotels, grocery store, and other retail establishments
- The stretch between the interstate and downtown includes a one-mile wooded span (with some single-family development) along both sides. The 2018 Hogansville Corridors Redevelopment Plan recommends a limited buffer on both sides of SR 54 to maximize viewshed.
- Mixed use development - commercial on road frontage and residential behind
- Ideal area for large employment and industrial

### Land Uses

Mixed use development, industrial, suburban residential, gateway commercial

### Implementation Measures

1. Maintain and expand access between uses
2. Improve stormwater infrastructure
3. Partner with neighboring jurisdictions for increased connections between industrial parks
4. Participate in the Joint Hogansville-Meriwether Development Authority.
5. Encourage outparcel development





## Community Work Program

### 2021-2026 Community Work Program – Report of Accomplishments

Project or Activity	Complete	Underway	Postponed	Dropped	Status
Community Facilities					
Implement solid waste source reduction, recycling and reuse program.		✓			Strategy statement. Moved to goals and strategies section.
Develop plan for 426-acre spray field. Decommission land application system; salvage equipment.		✓			City's new wastewater treatment plant has eliminated need for a spray field. Planning for the re-use of the property are underway.  Move to new CWP.
Rehabilitate Royal Theater	✓				
Install water transport loop from Bass Cross Rd to I-85, and construct tank to replace standpipes at Pine Street and Granite Street.	✓				Plans complete; now deciding USDA versus GEFA financing. New tank still needed. New project moved to new CWP.
Replace antiquated and undersized water lines on the west side of Hwy 29.	✓				Accomplished some of this under 2015 and 2019 CDBGs; seeking 2021 CDBG for additional work.

Project or Activity	Complete	Underway	Postponed	Dropped	Status
Replace antiquated and undersized water lines in the eastern quadrant of the City.			✓		Project underway. Move to new CWP.
Eliminate other inflow and infiltration elsewhere in the sewer system/upgrade and address failing sewer system infrastructure.		✓			CDBG has been used since 2011 to address low to moderate income areas in the City.  Include project in new CWP?
Complete conversion of 4KV to 12 KV system	✓				Council adopted 5-year capital improvement plan (CIP) for electrical system upgrades and expansion, effective July 2019. 80% complete.
Renovate former PNC bank to become new City Hall	✓				Contractor selected. Contract documents under review by USDA. Hogansville Charitable Trust to repay USDA's long term, low interest loan.
Install Broadband community-wide				✓	Complete community-wide broadband installation for businesses and residents. The 4 existing subdivisions are the only ones with broadband now. Provider expansions ongoing. No longer a city-led project.
Develop City Annex building	✓				Develop uses for old library on East Main Street. Building is owned by City.
Perform maintenance plan with Diverse Power		✓			New contract and plan underway. Move to new CWP.



Transportation					
Design, construct and install roundabouts and lights at I-85 entrances and exits					Planning and design underway. Construction to start soon in 2025-2025. Move to new CWP.
Construct new and improve existing sidewalks citywide		✓			Have located 408 trip hazards in one section of City. Poplar Street is a priority. City secured Transportation Alternatives Program (TAP) grant to extend sidewalks in the west side of the city. Move to new CWP.
Road repair, stormwater repairs at Pine Street	✓				Project complete with new priority streets to include in new CWP.
Streetscape project for sidewalks from Collier St to former Fred's store			✓		Project postponed as the city plans to make the street a possible one way. Sidewalks to come later. Move to new CWP.
Housing					
Survey existing housing conditions every 5 years		✓			Planning digital housing survey w/ UGA, as part of Troup GICH alumni group. Ongoing strategy. Moved to goals and strategies section.
Develop beautification awards program		✓			Underway. Moved to new CWP.
Construct homes on blighted properties to revitalize neighborhoods		✓			Ongoing strategy with specific projects funded through CDBG. New project move to CWP.
Adopt and maintain ordinances to enhance property maintenance rules		✓			Code enforcement staff hired. Ongoing strategy. Moved to goals and strategies section.

Project or Activity	Complete	Underway	Postponed	Dropped	Status
NATURAL AND CULTURAL RESOURCES					
Lake Jimmy Jackson Park Improvements			✓		Still a priority for the city. Future LWCF and SPLOST funds to be used for playground, volleyball court, dock for kayaks and canoes, fishing pavilions and signage. Move to new CWP.
Develop Yellow Jacket Trail		✓			Planning ongoing. City will seek a trail master plan. Move to new CWP.
Develop and re-roof the outdoor amphitheater			✓		Project will involve more than a new roof due to structural damage. Unknown repair costs at this point. Move to new CWP.
Isaiah Lofton Park	✓				Develop small park at site of Isaiah Lofton Civil Rights marker. Private party to donate commemorative bricks, City to develop park.
Clock tower pocket park at US 29 and SR 54		✓			Negotiations underway for future use of the site.
Phase V Water Tower Trail			✓		Current wooden section of the trail in need of repairs. Future phases not a current city priority. Move to new CWP.

Project or Activity	Complete	Underway	Postponed	Dropped	Status
Economic Development					
Hummingbird Festival.		✓			Now a line item in City budget. City in partnership to hold festival. Ongoing event. Move to new CWP.
Operate and update the Hogansville website	✓				
Continue to develop Strozier Park		✓			City's 2018 Corridor Plan recommends increased tree canopy in park for heat protection and beautification; meandering paths and formally designating different activity zones in park through landscaping. Plans underway. Move to new CWP
Expand Troup Transit - Hogansville ridership for workers, children, others		✓			Intergovernmental planning strategy with county ongoing with the Troup Strategy Center. Move to goals and strategies.

**Community Work Program – 2025-2030 DRAFT**

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
<b>Community Facilities and Services</b>					
Develop plan for 426-acre spray field. Decommission land application system; salvage equipment	2026-2030	\$1M	City, grants	City	
New water tank – interstate area	2026-2029	\$2M	City, grants	City	
Increase water allowance from LaGrange and Coweta County – strategy or action/project?	2025-2030	\$0 to \$200K	Grants, LGA	City	
Replace antiquated and undersized water lines in the eastern quadrant of the City	2025-2030	\$1M - \$3M	CDBG, developers, grants, USDA, GEFA	City	Likely multiple phases
Eliminate other inflow and infiltration elsewhere in the sewer system; address capacity limitations	2025-2040	\$25M	GEFA, CDBG, Developers	City	Multiple phases
Upgrade electric system needs	2025-2030	\$200K+	General Fund	City, Diverse Power	
Water line upgrades – increase capacity within the interstate and suburban residential land use areas	2025-2030	\$1M+	Grants, General Fund	City, Private	



Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
BMX Bike Park	2025-2040	\$200K-300K	Grants	City	
Substation upgrade	2026	\$500K to \$1M	General Fund	City	
Storm drain improvements	2025-2030	\$1M-\$3M	CDBG, grants, SPLOST	City	
Replace valves – various locations	2026-2029	\$100K+	Grants, General Fund	City	
New fire station	2026-2040	\$0	Troup County	Troup County	
<b>Economic and Community Development</b>					
Parking downtown: traffic study, create downtown parking map, signage	2025-2030	\$50K-\$100K	Grants, Visit HGVL	City	Working with our traffic firm, Atlas
Gateway improvement program -gateway signage	2026-2030	\$25K-\$50K	General Fund, Grants, Tourism Board	City, Tourism Board	
Broadband – LG project	2025-2027	Donation	LG, donors	City	
Hummingbird Festival	2025-2040	Hosted by non-profit	Donations, City Sponsors	Charitable Trust	Yearly event
Downtown manager	2026-2030	\$60K	DDA, Tourism Board	City, DDA, Tourism Board	
Main Street Affiliate designation	2026-2028	\$0	No funding	City, DDA	

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
Façade grant program	2026-2028	\$10K-\$15K	DDA, Tourism Board	City, DDA, Tourism Board	
Downtown Master Plan Implementation	2026-2040	Varies	DDA, Tourism Board, Grants, SPLOST, General Fund	Varies	Outdoor dining and events; redevelopment of Piggly Wiggly; Street Parking,
Corridor Plan Implementation	2026-2040	Varies	Grants, developers	Varies	Roundabout at Mountville/Lincoln (east), Poplar sidewalks (east), Strozier improvements (west)
Stark Mill brownfield study			Privately Owned	Privately Owned	City encourages redevelopment here
UDO update – development standards	2026-2030	\$0	City	City	Updates bi-yearly
Conduct Hogansville 101 course	2026-2030	\$1K	City	City	
Assist school system with new location for elementary school	2026-2030	\$0		Troup County School System	
Visitors Center	2026-2030	\$500K+	Grants	City, DDA, Tourism Board	
Transportation					
Design, construct and install roundabouts and lights at I-85 entrances and exits	2025-2027	\$10M+	GDOT, Amazon	GDOT, Amazon	

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
Construct new and improve existing sidewalks citywide	2025-2040	\$3M-\$5M	SPLOST, grants	City	Connecting East Main St, Lincoln, Poplar Rd
Road repair, stormwater repairs at Holmes, Boozier, Elm, Poplar.	2026-2029	\$300K	LMIG, SPLOST	City	
Streetscape project for sidewalks from Collier St to former Fred's store	2026-2030	\$500K	SPLOST, General Fund	City	
Implement traffic calming measures	2026-2040	\$50K	SPLOST, Grants	City	Work with Atlas to identify
<b>Housing</b>					
Implement beautification program	2025-2030	Staff time	General Fund	City	Adopt-a-Street Program
Blight Removal Program	2026-2040	Staff time	General fund	City	Need another code enforcement officer; need to add enforceable policies to code
Housing Conditions Assessment	2026-2040	\$50K	Grants	City	
<b>Resource Conservation (Natural and cultural resources, parks)</b>					
Lake Jimmy Jackson Park Improvements	2026-2030	\$1.5M	LWC Grants, DNR Grants, SPLOST	City	
Yellow Jacket Greenway Trail Master Plan	2026-2030	\$3M+	Grants/SPLOST	City	



Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
Expand parks and recreation opportunities to old landfill site	2026-2030	\$3M+	Grants, SPLOST	City	
Clock tower pocket park at US 29 and SR 54	2025-2027	\$130K	SPLOST	City	
Phase V Water Tower Trail	2025-2030	\$500K to \$1M	Grants, SPLOST	City	
Implement Comprehensive Park Plan	2026-2040	\$3M-\$5M	Grants, Donors, SPLOST	City	
McGee Parks upgrades	2026-2029	\$2.5M	Grants, Troup County, SPLOST, Donors	City	Park pavilions, restrooms, dog park, walking trail, parking
Expand amenities at Strozier Park	2026-2030	\$100K	Grants, SPLOST, Donors	City	Trail, playground (swings), sidewalks, landscape, lighting

## Appendix

- Steering Committee Sign-In Sheets
- Survey Results
- Public Visioning Summary and Documentation
- SWOT Analysis

DRAFT

Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Susan HARELL	Citizen	spanish4u72@yahoo.com	843-999-4847
Tamara Manross	HGVL DDA	TamiManross@gmail.com	404-790-0760
Kandis Strickland	DDA, GICH Council member	kstric95@hotmail.com	678-876 9337
Lisa Kelly	COH		
Oasis Nickolas	COH		
Dhayna Rofillo	COH		



NAME	ORGANIZATION	INITIAL
Ameia Williams	Customer Service Manager City of Hogansville	AW
Susan Harrell		SH
Ellen Shellabarger	Hogansville Planning Commission	ES
Fred Manley	Joint Development	F
Jackson Fessell	Joint Dev. Authority	JF
Haisha Bernay	DCA	H
Lisa Kelly	City of Hogansville	LK
Tamara Manross	DCA	TM
Corinne Thornton	DCA	CBT
Carol Smith	Zoning / H. H. J.	CS

Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	INITIAL
Susan Harrell	Citizen	SH
Tamara Manross	Hogansville DDA	TM
Lisa Kelly	City Manager City of Hogansville	LK
Oasis Nichols	Assistant City Manager City of Hogansville	ON
Dhayna Portillo	Community Development Director City of Hogansville	DP
Kandis Strickland	Hogansville DDA, GICH Team, Councilmember	KS
Paul Jarrell	Planning Director Three Rivers Regional Commission	
Stephanie Wagner	Planner Three Rivers Regional Commission	SW
Corinne Thornton	Director of Regional Services DCA Region 4	
Ellen Shellabarger	Hogansville Planning & Zoning Commission	ES
Fred Manely	Joint Development Authority	
Carol Smith	Hogansville Planning & Zoning Commission	
Ameia Williams	Customer Service Manager City of Hogansville	AW
Jackson Fussell	Joint Development Authority	
Keisha LeMay	Hogansville DDA	KL
Brandon Rettle	Visit HGVL	BR
Maryanne Lovejoy	Troup Strategy Center	ML
Corinne Thornton	DCA	CBT

2



Sign-In Sheet

NAME	ORGANIZATION	INITIAL
Susan Harrell	Citizen	SH
Tamara Manross	Hogansville DDA	
Lisa Kelly	City Manager City of Hogansville	LK
Oasis Nichols	Assistant City Manager City of Hogansville	ON
Dhayna Portillo	Community Development Director City of Hogansville	DP
Kandis Strickland	Hogansville DDA, GICH Team, Councilmember	KS
Paul Jarrell	Planning Director Three Rivers Regional Commission	PJ
Stephanie Wagner	Planner Three Rivers Regional Commission	SW
Corinne Thornton	Director of Regional Services DCA Region 4	
Ellen Shellabarger	Hogansville Planning & Zoning Commission	
Fred Manely	Joint Development Authority	
Carol Smith	Hogansville Planning & Zoning Commission	
Ameia Williams	Customer Service Manager City of Hogansville	AW
Jackson Fussell	Joint Development Authority	
Keisha LeMay	Hogansville DDA	
Corinne Thornton	Department of Community Affairs	CBT
Maryanne Lovejoy	Troup Strategy Center	ML
Brandon Rettle	Visit Hogansville	
Michael Taylor	Hogansville City Council	MT

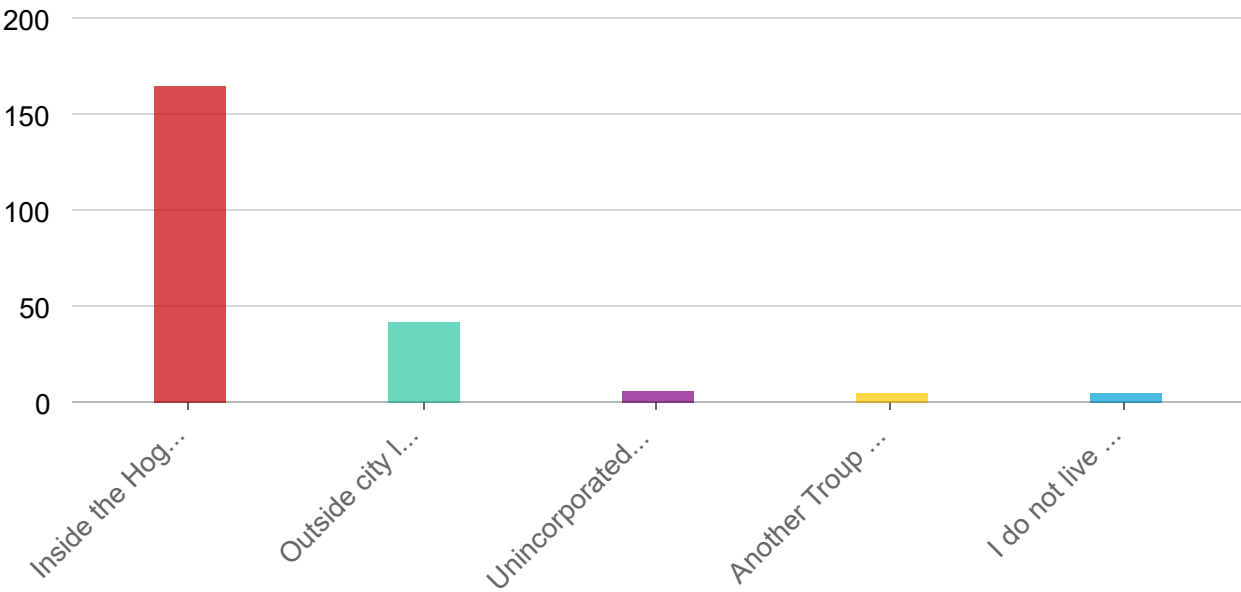
Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	PREFERRED CONTACT INFO (EMAIL OR PHONE NUMBER)
Jason Beswell	City	jason.beswell@cityofhogansville.org
Lisa Kelly	City	lisa.kelly@cityofhogansville.org
Andy Jones	City	andy.jones@cityofhogansville.org
Rich Harrell	City - Village	
Susan Harrell	City	spruick4u02@yahoo.com
Kandis Strickland	City	Kandis.strickland@cityofhogansville.org
Devenus Mitchell		d8nethomes@yahoo.com
Jake Ayers		
Rodney Moore		Rodney Moore 1988@gmail.com
Paula Darden		p.darden2@gmail.com
Pam Ball	mimi's	paball31@icloud.com 770-301-7788

# City of Hogansville Community Survey

## Where do you live?

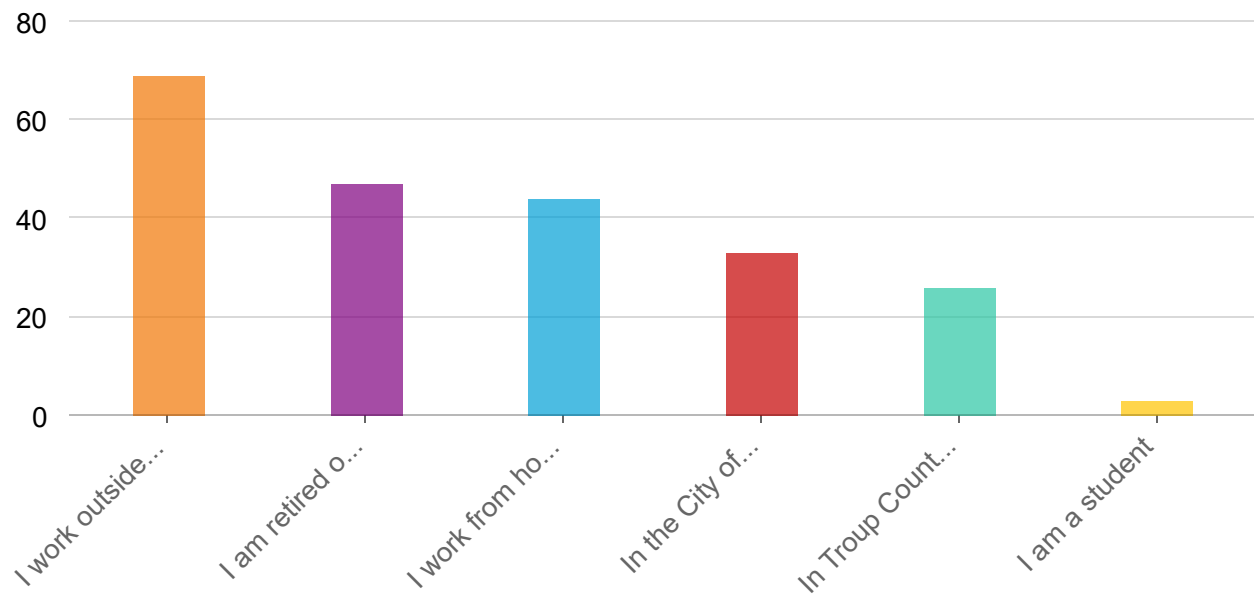


Answers	Count	Percentage
Inside the Hogansville city limits	165	73.99%
Outside city limits but within the Hogansville zip code	42	18.83%
Unincorporated Troup County/Outside Hogansville zip code	6	2.69%
Another Troup County city	5	2.24%
I do not live in Troup County	5	2.24%

Answered: 223 Skipped: 0

## Where do you work?

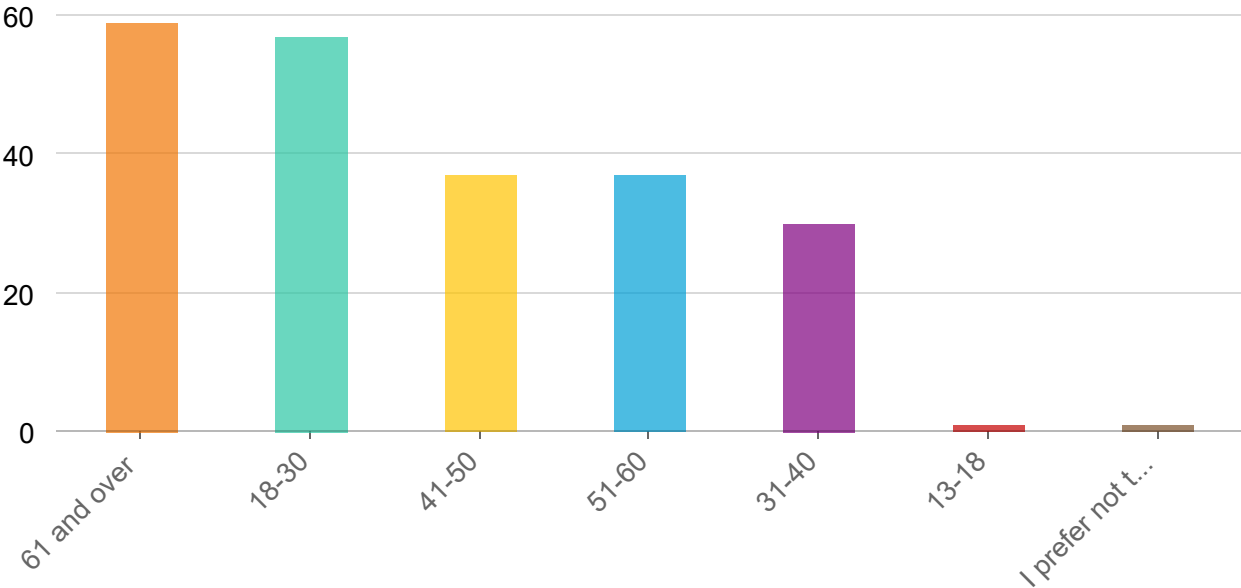




Answers	Count	Percentage
I work outside of Troup County or its cities	69	30.94%
I am retired or not employed	47	21.08%
I work from home	44	19.73%
In the City of Hogansville	33	14.8%
In Troup County	26	11.66%
I am a student	3	1.35%

Answered: 222 Skipped: 1

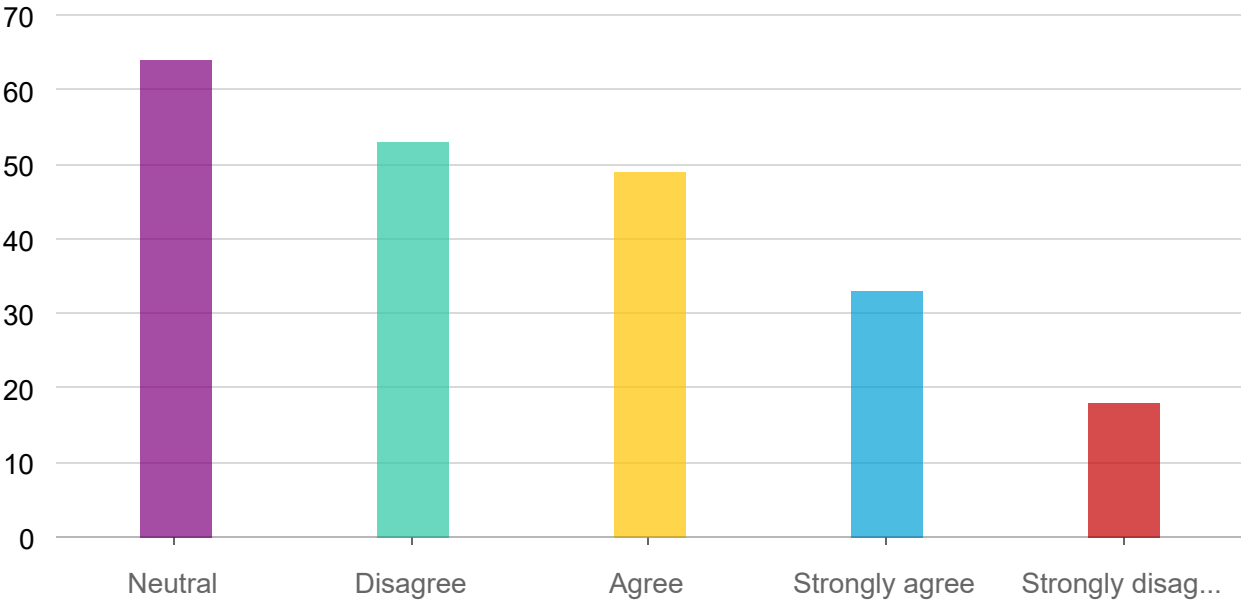
How old are you?



Answers	Count	Percentage
61 and over	59	26.46%
18-30	57	25.56%
41-50	37	16.59%
51-60	37	16.59%
31-40	30	13.45%
13-18	1	0.45%
I prefer not to answer	1	0.45%

Answered: 222 Skipped: 1

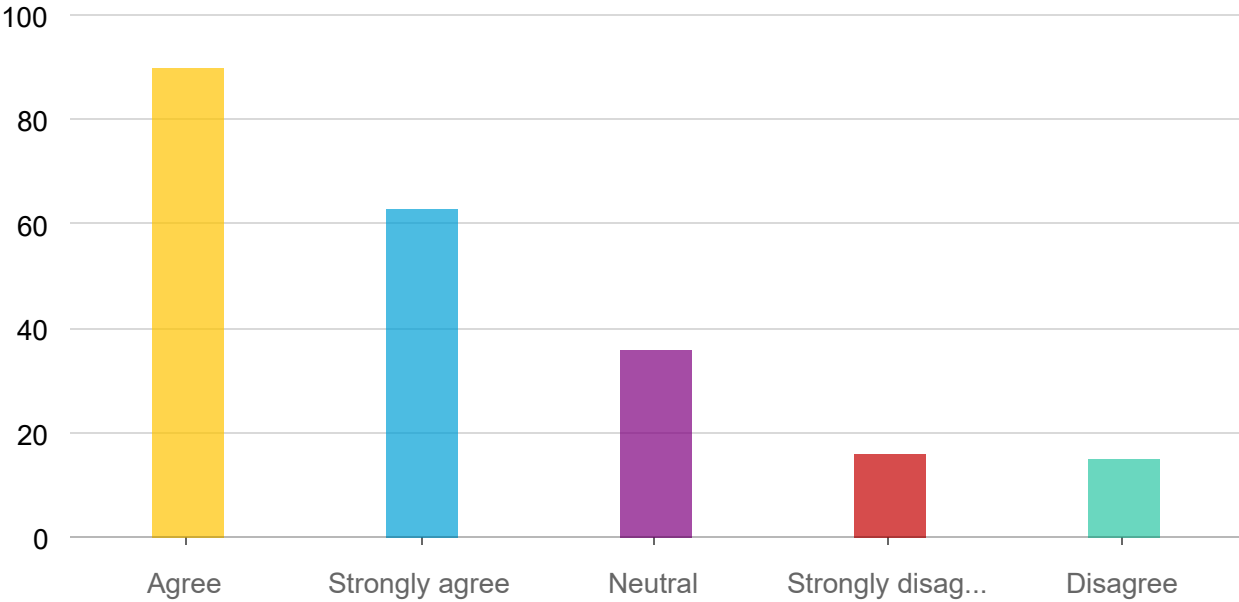
Adequate parks are available



Answers	Count	Percentage
Neutral	64	28.7%
Disagree	53	23.77%
Agree	49	21.97%
Strongly agree	33	14.8%
Strongly disagree	18	8.07%

Answered: 217 Skipped: 6

I feel safe with current police protection

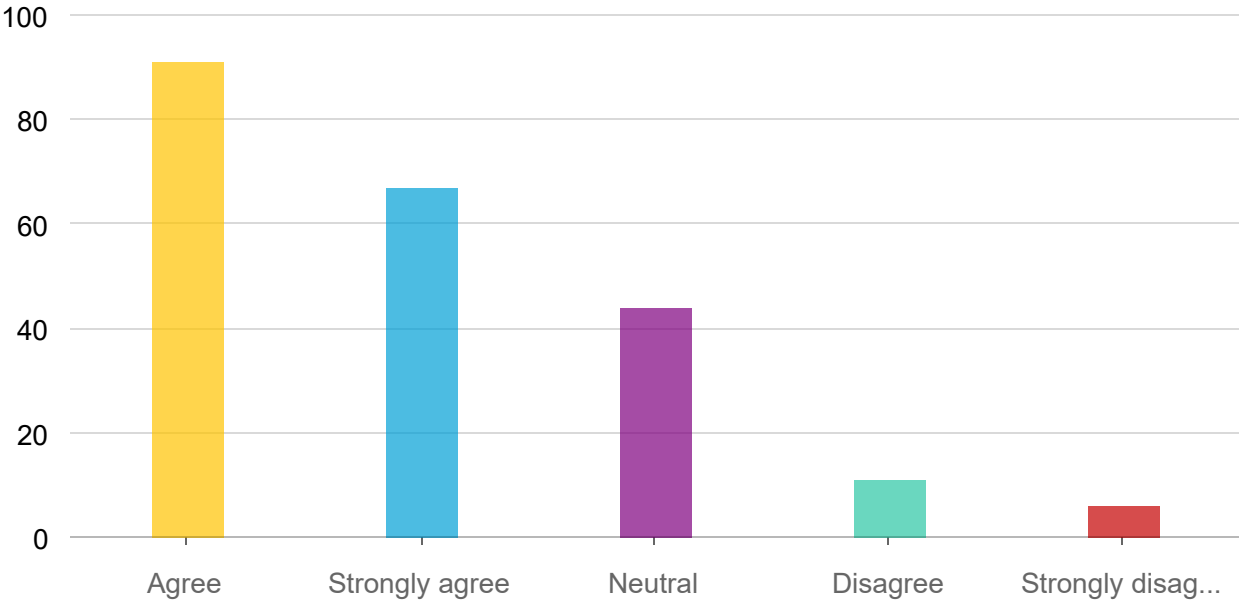


Answers	Count	Percentage
Agree	90	40.36%
Strongly agree	63	28.25%
Neutral	36	16.14%
Strongly disagree	16	7.17%
Disagree	15	6.73%

Answered: 220 Skipped: 3

I feel protected from fire with current services

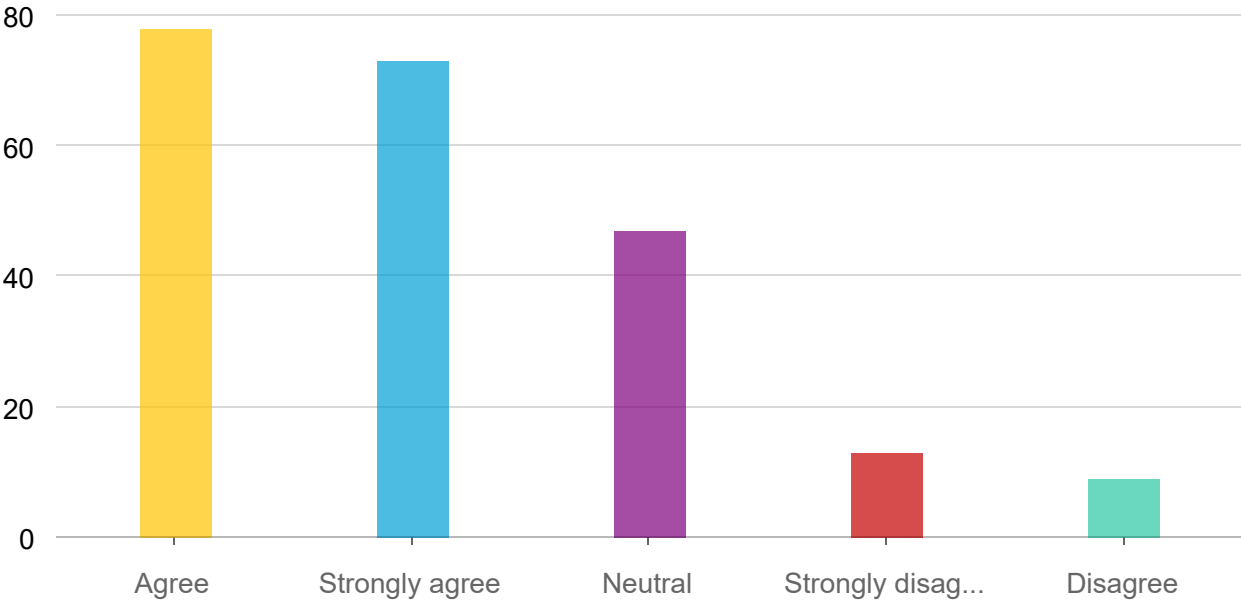




Answers	Count	Percentage
Agree	91	40.81%
Strongly agree	67	30.04%
Neutral	44	19.73%
Disagree	11	4.93%
Strongly disagree	6	2.69%

Answered: 219 Skipped: 4

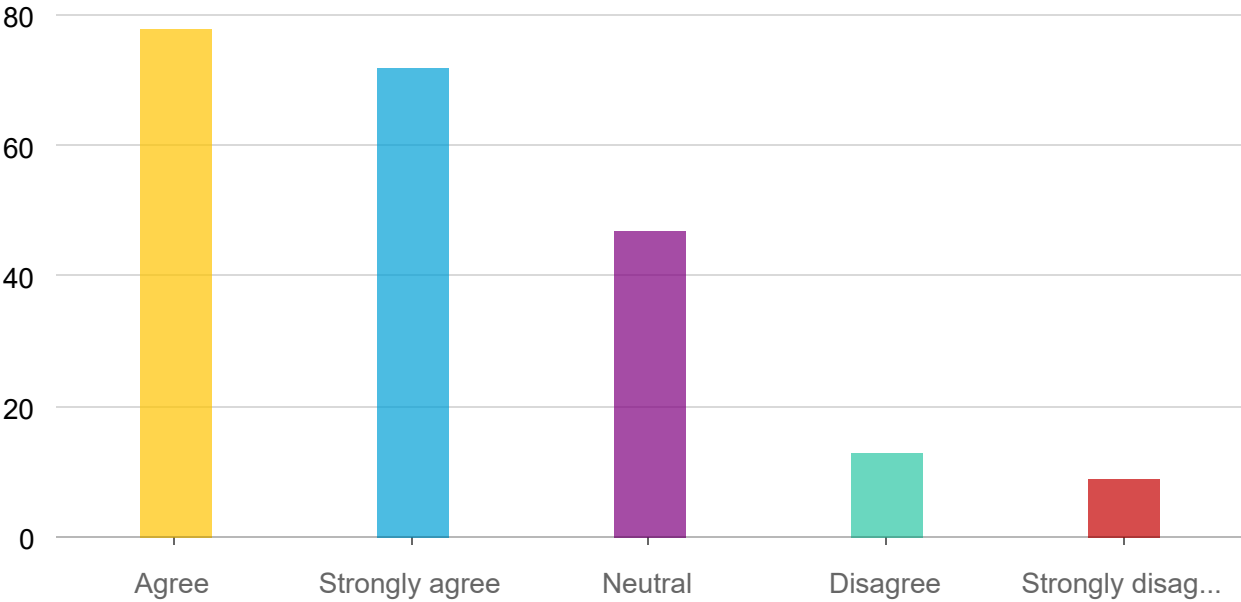
I have dependable water supply



Answers	Count	Percentage
Agree	78	34.98%
Strongly agree	73	32.74%
Neutral	47	21.08%
Strongly disagree	13	5.83%
Disagree	9	4.04%

Answered: 220 Skipped: 3

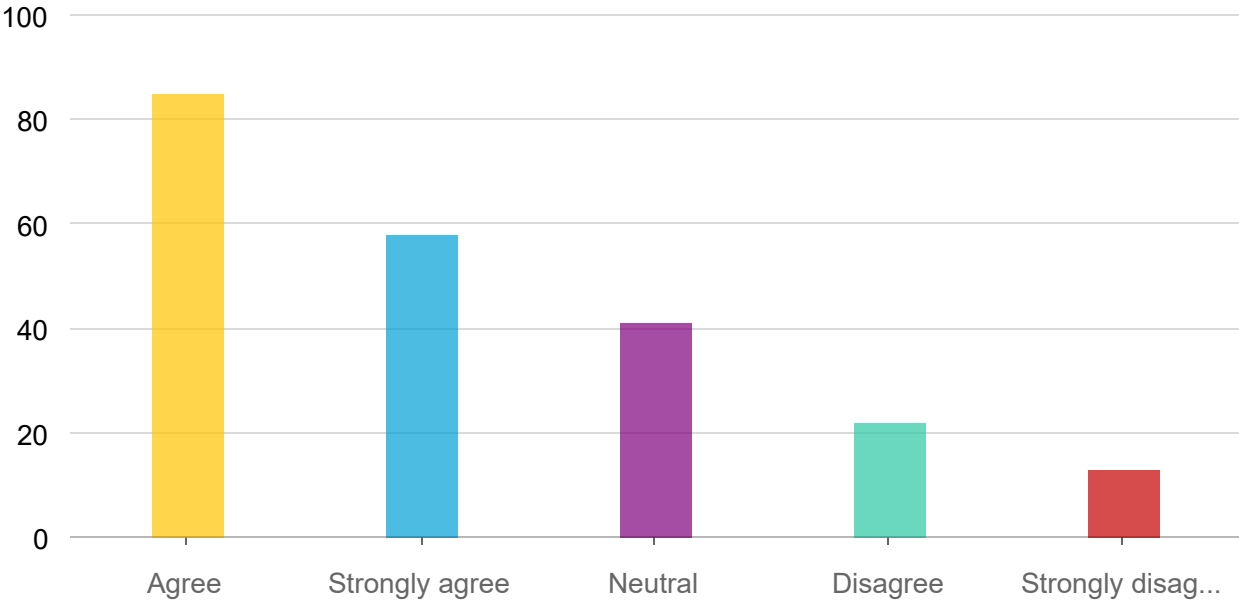
I have dependable sewer services



Answers	Count	Percentage
Agree	78	34.98%
Strongly agree	72	32.29%
Neutral	47	21.08%
Disagree	13	5.83%
Strongly disagree	9	4.04%

Answered: 219 Skipped: 4

I have dependable electric services

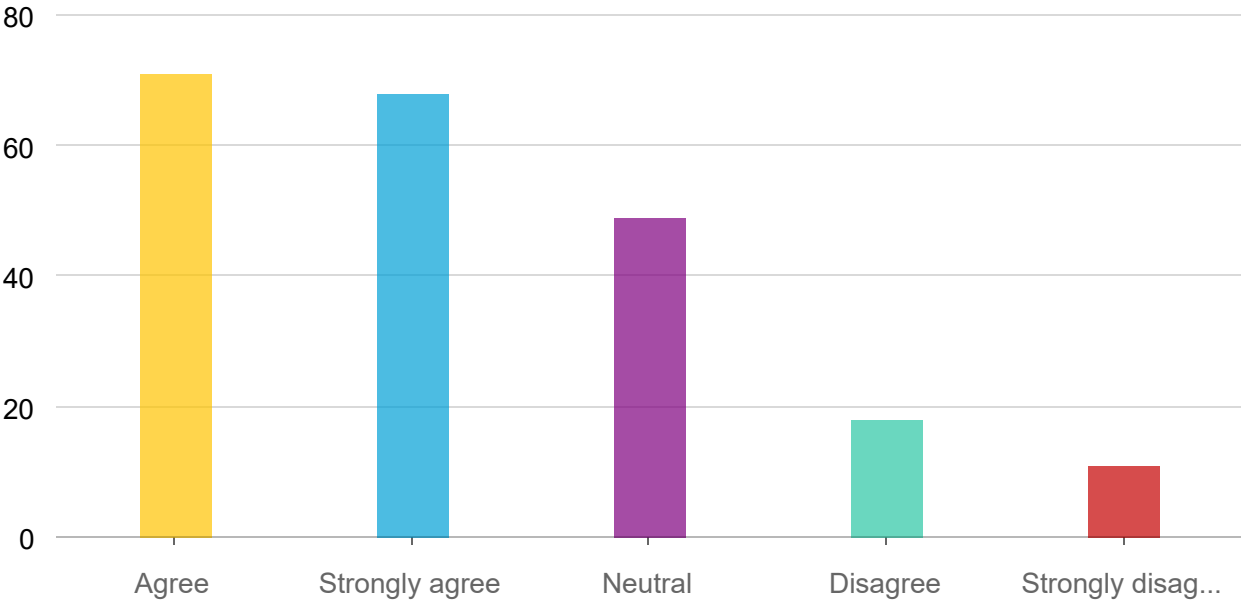


Answers	Count	Percentage
Agree	85	38.12%
Strongly agree	58	26.01%
Neutral	41	18.39%
Disagree	22	9.87%
Strongly disagree	13	5.83%

Answered: 219 Skipped: 4

I have dependable broadband services

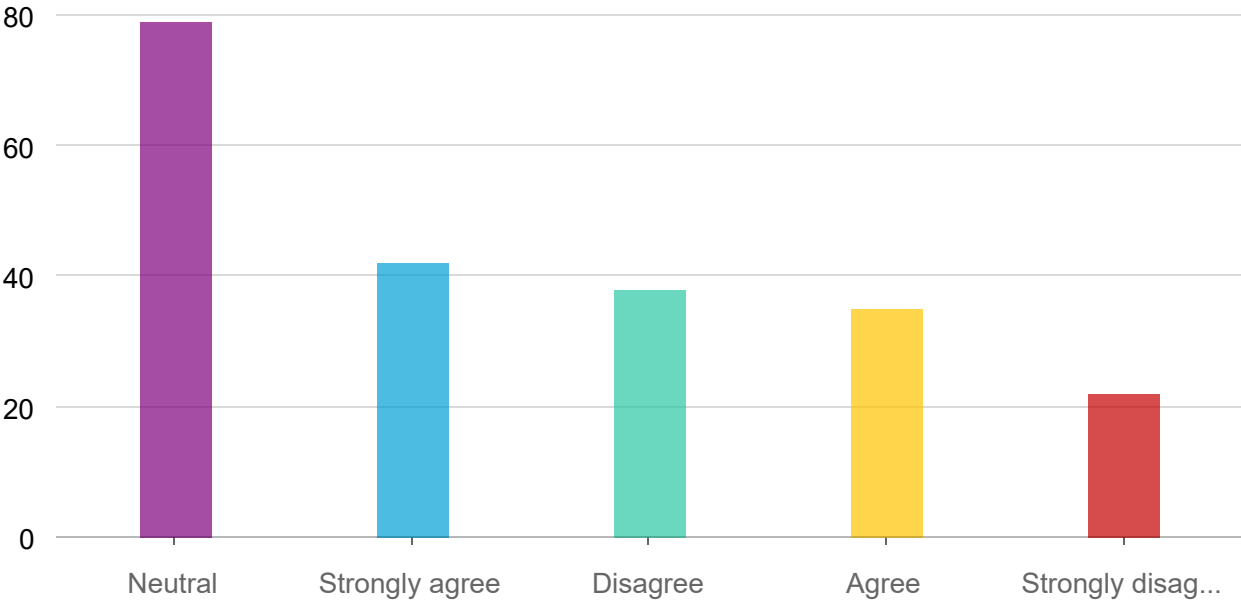




Answers	Count	Percentage
Agree	71	31.84%
Strongly agree	68	30.49%
Neutral	49	21.97%
Disagree	18	8.07%
Strongly disagree	11	4.93%

Answered: 217 Skipped: 6

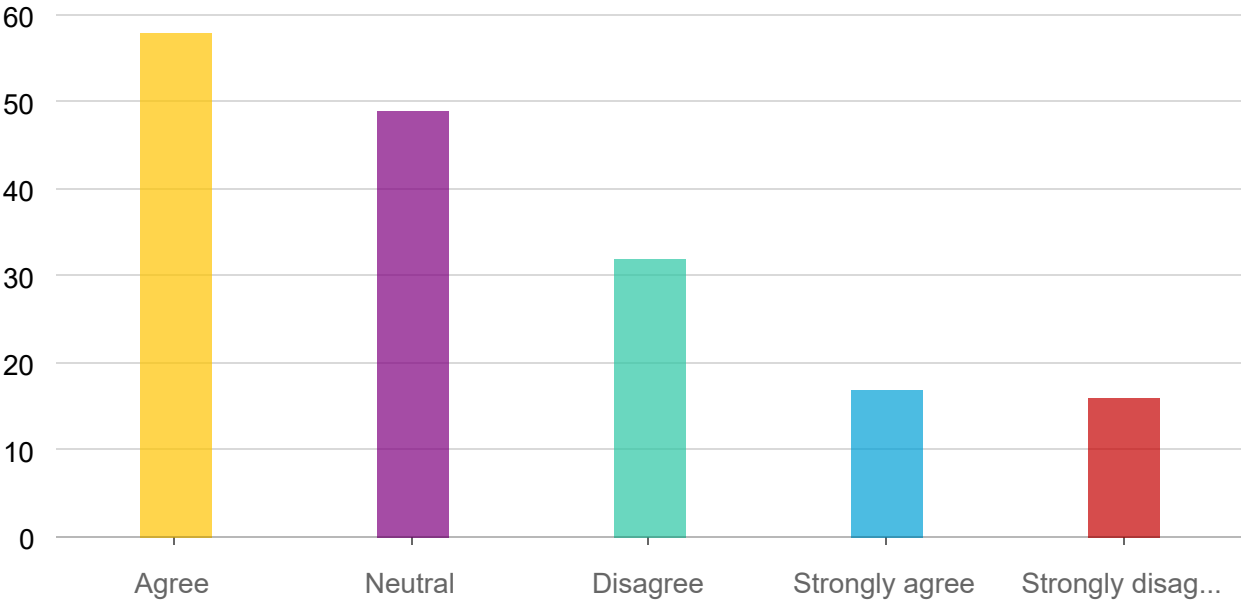
I have an affordable city tax structure (note: not including school or county...



Answers	Count	Percentage
Neutral	79	35.43%
Strongly agree	42	18.83%
Disagree	38	17.04%
Agree	35	15.7%
Strongly disagree	22	9.87%

Answered: 216 Skipped: 7

I am able to walk as much as I want to places in the city



Answers	Count	Percentage
Agree	58	26.01%
Neutral	49	21.97%
Disagree	32	14.35%
Strongly agree	17	7.62%
Strongly disagree	16	7.17%

Answered: 172 Skipped: 51

More on connectivity: please describe any challenges or barriers you encounter when...



Response Category	Percentage
Agree	78%
Neutral	49%
Strongly agree	21%
Disagree	18%
Strongly disagree	7%

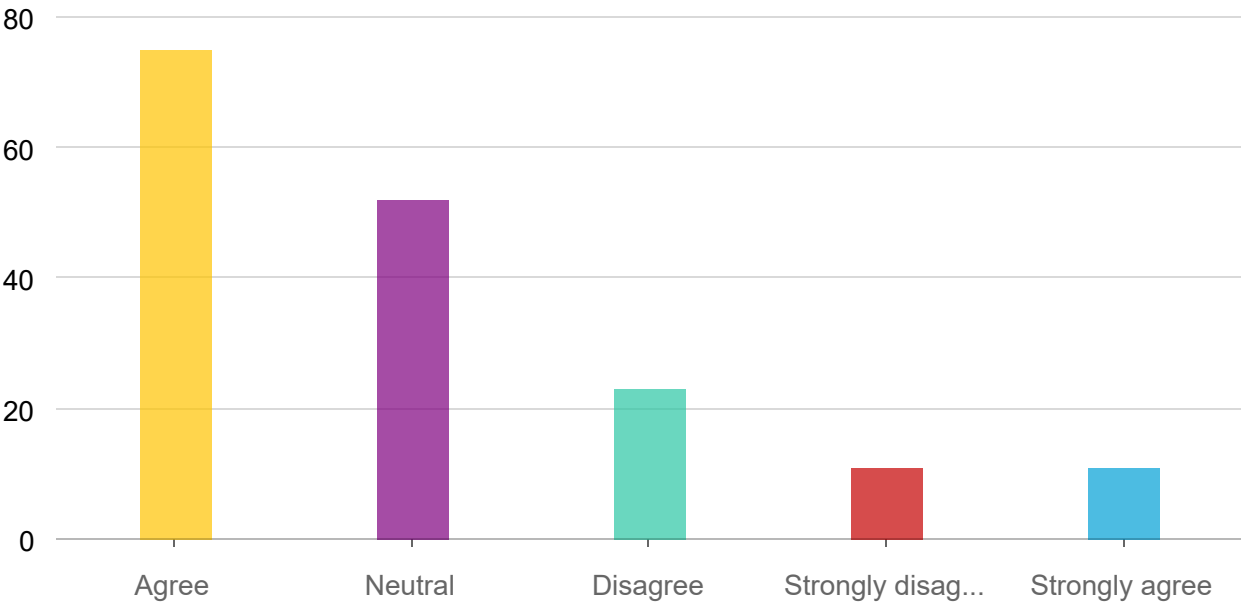
<https://survey123.arcgis.com/surveys/2ee5f69d71df41c89193d26a59fe5302/analyze?position=0.top> 3 focus areas for city&chart=0.more on con... 13/18



Strongly disagree	7	3.14%
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Answered: 173 Skipped: 50

Citizens are happy here.



Answers	Count	Percentage
Agree	75	33.63%
Neutral	52	23.32%
Disagree	23	10.31%
Strongly disagree	11	4.93%
Strongly agree	11	4.93%

Answered: 172 Skipped: 51

I am willing to volunteer to serve the city and help make improvements

[illegible]

Answered: 65 Skipped: 158

[https://survey123.arcgis.com/surveys/2ee5f69d71df41c89193d26a59fe5302/analyze?position=0.top\\_3\\_focus\\_areas\\_for\\_city&chart=0.more\\_on\\_con...](https://survey123.arcgis.com/surveys/2ee5f69d71df41c89193d26a59fe5302/analyze?position=0.top_3_focus_areas_for_city&chart=0.more_on_con...) 15/18



Housing Type	Percentage of Renter-Occupied Households
Single-family detached	7.7%
Starter homes (new construction)	6.9%
Retirement communities	6.0%
Homeless, veterans	5.6%
Residential assisted living	5.4%
Assisted living	5.3%
Rental homes (new construction)	5.2%
Town homes or row houses	4.9%
Rental apartments	4.5%
Guest houses or cottages	4.1%

<https://survey123.arcgis.com/surveys/2ee5f69d71df41c89193d26a59fe5302/analyze?position=0.top> 3 focus areas for city&chart=0.more on con... 16/18

Answered: 178 Skipped: 45

[illegible]

Answered: 76 Skipped: 147

[https://survey123.arcgis.com/surveys/2ee5f69d71df41c89193d26a59fe5302/analyze?position=0.top\\_3\\_focus\\_areas\\_for\\_city&chart=0.more\\_on\\_con...](https://survey123.arcgis.com/surveys/2ee5f69d71df41c89193d26a59fe5302/analyze?position=0.top_3_focus_areas_for_city&chart=0.more_on_con...) 17/18



Answered: 94 Skipped: 129



## Main Themes

### 1. Connectivity and Walkability

- The overwhelming concern is **lack of sidewalks** or sidewalks in poor condition (cracked, uneven, overgrown, blocked by cars or trash).
- Safety issues: **speeding cars, semi-trucks on Main St., poor lighting, stray dogs, and crime concerns.**
- Several noted that sidewalks **end abruptly** or don't connect key areas (e.g., Ingles to downtown, Wellstar to Main St.).
- Requests for **bike lanes, better trails, and more police presence** to improve pedestrian safety.

### 2. Quality of Life & Citizen Happiness

- Many feel Hogansville is a **quiet, small-town community** they enjoy, but concerns are growing about:
  - **High utility bills and property taxes**, especially for elderly and fixed-income households.
  - **Lack of grocery store competition**—Ingles seen as overpriced and rundown.
  - **Few recreational amenities** (parks, pool, youth activities, adult activities).
  - **Crime and code enforcement issues** (trash, dilapidated structures, neglected areas).
- Mixed views on growth:
  - Some **welcome new residents and businesses.**
  - Others fear **losing small-town feel**, rising crime, and strain on infrastructure.

### 3. Priorities & Focus Areas

- **Infrastructure:** roads, sidewalks, drainage, water/sewer, power reliability.
- **Public safety:** larger police force, better-trained officers, visible presence.
- **Youth & community activities:** parks, sports fields, afterschool programs, safe places to gather.
- **Economic development:** more grocery stores, restaurants, retail, jobs.
- **Downtown revitalization:** filling storefronts, making it lively, hosting events.
- **Cleanliness & code enforcement:** trash, litter, neglected properties.

### 4. Housing

- Strong divide:
  - Some want **more affordable/low-income housing** due to rising rents.
  - Others oppose it, associating it with **crime and loss of property value.**
- Calls for **balanced growth**, with focus on fixing existing infrastructure before expanding.
- Desire for **affordable housing for seniors, disabled residents, and working families.**

### 5. 20-Year Vision

- Residents want a **walkable, connected, vibrant small town** with:
  - **A thriving downtown** (restaurants, shops, arts, community spaces).
  - **Improved utilities and infrastructure** to handle growth.
  - **Green spaces, trails, parks, and community gathering places.**
  - **Balanced, smart growth**—not overcrowding with apartments or unchecked development.
- Concerns: traffic congestion, loss of small-town charm, affordability, and public safety.

### 6. Communication & Transparency

- People mainly get information through **Facebook/social media**, but want **better city communication** (emails, newsletters, utility bill inserts, city website updates).
- Complaints that **elected officials don't respond** to emails or calls.
- Calls for **more transparency and citizen engagement** in planning and development.

## Thematic Summary with Comments

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### 1. Connectivity & Walkability

#### Main Issues

- **Lack of sidewalks** or abrupt sidewalk endings throughout town.
- **Poor sidewalk conditions:** cracked, uneven, overgrown, blocked by parked cars or trash.
- **Safety concerns:** speeding cars, semi-trucks on Main St., poor lighting, aggressive dogs, crime.

- **Limited connectivity:** key areas (Ingles, Wellstar, Lincoln St., side roads off Main) not walkable.

#### Sample Comments

- “The sidewalks are horrible. The drains overflow constantly. Crime runs rampant... it’s not safe to walk around.”
- “No sidewalks on East Main. Traffic is very heavy.”
- “Sidewalks end too soon off Main. Semi-trucks make it scary to walk downtown.”
- “There are no bike lanes or sidewalks from my home into the city.”
- “Need more places for wheelchairs and stable footing for the elderly.”

**Key Takeaway:** Residents see walkability as unsafe and incomplete, with strong demand for continuous sidewalks, bike lanes, lighting, and traffic calming.

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## 2. Quality of Life & Citizen Happiness

### Main Issues

- **Utilities & taxes:** High and unpredictable bills, especially burdensome for elderly/fixed-income residents.
- **Grocery access:** Ingles is seen as expensive, poorly stocked, and unattractive. Calls for **a second grocery store** (Aldi, Kroger, Walmart, Publix).
- **Amenities & recreation:** Need for pools, trails, parks, sports facilities, activities for youth and adults.
- **Crime & safety:** Growing concerns about break-ins, speeding, and lack of visible police presence.
- **Cleanliness & code enforcement:** Complaints about trash, neglected properties, stray animals, dilapidated structures.

### Mixed Views on Growth

- **Pro-growth:** Some welcome new subdivisions, businesses, and residents, seeing it as essential for amenities and tax base.
- **Anti-growth:** Others feel growth is too fast, straining infrastructure and raising taxes without solving existing problems.

### Sample Comments

- “Utilities constantly fluctuate from \$250 to \$800 in one month’s time.”
- “We could desperately use a second grocery store.”
- “The kids need more things to do during summer break. No grocery store that is affordable.”
- “The city does a wonderful job with special events like the 4th of July, Car shows, Festivals, and parades.”
- “Longtime residents hate newcomers. New people are excited, but there’s a battle.”

**Key Takeaway:** Residents love Hogansville’s small-town feel but worry about affordability, safety, and lack of everyday amenities.

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## 3. City Priorities & Focus Areas

### Infrastructure

- Roads: potholes, patch jobs instead of repaving, need for drainage upgrades.
- Utilities: outdated electric system, frequent outages, poor water quality.
- Sidewalks: expansion and maintenance repeatedly identified as a top priority.

### Public Safety

- Calls for more police presence, better training, proactive patrols.
- Speed bumps requested in residential areas.
- Stray dog control also raised multiple times.

### Youth & Community

- Strong desire for youth programs, sports fields, afterschool activities.
- More adult recreational options (bowling, nightlife, community center).
- Better use of existing facilities like the amphitheater and parks.

### Economic Development

- Consistent calls for **restaurants, retail, and more grocery options**.
- Residents want downtown revitalization with businesses that “stick around.”
- Frustration over “too many boutiques” and lack of diverse offerings.

## Cleanliness & Code Enforcement

- Trash on streets, especially near convenience stores.
- Neglected properties and lack of follow-up by city enforcement.
- Desire for stricter code enforcement on landlords and abandoned buildings.

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## 4. Housing

### Main Issues

- **Affordable housing:** Many want more low-income or senior housing due to rising rents.
- **Opposition to low-income housing:** Some strongly associate it with crime and declining property values.
- **Overdevelopment concerns:** Rapid subdivisions seen as overwhelming infrastructure.
- **Landlord/corporate ownership concerns:** Some feel corporations owning property inflates rents and harms residents.

### Sample Comments

- “We need more low income housing... rent has gotten ridiculous here.”
- “No more housing projects, section 8, etc. We have enough of that.”
- “Affordable housing not these \$300,000 houses.”
- “Too much new housing before fixing existing infrastructure.”

**Key Takeaway:** Housing is divisive — some want affordability, others want to limit growth. Common ground: growth must be paired with infrastructure upgrades.

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## 5. 20-Year Vision

### Positive Aspirations

- Walkable, connected small town with trails, sidewalks, and green space.
- Vibrant, thriving downtown with restaurants, shops, and community gathering places.
- Smart growth — revitalizing existing spaces before adding sprawl.
- Infrastructure upgrades: water, sewer, electricity, drainage, internet.

### Concerns

- Overcrowding and traffic jams.
- Loss of small-town character.
- Rising crime and unaffordability.
- Emergency services stretched thin.

### Sample Comments

- “Over the next 20 years, Hogansville has the opportunity to grow into a thriving, inclusive, and forward-thinking city... if we invest in infrastructure and local businesses.”
- “At the rate the city is trying to grow, in 20 years, crime will be worse than Atlanta.”
- “Still lots of trees/green and not urban sprawl. A pedestrian-friendly, vibrant downtown.”

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## 6. Communication & Transparency

### Main Issues

- Most residents rely on **Facebook/social media** for updates.
- Many want **emails, newsletters, utility bill inserts, and better city website updates.**
- Complaints that **city officials don’t respond to messages.**
- Calls for **more transparency on development and events.**

### Sample Comments

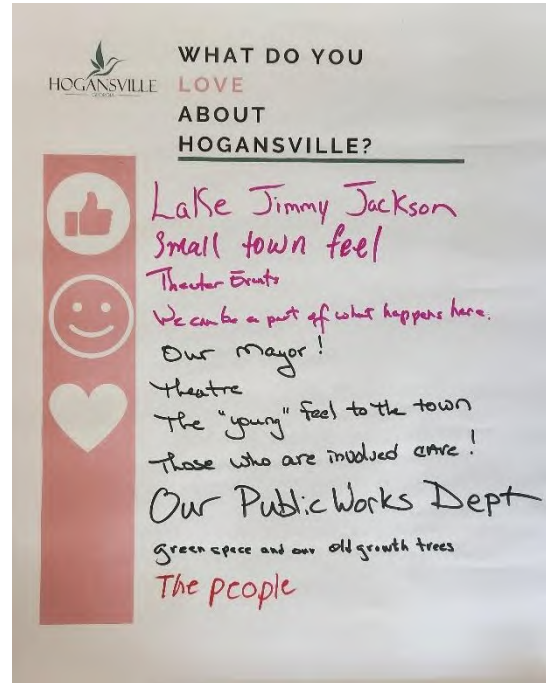
- “When you put your email address on the city website and somebody sends an email... the proper thing to do is respond.”
- “Do not just rely on Facebook. A stronger digital presence, including video, run by the city.”
- “I like the monthly email communication.”

**Key Takeaway:** Residents want proactive, consistent communication from city officials, beyond social media, and expect more responsiveness.

**Station: What Do You Love About Hogansville?**

**Stakeholder Comments**

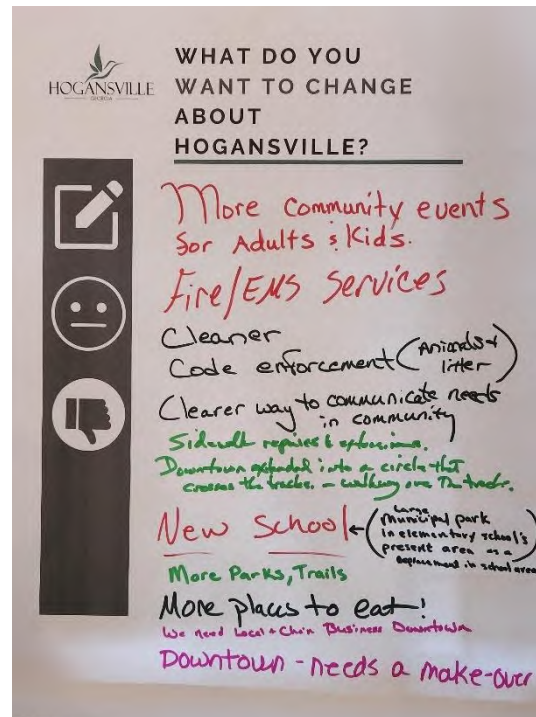
- Lake Jimmy Jackson
- Small town feel
- Theater events
- We can be a part of what happens here
- Our mayor!
- Theater
- The “young” feel to the town
- Those who are involved care!
- Our Public Works Dept
- Greenspace and our old growth trees
- The people



**Station: What Do You Want to Change about Hogansville?**

**Answers**

- More community events for adults & kids
- Fire/EMS services
- Cleaner
- Code enforcement (animals & litter)
- Clearer way to communicate needs in community
- Sidewalk repairs & extensions.
- Downtown extended into a circle that crosses the tracks – walkway over the tracks
- New school ← Large municipal park in elementary school's present area as a replacement in school area
- More parks, trails
- More places to eat!
- We need local and chain business downtown
- Downtown needs a make-over



### Station: Budget Exercise

Background: participants were given a packet of money of each of the following denominations: \$1, \$5, \$10, \$20, \$50, \$100. They had to choose where to put the money in the following budget categories: Parks and Recreation, Transportation, Public Safety, Economic Development, Water and Sewer Infrastructure, Downtown

### Budget Station Results

Budget Item	Pieces of Money Placed in Budget Buckets (By Denomination)						Total
	\$1	\$5	\$10	\$20	\$50	\$100	
Parks & Recreation	2 (\$2)	1 (\$5)	2 (\$20)	3 (\$60)	4 (\$200)	4 (\$400)	\$687
Transportation	3 (\$3)	1 (\$5)	0	1 (\$20)	1 (\$50)	2 (\$200)	\$278
Public Safety	0	3 (\$15)	1 (\$10)	1 (\$20)	2 (\$100)	1 (\$100)	\$245
Economic Development	2 (\$2)	2 (\$10)	4 (\$40)	2 (\$40)	1 (\$50)	1 (\$100)	\$242
Water & Sewer Infrastructure	2 (\$2)	2 (\$10)	1 (\$10)	1 (\$20)	0	2 (\$200)	\$242
Downtown	1 (\$1)	1 (\$5)	2 (\$2)	2 (\$40)	2 (\$100)		\$148



## WHAT ARE YOUR BUDGET PRIORITIES?

**Please let us know!**

Use your packet of City of Hogansville money to show where you think funding should be focused.

You can place your money in the following baskets (you can do some or all baskets):

- 1 - Transportation
- 2 - Public Safety
- 3 - Parks and Recreation
- 4 - Water/Sewer Infrastructure
- 5 - Downtown
- 6 - Economic Development





BUDGET PRIORITIES	<b>BUDGET CATEGORY: TRANSPORTATION</b>  Road maintenance Congestion and safety improvements Traffic signals Sidewalks, walkability, connectivity Multiuse trails Railroad safety improvements Transit Parking Corridor planning 	BUDGET PRIORITIES	<b>BUDGET CATEGORY: PARKS &amp; RECREATION</b>  Parks and trails Buildings and facilities Recreational fields and playgrounds Multiuse paths Recreational activities 
	<b>BUDGET CATEGORY: PUBLIC SAFETY</b>  Fire and Police staff Training Facilities and equipment Hazard mitigation		<b>BUDGET CATEGORY: WATER &amp; SEWER INFRASTRUCTURE</b>  Stormwater management Drinking and wastewater treatment Water storage Adequate infrastructure for industry Natural resources protection 
BUDGET PRIORITIES	<b>BUDGET CATEGORY: DOWNTOWN</b>  Streetscapes and facades Public amenities and events Safety and accessibility improvements Development incentives Small business support Public private collaboration 	BUDGET PRIORITIES	<b>BUDGET CATEGORY: ECONOMIC DEVELOPMENT</b>  Redevelopment & small business support Tourism programs Vacant storefront programs Partnerships Grants and loans Job opportunities Economic development staff 

### **Station: Character Areas**

Background: participants were shown an overview of each character area and encouraged to write their land use vision for that area.

#### **Downtown**

- Find ways to make extra parking more visible. Update signs that are busted up or dated.
- A chain restaurant downtown would bring more businesses.
- Revamp buildings – mix of loft apartments, restaurants, small boutiques.

#### **Village**

- Have plans for new and/or remodels “fit” the village area

#### **West End**

- Develop empty and unused space.
- Connect to rest of city on sidewalks.

#### **Traditional Residential**

- Better sidewalk, speed limit signs, and speed bumps

#### **Suburban Residential**

- Cottages: small town Americana

#### **Conservation**

- No comments noted

#### **Commercial Redevelopment**

- Aldi in Piggly Wiggly parking lot has enough parking

#### **Public Lands**

- Outdoor mall area for families – skating rink, arcade, nail salon, smoothie shop

#### **Industrial**

- Apartments not easy access for trucks due to train)

#### **Interstate**

- Fast food with easy access

Photos of Documents on Following Pages →

# Notes – Hogansville Community Visioning Meeting 8.28.25 – City Library

## Character Area: Downtown

Downtown is shown in brown on the Character Area Map

Overview of this Character Area - Please Add Your Input!

How the Downtown Character Area looks in the Plan today and on the ground:


- This area is the heart of the city and the historic commercial center.
- Most public services are located here such as the Municipal Center.
- Primary uses are retail, restaurants, public parks, recreation, schools, law-work units, single family residential.
- Secondary uses include light manufacturing, storage spaces, warehouse, utility, professional services, studio venues.
- Open space includes community space and private yards.
- Seamless connections to adjacent residential neighborhoods.

How we want Downtown areas to look in the updated Plan and on the ground:


Please add your vision(s):

What do you think buildings should look like? Open space? Roads? Other characteristics?

*Handwritten notes:*  
 Enhance historic architecture  
 Add more historic buildings  
 A chain of historic buildings would bring more businesses  
 Restore buildings - mix of old and new  
 Apartments, restaurants, small boutiques



Currently On-the-Ground:



## Character Area: Village

Village is shown in blue on the Character Area Map

Overview of this Character Area - Please Add Your Input!

How the Village Character Area looks in the Plan today and on the ground:


- This area is in the north part of Hogansville and includes the historic mill and mill village, which are listed together as "Stark Mill and Mill Village" in the National Register of Historic Places.
- This area is within walking distance of the Commercial Area and Hogansville Regional Library.
- This area has about 400 residences that are mostly original housing from the 1890s.
- Hogansville Manufacturing Company, but some of the historic structures declined due to low home ownership rates and property neglect.
- Home ownership and the restoration of homes in new has increased in recently.
- The mill continues to operate as Commercial Town in a reduced capacity.

How we want Village areas to look in the updated Plan and on the ground:


Please add your vision(s):

What do you think buildings should look like? Open space? Roads? Other characteristics?

*Handwritten notes:*  
 Have plans for new and/or remodels with the Village area.



Currently On-the-Ground:



## Character Area: West End

West End is shown in dark yellow on the Character Area Map

Overview of this Character Area - Please Add Your Input!

How the Commercial Redevelopment Area looks in the Plan today and on the ground:


- Area of primarily single-family residential properties, along with multi-family residential with churches.
- Includes related historic warehouses and parking lots such as Starline Park and Splash Pad, the South Little Memorial Park.
- Some areas do not include sidewalks and some housing and streets need improvement.
- Pockets of light and medium density.
- Some new development.

How we want Commercial Redevelopment areas to look in the updated Plan and on the ground:


Please add your vision(s):

What do you think buildings should look like? Open space? Roads? Other characteristics?

*Handwritten notes:*  
 Develop only 1-2 stories  
 Good looking homes



Currently On-the-Ground:



## NEW Character Area: Traditional Residential

(Categorized as "Residential" Character Area Previously)

Traditional Residential is shown light orange on the Character Area Map

Overview of this Character Area - Please Add Your Input!

How the Traditional Residential Area looks in the Plan today and on the ground:


- Housing ranges from modest to large, with a mix of small yards to large and well-maintained lawns.
- Side streets connecting to downtown.
- Portion of this area is within the East Main Street - Johnson Street National Register Historic District and the local historic district.
- Historic homes along streets connecting directly to downtown.

How we want Traditional Residential areas to look in the updated Plan and on the ground:


Please add your vision(s):

What do you think buildings should look like? Open space? Roads? Other characteristics?

*Handwritten notes:*  
 Better sidewalks, speed limit signs + speed bumps



Currently On-the-Ground:



## NEW Character Area: Suburban Residential

(Categorized as "Residential" Character Area Previously)

Suburban Residential is shown light yellow on the Character Area Map

Overview of this Character Area - Please Add Your Input!

How the Suburban Residential Area looks in the Plan today and on the ground:


- These areas include more recently constructed single-family as well as some multi-family and public housing developments.
- Housing range from modest to large, as well as ranging from good to dilapidated state of repair.
- Few sidewalks are in these areas.
- Some subdivisions in these areas were not initially completed due to the 2008 housing recession, but have resumed construction around 2010.
- Some lots may include city homes or accessory dwelling units.
- Streets are largely contained within individual neighborhoods with little connectivity.
- Large undeveloped parcels.

How we want Suburban Residential areas to look in the updated Plan and on the ground:

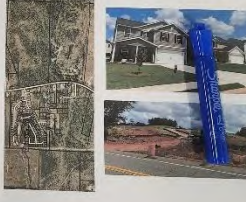
Please add your vision(s):

What do you think buildings should look like? Open space? Roads? Other characteristics?

*Handwritten notes:*  
 Cottages - small  
 Then Americana



Currently On-the-Ground:



## Character Area: Commercial Redevelopment

(Called Commercial previously)

Commercial Redevelopment is shown in red on the Character Area Map

Overview of this Character Area - Please Add Your Input!

How the Commercial Redevelopment Area looks in the Plan today and on the ground:


- Includes businesses along US 29, paralleling the railroad tracks as US 29 travels north toward Hawkins and south toward LaGrange.
- Travelers once used US 29 directly through Hogansville for a north-south route, until I-85 bypassed the town and diminished much of the visitor traffic along US 29.
- Today this character area is composed primarily of convenience retail and services in a somewhat "strip" pattern of development.
- The northern part of this area has a recent Piggly Wiggly and light industrial also included.
- The southern section is the existing industrial area.
- Limited pedestrian and bicycle infrastructure.
- Pockets of blight and vacant spaces and structures.

How we want Commercial Redevelopment areas to look in the updated Plan and on the ground:


Please add your vision(s):

What do you think buildings should look like? Open space? Roads? Other characteristics?

*Handwritten notes:*  
 Aldi, Inexpensive Wally's Parking lot has enough green



Currently On-the-Ground:





# Notes – Hogansville Community Visioning Meeting 8.28.25 – City Library

## New Character Area: Conservation

Conservation is **green** on the Character Area Map  
Lake Jimmy John was previously its own character area, but now is a map feature

### Overview of this Character Area - Please Add Your Input!






**How the Conservation Character Area looks in the Plan today and on the ground:**

- Includes undeveloped areas proximate to Lake Jimmy John and park.
- Corridor the Blue Creek watershed.
- City wants residents in this vicinity provide a makeshift walking route to the nearby Village area and could be part of the future Yellow Jacket Greenway.
- City recovery.
- Former city landfill.

**How we want Conservation areas to look in the updated Plan and on the ground:**

Please add your vision(s):  
What do you think buildings should look like? Open space? Roads? Other characteristics?

Currently On the Ground

## Character Area: Public Lands

Public Lands are shown in **purple** on the Character Area Map

### Overview of this Character Area - Please Add Your Input!

**How the Public Lands Character Area looks in the Plan today and on the ground:**






- Public lands are community facility and community owned places situated throughout the city.
- Includes the City's former 420-acre wastewater spray field, which was decommissioned in 2020 when the city's new 1.5 mgd wastewater treatment plant was completed.
- This area is part of the city's western corridor in the Hogansville Corridor Plan.

**How we want Public Lands areas to look in the updated Plan and on the ground:**

Please add your vision(s):  
What do you think buildings should look like? Open space? Roads? Other characteristics?

Currently On the Ground

cardinal mall area for families  
skating rink, arcade, barbers  
smoothie shop

## Character Area: Industrial

Industrial is shown **light gray** on the Character Area Map

### Overview of this Character Area - Please Add Your Input!

**How the Industrial Character Area looks in the Plan today and on the ground:**






- This area is identified to manufacturing facilities, processing units, factories, warehouses, and related trade facilities.
- Location along interstate and highways - good access.
- Nearly improved road access across interstate into Meriwether County.
- Adjacent to the existing Meriwether Industrial Park (owned jointly by the Joint Hogansville-Meriwether Development Authority).

**How we want Industrial areas to look in the updated Plan and on the ground:**

Please add your vision(s):  
What do you think buildings should look like? Open space? Roads? Other characteristics?

Apartment (not easy access for trucks due to train)

Currently On the Ground

## Character Area: Interstate

Interstate is shown **light blue** on the Character Area Map

### Overview of this Character Area - Please Add Your Input!

**How the Interstate Character Area looks in the Plan today and on the ground:**





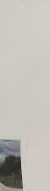
- This area includes property both east and west of I-95 at Exit 28 and serves as a major gateway into the city.
- Large commercial area with a truck stop, gas stations, restaurants and fast food chains, hotels, grocery stores, and other retail establishments.
- The stretch between the interstate and downtown includes a one-mile wooded area with some single-family development along both sides. The 2018 Hogansville Corridor Redevelopment Plan recommends a limited buffer on both sides of I-95 to maximize intermodal.
- Mixed use development - commercial on road frontage and residential behind.
- Local area for large employment and industrial.

**How we want Interstate areas to look in the updated Plan and on the ground:**

Please add your vision(s):  
What do you think buildings should look like? Open space? Roads? Other characteristics?

Fast food with easy access

Currently On the Ground

### SWOT Analysis for Hogansville's 2025 Comprehensive Plan Update

#### Strengths, Weaknesses, Opportunities, and Threats

##### **S T R E N G T H S**

- Small-town feel
- Historic districts – on the National Register and local designation
  - Tax credit opportunities and preservation tools
- Strategic location
  - I-85 corridor
- Recreation amenities
  - Tower Trail, Lake Jimmy Jackson Park, future trails
- Infrastructure improvements
  - Water system improvements, roundabout
  - LG smart pole with EV charging and safety technology
- Leveraging programs and funding
  - CDBG, GEFA, SPLOST, TAP
- Partnerships
  - ECG, developers, schools, library, new health clinic
- Downtown
  - Attractive, supported by DDA and leadership
  - Library, school, restored theater as cultural anchor
- City events

##### **W E A K N E S S E S**

- Consistency of code enforcement
  - Some ordinances may need strengthening
- Lower median incomes
  - Challenging to maintain/expand services and amenities
- Growing pains
  - Infrastructure capacity, public safety, school
  - Limited land inside city limits; may need annexation
- Lack of post-secondary schools
- Business sustainability challenges
  - Low foot traffic, small customer base, store closings/turnover
- Re-organization of recreation program; now under county
- Weak communications regarding events and notifications
  - Some residents miss updates
- Traffic issues current and future
  - Downtown parking deck needed
- Codes update
  - Need to update design standards
  - Need codes to enable a mix of housing types
- Quality of life needs
  - Food desert, day cars, laundry facilities
- Limited connectivity and walkability
  - Downtown businesses affected



**SWOT Analysis for Hogansville's 2025 Comprehensive Plan Update (Continued)**

<b>Strengths, Weaknesses, Opportunities, and Threats</b>	
<b>O P P O R T U N I T I E S</b>	<ul style="list-style-type: none"> <li>• Downtown parking deck</li> <li>• Expand trail network               <ul style="list-style-type: none"> <li>○ Future Yellow Jacket trail/greenway</li> <li>○ Connect neighborhoods and downtown</li> </ul> </li> <li>• Developers partnering for needed infrastructure improvements</li> <li>• Improve public communication               <ul style="list-style-type: none"> <li>○ Newsletters, water bills, information through Main Street program</li> </ul> </li> <li>• Site new schools strategically               <ul style="list-style-type: none"> <li>○ Possible partnership with Georgia Conservancy</li> <li>○ Potential educational campus in old industrial park</li> </ul> </li> <li>• Strengthen historic preservation and design standards</li> <li>• New grant opportunities               <ul style="list-style-type: none"> <li>○ Rail crossing elimination, truck route solutions</li> </ul> </li> </ul>
<b>T H R E A T S</b>	<ul style="list-style-type: none"> <li>• Traffic from I-85 from I-85 and Bass Cross Rd</li> <li>• Industrial growth pressure from neighboring communities</li> <li>• Pedestrian safety               <ul style="list-style-type: none"> <li>○ Pedestrians walking along roadways with no sidewalks</li> <li>○ Much of road network is state routes</li> <li>○ Railroad</li> <li>○ Low walkability score, especially west side of town</li> </ul> </li> <li>• Railroad               <ul style="list-style-type: none"> <li>○ Challenging with horns</li> <li>○ Disruptive, high speeds</li> <li>○ Blocked crossings; impacts on emergency response, traffic, business</li> <li>○ Need for over/underpass</li> </ul> </li> <li>• Large truck traffic               <ul style="list-style-type: none"> <li>○ A bypass would have positive and negative impacts; may divert too much traffic from downtown</li> <li>○ Creates unsafe feeling for pedestrians</li> <li>○ Could increase with more industry</li> </ul> </li> <li>• Community concerns over new development</li> </ul>

<p>petition may be granted hearing.</p>	<p><b>NOTICE FOR LETTERS OF ADMINISTRATION</b></p>	<p><b>EST/STANLEY, M. PUBLIC NOTICE</b></p>	<p><b>EST/WEBB, L. PUBLIC NOTICE</b></p>	<p>at lagrangenews.com. Call 706.443.7535.</p>
<p>de e Probate Court Tucker Probate Court Avenue GA 30240 706-883-  Daily News: 5 and 22, 2025 VITT, J.</p>	<p>TO WHOM IT MAY CONCERN: Keith Lashawn Reed has petitioned to be appointed administrator of the estate of George Lewis Reed deceased, of said County. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statement, and/or grant of certain powers contained in O.C.G.A 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 17, 2025. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.</p>	<p><b>IN THE PROBATE COURT OF TROUP COUNTY STATE OF GEORGIA IN RE: ESTATE OF HARRY HULME STRIBLING DECEASED ESTATE NO. 2025-33-ES NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT</b>  The petition of Wanda Gail Perkins Stribling, for a year's support from the estate of Harry Hulme Stribling, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 3, 2025, why said petition should not be granted.  All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.</p>	<p><b>NOTICE OF PUBLICATION</b>  Notice is given that the business operated at 250 Hills and Dales Farm Road, LaGrange, Georgia 30240, in the tradename of <b>FELLOWSHIP HILLSIDE</b> is owned and carried on by <b>FELLOWSHIP LAGRANGE OPCO, LLC</b>, a Georgia limited liability company, with its principal office at 470 Fellowship Home Lane; Valdosta, Georgia 31602; and the statement relating thereto required by O.C.G.A. Section 10-1-490, has been filed with the Clerk of the Superior Court of Troup County, Georgia. <b>FELLOWSHIP LAGRANGE OPCO, LLC</b>, a Georgia limited liability company  By: George John LaHood IV, Member/Manager  LaGrange Daily News: Mar. 1 and 8, 2025 <b>FELLOWSHIP HILLSIDE</b></p>	<p><b>PUBLIC NOTICE</b>  <b>NOTICE OF SELF STORAGE SALE</b>  Please take notice LaGrange Climate Storage 110 Commerce Ave LaGrange GA 30241 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via <a href="http://www.storageauctions.com">www.storageauctions.com</a> on 3/19/2025 at 10:00 AM. Unless the contents are household goods, furnishings and garage essentials. Labrika Hill unit #138; Keyana Willis unit #506; Lasandra Calloway unit #913. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  LaGrange Daily News: Mar. 1 and 8, 2025 <b>STORAGE AUCTION</b></p>
<p><b>PUBLIC NOTICE</b>  <b>STATE OF GEORGIA TROUP COUNTY NOTICE TO DEBTORS AND CREDITORS</b></p>	<p><b>STATE OF ANNE T. McLean, deceased</b> and creditors of the estate of Anne T. McLean, deceased, of Troup County, Georgia, hereby notified their demands and the Personal Representative of the estate, and all persons indebted to said estate are required to make immediate payment to the Personal Representative.</p>	<p>/s/Debbie Wade Judge of the Probate Court By: Karen Tucker Clerk of the Probate Court Troup County Probate court 100 Ridley Avenue LaGrange, GA 30240 706-883-1690  LaGrange Daily News: Feb. 22, Mar. 1, 8 and 15, 2025 <b>EST/REED, G.</b></p>	<p><b>PUBLIC NOTICE</b>  <b>CITY OF HOGANSVILLE PUBLIC HEARING NOTICE FOR 2025-2045 COMPREHENSIVE PLAN UPDATE</b>  The City of Hogansville is initiating the process to begin an update of its local comprehensive plan. The comprehensive plan is utilized to establish and promote the City's vision for the future. The update will be prepared according to rules for local comprehensive planning adopted by the Georgia Department of Community Affairs (DCA). The plan update will also allow the City of LaGrange to maintain its Qualified Local Government (QLG) status, and therefore be eligible for state grant funds, loans, and permits. The purpose of the public hearing is to brief the community on the process to be used to update the local comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update are encouraged to attend the meeting. This public hearing will be held at Hogansville City Hall, 111 High Street, Hogansville, GA 31833 on March 17 at 7:00 PM as part of the regularly scheduled council meeting. For questions regarding the comprehensive plan update, please contact city hall at 706-637-8629.  LaGrange Daily News: Mar. 1, 2025 <b>HEARING</b></p>	<p><b>PUBLIC NOTICE</b>  All Self Storage located at Mail to: P.O. Box 1527, LaGrange, GA 30241 will hold an online public sale to enforce a lien imposed on said property, as described below, pursuant to the Georgia Self Storage Facility Act, Georgia Code 10-4-210 to 10-4-215. The auction will be held on website <a href="http://www.storageauctions.com">www.storageauctions.com</a> (http://www.storageauctions.com) and will end at 12:00 PM on Tuesday, March 25, 2025. Management reserves the right to withdraw any unit from sale. Registered or motor vehicles are sold "As Is / Parts Only," no titles or registration.  Unit # Tenant Name Stored Items U210 Deborah Doss Household goods, boxes, totes, bags V510 Cherokee Shelton Clothes, bedm washer and dryer, toys  LaGrange Daily News: Mar. 1 and 8, 2025 <b>STORAGE AUCTION</b></p>
<p><b>NOTICE</b>  <b>STATE OF GEORGIA TROUP COUNTY NOTICE TO DEBTORS AND CREDITORS</b></p>	<p><b>DEBBIE WADE</b> Judge of the Probate Court By: Karen Tucker Clerk of the Probate Court Troup County Probate court 100 Ridley Avenue LaGrange, GA 30240 706-883-1690  LaGrange Daily News: Feb. 22, Mar. 1, 8 and 15, 2025 <b>EST/REED, G.</b></p>	<p><b>PUBLIC NOTICE</b>  <b>STATE OF GEORGIA TROUP COUNTY NOTICE TO DEBTORS AND CREDITORS</b>  <b>RE: Estate of Gary Paul Teaver</b> All debtors and creditors of the Estate of Gary Paul Teaver, deceased, late of Troup County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  Kevin Terry Littlefield 727 North Greenwood St. LaGrange, GA 30240 This January 28, 2025. BY: Karen Tucker Chief Clerk 100 Ridley Avenue LaGrange, GA 30240  LaGrange Daily News: Feb. 8, 15, 22 and Mar. 1, 2025 <b>EST/TEAVER, G.</b></p>	<p><b>PUBLIC NOTICE</b>  <b>NOTICE OF NAME CHANGE</b>  TAKE NOTICE that on the 24th day of February 2025, Sheila Scales, filed a Petition in the Superior Court of Troup County, Georgia, seeking a name change of a minor child from Kellen Clifford Stephens to Kellen Clifford Smith. Any interested or affected party has the right to appear and file objections.</p>	<p><b>PUBLIC NOTICE</b>  <b>NOTICE OF PUBLIC SALE</b>  FreeUp Storage Lagrange located at 1385 Lafayette Pkwy, Lagrange, GA, 30241 will hold an online public sale to enforce a lien imposed on said property, as described below, pursuant to the Georgia Self Storage Facility Act, Georgia Code 10-4-210 to 10-4-215. The auction will be held online at <a href="http://www.storageauctions.com">www.storageauctions.com</a> and will end on Wednesday March 19, 2025 at 12:00 pm. Unless stated otherwise, the personal goods stored therein by the following may include, but are not limited to general household items, furniture, boxes, clothes, appliances, garage essentials and vehicles. Registered or motor vehicles are sold "As Is/Parts Only," no titles or registration.</p>
<p><b>NOTICE</b>  <b>STATE OF GEORGIA TROUP COUNTY NOTICE TO DEBTORS AND CREDITORS</b></p>	<p><b>RE: Estate of Lois H. Smith</b> All debtors and creditors of the Estate of Lois H. Smith, deceased, late of Troup County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).  Cynthia Brown Garrard 4810 Coppedge Trail Peachtree Corners, GA 30096  This January 31, 2025  BY: Karen Tucker Chief Clerk 100 Ridley Ave. LaGrange, GA 30240  LaGrange Daily News: Feb. 8, 15, 22 and Mar. 1, 2025 <b>EST/SMITH, L.</b></p>	<p><b>PUBLIC NOTICE</b>  <b>IN THE PROBATE COURT OF TROUP COUNTY STATE OF GEORGIA IN RE: ESTATE OF YOLANDA CHRISTINE SAMS, DECEASED ESTATE NO. 2025-60-ES PETITION FOR LETTERS OF ADMINISTRATION</b>  I, concern: urray has petitioned administrator of the estate of Robert Jr. deceased,</p>	<p><b>PUBLIC NOTICE</b>  <b>NOTICE OF NAME CHANGE</b>  TAKE NOTICE that on the 24th day of February 2025, Sheila Scales, filed a Petition in the Superior Court of Troup County, Georgia, seeking a name change of a minor child from Kellen Clifford Stephens to Kellen Clifford Smith. Any interested or affected party has the right to appear and file objections.</p>	