

Troup County 2045 COMPREHENSIVE PLAN



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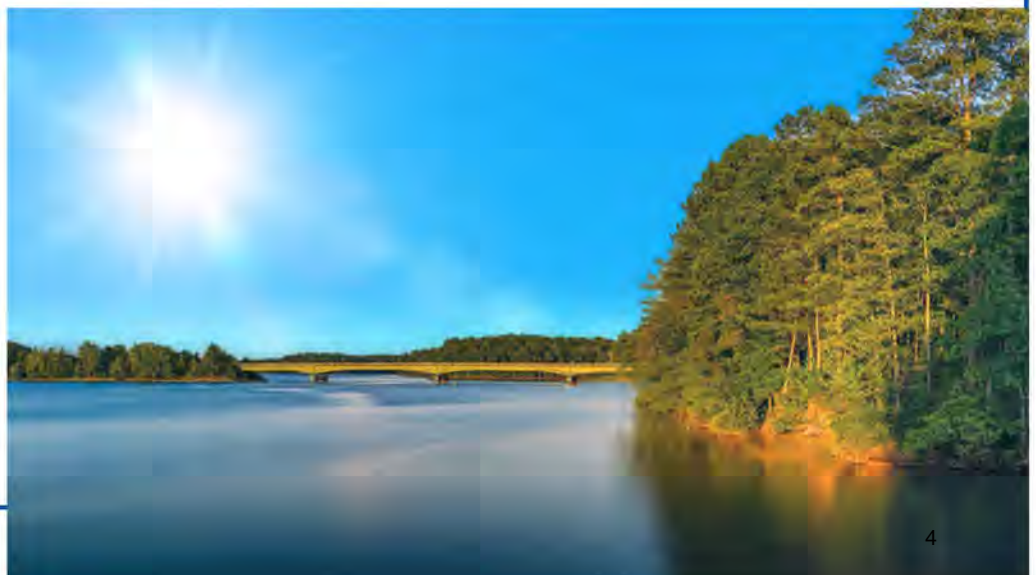
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SCOPE

This document was prepared following the Rules of the Georgia Department of Community Affairs (DCA), Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. It includes the required elements for a Community Plan:

1. Community Goals — including a vision statement and supporting policies to guide future growth and development.
2. Needs and Opportunities Assessment — addressing key planning elements such as land use and sense of place, economic development, housing, natural resources, community facilities, and transportation.
3. Report of Accomplishments — summarizing progress on the previous Community Work Program, along with a new Community Work Program detailing specific actions the community will undertake over the next five years.
4. Broadband Element — providing an action plan to promote the expansion of broadband services into currently unserved areas of the county.
5. Land Use / Character Areas — defining the vision for development patterns and land use character across the county.



EXECUTIVE SUMMARY

The 2025 Troup County Comprehensive Plan represents a long-term strategic framework built on extensive community input, data analysis, and local expertise to guide the county's growth and development over the next decade. Grounded in the community vision that:

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

This plan addresses the interconnected challenges and opportunities facing the county through coordinated strategies that leverage existing assets while meeting fundamental community needs.

The plan employs a hybrid approach that integrates needs and opportunities with specific goals and policies organized around key themes that emerged from the 2025 SWOT analysis and community engagement process. The comprehensive plan serves as both a policy guide for decision-making regarding land use, infrastructure, housing, economic development, and natural resource conservation, and as an implementation roadmap that demonstrates how Troup County can attract significant economic development while maintaining its community values and quality of life for all residents.



PURPOSE

Troup County's landscape tells a story, rolling pastures, wooded hillsides, and quiet stretches of farmland that have endured for generations. But just beyond the tree line, another story is pressing in: one of growth, speculation, and change. With Metro Atlanta expanding to the northeast and the Columbus Metropolitan Statistical Area (MSA) to the south, Troup County is increasingly caught in the crosshairs of regional development pressure. Our geography, punctuated by two major interstate corridors, I-85 and I-185, places the county in a highly strategic position for logistics, manufacturing, and large-scale commercial projects.

Troup County's open spaces are often viewed as blank slates, ideal for industrial and commercial development, often in the form of distribution hubs or industrial parks by developing entities. In many ways, their interest is well-founded. Our location offers unmatched connectivity. Yet for those who call this place home, particularly in the rural areas defined by cattle pastures, hay fields, and pine forests, the idea of paving over this land sparks genuine concern. There is a sense of loss that comes with change, especially when the growth feels fast and driven by outside forces.

At the same time, there's a need voiced by residents across the county: the desire for better job opportunities, especially those that pay a living wage; for more attainable homes for first-time buyers; and for stronger local services that can keep pace with a growing population. The challenge is clear: How does Troup County accommodate the pressures and opportunities of growth while preserving the rural characteristics that make Troup County unique?

This Comprehensive Plan update is an attempt to answer that question with clarity, balance, and purpose.



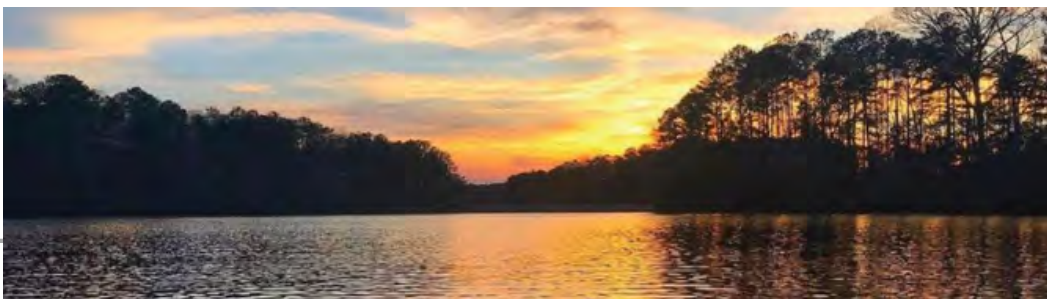
PURPOSE

One of the ongoing challenges in comprehensive planning is ensuring alignment between the plan's vision and the many individuals and groups responsible for its implementation. Planning staff are often well-versed in the technical goals and long-term strategies, but translating those into action requires sustained coordination, time, and capacity. Elected officials work to balance immediate community needs with long-range planning goals, all while responding to diverse input from constituents. At the same time, planning processes can be complex or technical in nature, which may unintentionally create barriers to meaningful public participation in decisions that shape communities. Strengthening communication and collaboration among all stakeholders remains essential for successful plan implementation.

This plan acknowledges those gaps and sets a different tone. It centers on community education as a cornerstone of comprehensive plan vision and implementation. Over the next five years, Troup County will explore the ways to create a multi-faceted strategy to engage and inform its residents, business owners, leaders, and staff, not just about what the Comprehensive Plan says, but why it matters and how to carry it out.

Rather than solely offering a list of static goals and policies, we propose an approach that meets people where they are:

- Through interactive public meetings and workshops that demystify zoning and land use decisions.
- Through digital tools that allow residents to explore the character area map online and see how potential developments align with infrastructure.
- Through partnerships and community organizations that can help younger generations understand the relationship between local comprehensive planning and quality of life.



PURPOSE

Troup County recognizes that the Comprehensive Plan is one component of a broader strategy for guiding growth and development. This plan update is designed to be more accessible and user-friendly, ensuring it becomes a practical resource for staff and elected officials as they make decisions related to zoning, development, economic initiatives, transportation, and annexation.

Ultimately, this Comprehensive Plan is not just a document—it's a shared commitment. A commitment to honoring the land and legacy we've been entrusted with, while preparing thoughtfully for those who will call Troup County home in the future. It's about creating room for growth without sacrificing the soul of our community. And it's about equipping the people of Troup County with the knowledge, tools, and trust needed to turn that vision into reality.



WHAT IS A COMPREHENSIVE PLAN?

- High-level policy to guide growth and development over the next 20 years.
- Establishes a collective community vision for growth over the next 20 years. The community vision is formulated from public input and land use analysis
- Coordinates local planning efforts among the different departments, agencies, and jurisdictions. Creates common goals and initiatives

A COMPREHENSIVE PLAN IS NOT...

- Zoning
- An ordinance
- A regulation

A COMPREHENSIVE DOES NOT...

- Change existing zoning
- Create new regulations
- Change the development rights allowed by each property's existing zoning



HOW IS A COMPREHENSIVE PLAN USED?

There are three common uses for the comprehensive plan:

Modern urban planning in the United States began to take shape in the late 19th and early 20th centuries, though the principles behind it have much older roots. The idea of thoughtfully organizing cities dates back thousands of years — Hippodamus of Miletus, a Greek architect and philosopher from around 498 to 408 BC, is widely regarded as one of the earliest figures to formalize urban design concepts, earning him the title “father of city planning.”

In the U.S., the industrial era brought rapid urban growth, but also overcrowded and unsanitary living conditions. The lack of regulation around building placement, density, and land use contributed to a range of public health challenges and diminished quality of life in many cities.

By the late 1800s, American municipalities began implementing land use controls in response to these conditions. This movement gained momentum in the early 20th century, and in the 1920s, the U.S. Department of Commerce introduced model zoning and planning legislation to guide states in establishing their own frameworks for land use regulation.

CHARACTER AREA MAP IS REFERENCED DURING REZONINGS, ANNEXATIONS, AND CAPITAL INVESTMENT DECISIONS.

The Character Area Map highlights the unique identity of communities throughout Troup County and reflects how each area is envisioned to evolve. Rather than prescribing specific land uses, character areas focus on the look, feel, and function of different parts of the county, capturing both what makes them distinctive today and what the community envisions for their future. This map serves as a valuable guide for shaping development in a way that aligns with local values, aspirations, and the broader vision for Troup County.

THE COMPREHENSIVE PLAN HELPS GUIDE DAY-TO-DAY DECISIONS

The goals and policies in this plan are a valuable resource for guiding local government decisions, while also helping residents, property owners, and businesses understand and support Troup County's long-term vision.

THE COMMUNITY WORK PROGRAM HELPS DIRECT PUBLIC INVESTMENT INITIATIVE.

Plan implementation is carried out through the Community Work Program (CWP), which identifies specific projects, initiatives, and potential funding sources to be pursued over the five years following adoption of the Comprehensive Plan.

REGIONAL WATER PLAN

The Middle-Chattahoochee Regional Water Plan was updated in June 2023. The Middle Chattahoochee is one of 10 water planning regions across the state. The plan can be found on the Georgia Water Planning website: <https://waterplanning.georgia.gov/>.

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

Water Plan Vision Statement

Our vision is that our descendants have safe, clean, abundant, and sustainable water in the Middle Chattahoochee Region through cooperation, education, scientific research, best available data, conservation, and stewardship.

Middle Chattahoochee Water Planning Council Goals

1. Maintain collaboration that acknowledges the significant differences of geography, population, economic conditions, and biodiversity in the region to build consensus around how to provide for the needs of this region sustainably and for the foreseeable future.
2. Plan to protect the quality of the water in the rivers, streams, reservoirs, and aquifers in our region for the purposes of enhancing the quality of life for the people in our region, conserving fish and wildlife, promoting recreation, supporting our economy, and protecting public health, with due consideration of environmental and economic sustainability.
3. Plan the use of water in the rivers, streams, reservoirs, and aquifers within our region to provide sufficient flow and lake levels for public and private uses, including transportation, commerce, energy production, agriculture, public water supply, flood control, recreation, industry, and economic development, with due consideration of environmental and economic sustainability.



ENVIRONMENTAL CRITERIA

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

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

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

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

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

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

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



COMMUNITY PROFILE

TROUP COUNTY



*Where Yesterday Guides
Tomorrow*

HISTORICAL TRADITION

Troup County is a place where yesterday holds meaning, and the future is shaped by the values and visions that are carried forward in our planning for tomorrow. Whether rooted in the quiet of tree-lined roads or reflected in the energy of modern innovation, the county's future depends on a thoughtful balance.

It is not about choosing between tradition and progress but about recognizing how one can enrich the other. In Troup County, the past is not a chapter closed, but a compass guiding growth that honors the land, the people, and the stories that have always made this place home.

**"THE PAST IS PROLOGUE."
— WILLIAM SHAKESPEARE**



HISTORICAL TRADITION

Troup County itself was officially formed in 1826, when the Georgia legislature named it for Governor George Troup and opened the land for settlement the following year. But the story of this region was already long in the making. Its history is etched into riverbanks, paths, and hillsides by those who lived here for generations. Its evolving narrative is shaped by every hand that knapped flint, tilled the fields, cleared paths, built the mills, and raised their families beneath its broad skies.

Long before municipal boundaries existed, this region was a tapestry of land shaped by waterways, communities, and culture. Troup County's story begins at the edge of the Chattahoochee River, where the small bluff known today as Oakfuskee hints at a vibrant past. Once central to Creek life, this site was home to a thriving village that honored both trade and tradition. Though the structures have faded, the pathways—well-worn by generations—remain, tracing the story of a landscape shaped by collective movement and ancient waterways.

A deeply significant piece of Troup County's storied past is the archaeological site known as the Burnt Village (Okfuskenena), submerged beneath West Point Lake, which was once a thriving Creek settlement and trading crossroads. Excavations by Smithsonian archaeologist Harold Huscher in the 1960s revealed artifacts now preserved beneath the water, making Okfuskenena one of Georgia's most thoroughly studied Native American towns. Though now hidden from view, its presence endures in the layers of earth and in our shared memory, reminding us of communities that once flourished here and the importance of honoring the stories they left behind.



HISTORIC COMMUNITIES AND RURAL HERITAGE

Troup County is home to dozens of distinct communities, each with its character, history, and contributions to the county's rich tapestry. From established neighborhoods to rural crossroads, from historic settlements to modern subdivisions, these communities represent the diverse ways people have chosen to call Troup County home. While space constraints prevent us from chronicling every community's unique story, each is valued and accounted for in our comprehensive planning efforts. The communities highlighted here illustrate the broader patterns of settlement, development, and community-building that have shaped the county and continue to inform our approach to future growth.

Liberty Hill and Pioneer Foundations

A short drive from Oakfuskee, toward the Alabama line, leads to the site of the Liberty Hill community, located near the former Liberty Hill Church and Cemetery. In this community, the historic Midway church's humble rural sanctuary and graveyard carry the voices of early settlers, their names etched into weathered stones. These pioneers transformed the wilderness into home, rooted in faith and determination, laying the foundations in Troup County long before towns appeared on maps.



Historic Corridors and Natural Landscapes

Continuing eastward and ascending into the rolling hills, Glass Bridge Road winds through the Pine Mountain Ridge, an evocative corridor of forests and pastures. This route, once used for Indigenous trade and later by Civil War scouts, now invites reflection amid nature's hush. The landscape here combines natural beauty with historical resonance, creating scenic corridors that serve as both transportation routes and experiential destinations for residents and visitors alike.

Throughout the county, rural historic crossroads mark places of quiet resilience. Families worked the land, shared meals at small churches, and forged bonds that carried them through cascading waves of change, from boll weevils to railroad closures. These patterns of settlement and community-building continue to inform the county's rural character and development philosophy.

MOUNTVILLE: A LEGACY OF COMMERCE AND COMMUNITY

Northward lies Mountville, one of the oldest settlements in Troup County, located on an elevated ridge that once served as a natural waypoint along a trail for commerce and trade. In its earliest days, Mountville became a key stop on the Montgomery & Griffin Stagecoach line, creating a lifeline of mail, travelers, and trade that connected the isolated community with the outside world. This small community quickly grew around that route, giving rise to general stores, a post office, a school, and even horse races that drew weekend crowds and community cheer. Mountville's history also includes a proud legacy of education through the Mountville Military Institute, a short-lived but ambitious effort to provide structured learning during the post-Reconstruction years.

In the late 19th and early 20th centuries, Mountville entered what is locally remembered as its "Golden Age," sparked by the arrival of the Macon & Birmingham Railroad. The rails brought new energy, new faces, and new economic opportunities. Cotton bales once lined the depot platform, and trains carried both goods and stories to and from the broader South.

Though quieter now, Mountville still bears the architectural charm and community spirit of its past. Its legacy endures in the pride of its longtime residents and serves as a model for how historic communities can maintain their character while adapting to modern needs.



"In the late 19th and early 20th centuries, Mountville entered what is locally remembered as its 'Golden Age'"

EDUCATIONAL LANDMARKS

Not far away from Mountville, the Hillcrest School once stood as a pillar of a rural community. In 1925, the school was established on a prominent hill in northern Troup County, earning the name Hill Crest for its striking elevation and scenic views. This school became the heart of what would become the Hillcrest community, bringing together students from several smaller rural schools that had previously served the area. Though the Hillcrest structure has vanished, its mission endures in the stories of those who passed through their doors and the communities they helped uplift.



Rosemont: Continuity and Country Values

Nestled just south of LaGrange lies the Rosemont community, named after the construction of the Rosemont School in the early 1920s. The school served children from Big Springs, Pleasant Grove, and Ursula School, quickly becoming a central landmark around which the community adopted its name. Over the decades, families in Rosemont cultivated a reputation for neighborliness, church life, and quiet rural pride. The area is home to the historic Rosemont Baptist Church and the long-standing Rosemont Elementary School, which today is a Title I Blue Ribbon School. This enduring place remains a testament to community, continuity, and country values that continue to shape development patterns today.



LONG CANE COMMUNITY

Rooted in Faith and Family: The Story of Long Cane Community

Tucked into the pastoral landscape of southern Troup County lies Long Cane, a quiet yet enduring rural community with roots that stretch back nearly two centuries. Though modest in size today, Long Cane once thrived as a hub of faith, farming, and frontier spirit. Its well-preserved 19th-century buildings, homes, churches, cemeteries, and civic sites tell the story of a place built on resilience, reverence, and deep familial ties. Listed on the National Register of Historic Places, the Long Cane Historic District remains a vital chapter in Troup County's early heritage.

Long Cane, as we know it today, began to take shape in the late 1820s as families moved into newly available territory in west Georgia. Drawn by fertile soils and the waters of Long Cane Creek, early settlers built homesteads and laid the foundation for a thriving rural community. Among the first was the Hill family. John Hill relocated his household here, including his young son Benjamin Harvey Hill, who would later become one of Georgia's most influential political figures, serving as a U.S. Congressman and Senator.

The Traylor family also made significant contributions to the area's development. In 1832, George Hamilton Traylor constructed a stately home that remains standing today, featuring elements of both Federal and Greek Revival styles. It later passed to his son, John Thomas Traylor, and remains a rare example of early domestic architecture in Georgia.



LONG CANE COMMUNITY

Rooted in Faith and Family: The Story of Long Cane Community

Faith anchored community life in Long Cane. Established in 1829 by Reverend James Reeves, Long Cane Baptist Church served both Baptist and Presbyterian congregations. Its modest wooden structure, built in the 1830s, still stands today, complete with its original slave gallery. In 1887, the Presbyterian members formed their congregation, Loyd Presbyterian Church. The Hill family also donated land for the construction of Long Cane Methodist Church, which was built nearby in 1841. Together, these churches formed a spiritual hub for the area's families. Both the Long Cane Baptist and Methodist churches still stand today, preserving the legacy of faith that shaped the community.

Soon after the church's founding, residents built a one-room schoolhouse that operated into the early 20th century. A two-story Masonic lodge, constructed around 1850, became a central meeting place for the organization. It served as a post office, stagecoach stop, general store, and civic hall, helping to knit the community together through shared services and a common purpose.

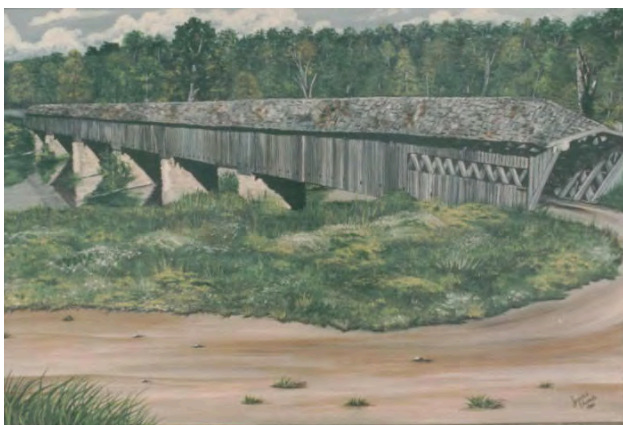
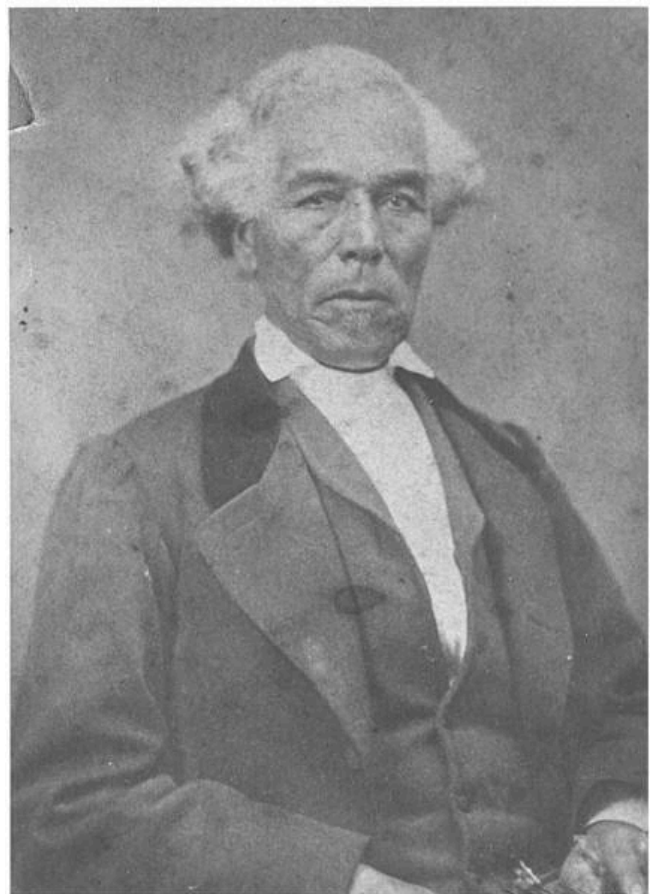
Today, the Long Cane Historic District offers a rare and remarkably intact look at Georgia's rural past. With antebellum homes, historic churches, cemeteries, and open landscapes, it captures the essence of an early agricultural community shaped by tradition and cooperation. Places like the Traylor House and Long Cane Baptist Church aren't just historical sites; they're living reminders of a community rooted in faith, family, and enduring connection to the land.



VISIONARY LEADERS AND INFRASTRUCTURE

Among those who shaped the rural backbone of Troup County was Horace King, a remarkable self-taught engineer whose visionary bridgework laid the groundwork for modern connections. Born in the early 1800s, King learned bridge-building under challenging circumstances and quickly rose to become a master bridge builder and architect of extraordinary skill. His reputation was such that contractors would often change their construction plans entirely to accommodate his availability, something unheard of at the time.

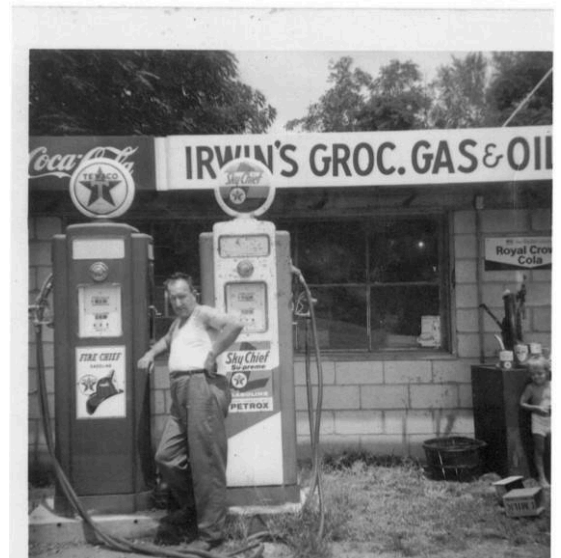
After gaining his freedom in 1846, King continued his groundbreaking work while serving two years in the Alabama Legislature. His structures, elegant in both form and function, linked farms to markets and neighbors to opportunity, turning isolation into access. King received laudatory obituaries in each of Georgia's major newspapers and was posthumously inducted into the Alabama Engineers Hall of Fame at the University of Alabama. Many of the routes we travel today trace paths first made possible by King's craftsmanship, a legacy of infrastructure that continues to support community and commerce across the South. He and his sons are buried in LaGrange's Miller Street Confederate Cemetery, where visitors can pay respects to this pioneering engineer.



"IT WAS OFTEN THE EVERYDAY HEROES WHO TRULY STITCHED THE COMMUNITY TOGETHER"

In Troup County, it was often the everyday heroes who truly stitched the community together and whose values continue to influence the county's approach to growth and development. These were the teachers who arrived before dawn to stoke fires in wood-heated classrooms, the blacksmiths whose anvils rang with the rhythm of daily life, and the farmers who negotiated crop prices while building relationships through handshake deals and honest work. There were storekeepers who extended credit during hard times, mill operators who connected rural producers to wider markets, and country preachers who built congregations that became centers of community life.

These ordinary yet extraordinary people understood that community is built through countless small acts of service, kindness, and mutual support. Their legacy of hard work, integrity, and neighborliness continues to shape how Troup County approaches development and civic life today. When residents speak of preserving the county's character, they are honoring the wisdom of those who understood that actual progress must be rooted in the enduring values that make a place truly home.



ECONOMIC DEVELOPMENT AND MODERN TRANSFORMATION

WEST POINTLAKE: RESHAPING THE LANDSCAPE

The creation of West Point Lake marked a significant transformation for Troup County. Impounded beginning October 16, 1974, after completion of its hydroelectric structures, the lake was officially filled by May 25, 1975, and dedicated on June 7, 1975. Built by the U.S. Army Corps of Engineers for flood control, power generation, and improved water navigation, the reservoir spans over 25,864 acres with roughly 600 miles of shoreline.

Its formation reshaped a landscape once anchored by timberland, farms, and rural homesteads into a dynamic hub for recreation and tourism. Drawing anglers, boaters, and campers from across the Southeast, West Point Lake became a vital driver of local tourism revenue while providing county residents with unparalleled access to outdoor pursuits. The lake also sparked growth in hospitality, real estate, and related businesses, demonstrating how major infrastructure projects can create new economic opportunities while preserving natural beauty.

Industrial Growth and Global Connections

One of the most transformative forces in the modern era has been the arrival of Kia Motors Manufacturing Georgia, located just beyond West Point. This massive auto production plant, which opened in 2009, now serves as one of the largest employers in the region. Offering high-tech job opportunities, robust wages, and career paths for local families, Kia represents more than just an economic engine—it's a bridge between the traditional working values of Troup County and a global future.

The success of Kia demonstrates how the county can attract major employers while maintaining its rural character and community values. This model of balanced development continues to inform economic development strategies throughout the region.



EDUCATION AND WORKFORCE DEVELOPMENT

Education flourishes in the county thanks to institutions like LaGrange College, Georgia's oldest private college, founded in 1831. Perched atop "The Hill," the college brings together students from across the nation and the world. Its emphasis on service, scholarship, and leadership enriches not only its students but the wider community, creating a pipeline of educated residents committed to civic engagement.

In the city of West Point, Point University adds another vital dimension to the region's higher education landscape. With a focus on Christ-centered learning, Point offers a range of academic programs designed to prepare students for purposeful careers and lives of service. The university also contributes to the cultural and economic vitality of downtown West Point, drawing students and faculty from across the Southeast.

Equally important to the region's future is West Georgia Technical College, whose LaGrange campus has become a hub for workforce development and technical excellence. As part of the Technical College System of Georgia, WGTC provides practical, hands-on training in high-demand fields, including healthcare, advanced manufacturing, welding, electrical systems, and fiber optics. With strong ties to local industries and customized training partnerships, the college equips students—whether recent high school graduates or adult learners—with the skills they need to thrive in today's economy.

Together, these institutions form a robust educational foundation for sustainable economic growth—one that reflects Troup County's values of hard work, innovation, and community investment.



RECREATION, TOURISM, AND QUALITY OF LIFE

Natural Beauty and Scenic Corridors

Scenic corridors wind throughout the county, offering both residents and visitors an immersive view of Troup's natural beauty. Whether it's the tree-canopied roads in the Rosemont area or the rolling pastures stretching through Mountville and Liberty Hill, these rural vistas provide the kind of serenity and wonder that inspire Sunday drives, photography outings, and quiet reflection. These roads are more than just connections between places; they're experiences in their own right, changing with the seasons and offering a sense of timeless Georgia charm.

Recreation and Parks System

Troup County is also proud of its robust recreation and parks system, which offers something for every age and interest. From youth sports programs and organized leagues to walking trails, splash pads, and lakeside picnic areas, the county's investment in outdoor spaces enriches daily life and strengthens community connections. Facilities like Pyne Road Park, West Point Lake's campgrounds and trails, and Granger Park in LaGrange invite exploration, exercise, and celebration throughout the year.

Agritourism and Agricultural Heritage

Equally notable is Troup County's long-standing and steadily growing agritourism industry. Rooted in the area's rich farming tradition, agritourism offers a way for residents and visitors alike to connect with the land and its stewards. From seasonal farm stands and corn mazes to pick-your-own orchards, heritage breed tours, and hands-on workshops, these experiences celebrate the region's agricultural heritage while supporting local producers.

Piney Woods Farm is just one example, hosting regenerative agriculture tours, workshops, and food donation programs that demonstrate how farms can serve as both economic drivers and community classrooms. During the 2025 Comprehensive Plan outreach, residents expressed a strong interest in supporting and expanding this sector as a means to preserve rural character, stimulate tourism, and sustain working farms for future generations



FILM INDUSTRY AND CULTURAL ASSETS

Hollywood has discovered what residents have always known: Troup County's authentic charm is impossible to resist. The region's charming small towns and dreamy rural landscapes regularly attract film and television crews looking to capture that genuine Southern atmosphere.

Recent productions include the 2024 Superman film (Genesis), which transformed Rosemont into "Smallville, Kansas," and Hallmark's 2022 "A Perfect Christmas Pairing," which used downtown LaGrange shops as cozy holiday storefronts. Netflix's The Haunting of Hill House (2017) chose Bisham Manor as the series' eerie house, while earlier films like Jayne Mansfield's Car (2012) and Lawless (2012) used rural locations near West Point and Liberty Hill, respectively. Even The Hunger Games: Mockingjay – Part 1 (2014) utilized local industrial space for production.

What these diverse productions recognize is something Troup County residents already knew: the fantasy of a peaceful, picturesque, small town isn't a fantasy at all—it's reality here. This authentic charm creates economic opportunities while reinforcing the importance of preserving the county's distinctive character.



***"HOLLYWOOD DOESN'T NEED TO BUILD
SMALL-TOWN SETS HERE—OUR FRONT
PORCHES, MAIN STREETS, AND NEIGHBORS
WHO WAVE HELLO ARE THE REAL THING."***

LOOKING FORWARD

As Troup County plans for the next 20 years, we do so with a deep appreciation for where we've been and a clear-eyed vision of where we want to go. The stories of those who shaped this land, through ingenuity, resilience, and community, continue to inform how we grow today. From the riverbank settlements of Okfuskenena to the bustling corridors of modern commerce, each generation has left a meaningful imprint on the landscape and the people who call it home.

The rich history and character that make Troup County unique also inform its approach to future growth and development. Several key planning principles emerge from this heritage:

Preservation of Rural Character: The county's scenic corridors, historic crossroads, and agricultural landscapes are not just tourist attractions—they're essential to community identity and quality of life. Future development should enhance rather than compromise these assets.

Balanced Growth: The success of major employers like Kia demonstrates that the county can attract significant economic development while maintaining its rural character and community values. This model should guide future economic development strategies.

Community-Centered Development: From Mountville's historic main street to Rosemont's school-centered community, Troup County's settlement patterns emphasize the importance of gathering places and shared institutions. New development should foster rather than fragment community connections.

Infrastructure as Community Asset: Following Horace King's example, infrastructure investments should serve multiple purposes—connecting people to opportunities while enhancing the landscape and supporting community life.

Heritage Tourism and Cultural Assets: The county's success in attracting film productions and growing agritourism demonstrates the economic value of authentic character and well-preserved historic assets.

This Comprehensive Plan honors the legacy of Troup County. It is both a blueprint and a promise—one that balances preservation with progress, tradition with innovation, and natural beauty with thoughtful development.

Troup County at a Glance

An Analysis of Demographic Trends in
Troup County



Key Demographic Trends

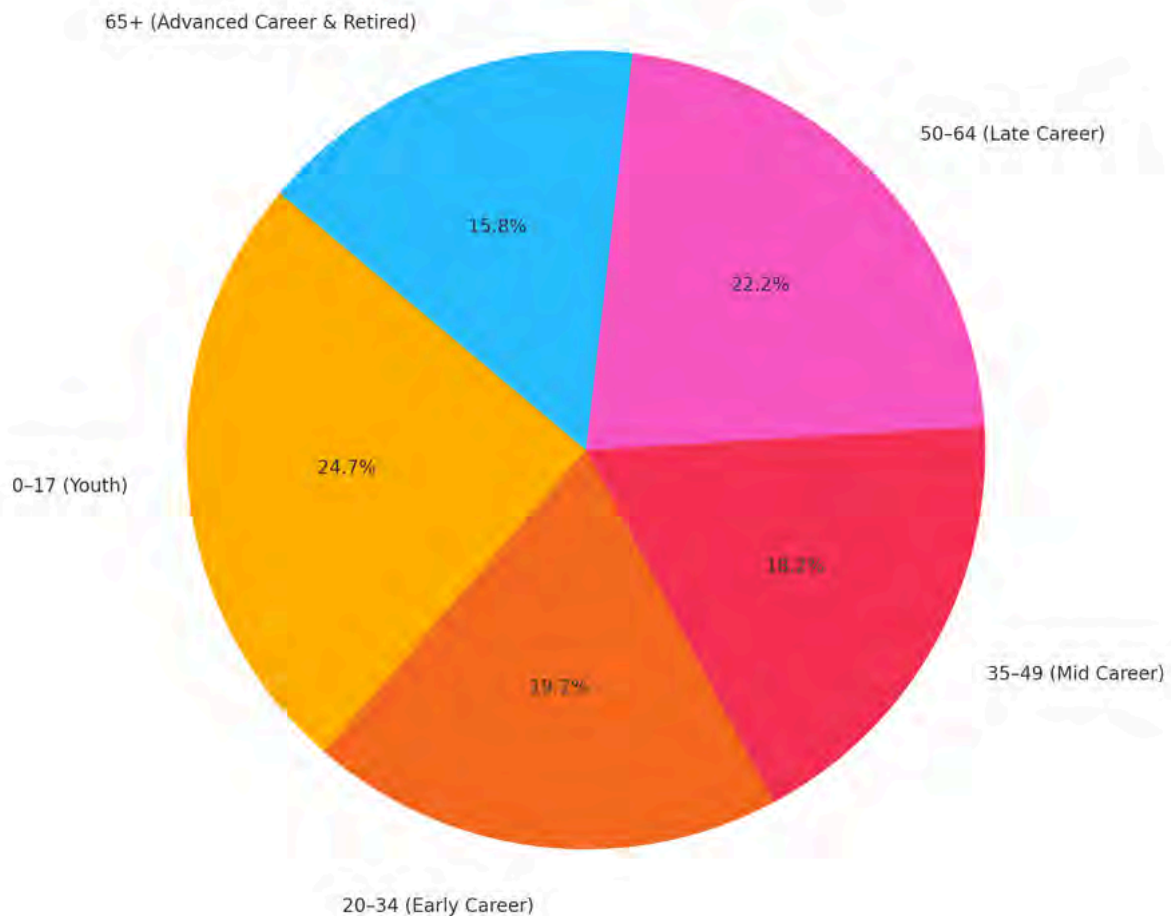
Understanding shifts in population dynamics today

Period	Starting Population	Ending Population	% Change	Annualized Rate
2000 → 2005	58,779	~62,094 ¹	5.50%	~1.1 %
2005 → 2010	~62,094	67,044	7.90%	~1.5 %
2010 → 2015	67,044	69,666	3.90%	~0.8 %
2015 → 2020	69,666	69,426 ²	-0.3 %	~-0.1 %
2020 → 2024	69,426	~71,509 ³	3.00%	~0.7 %

Troup County's population has experienced periods of both steady growth and modest decline over the past two decades. From 2000 to 2010, the county saw strong growth, with the most significant gains occurring between 2005 and 2010. Growth continued, though at a slower pace, between 2010 and 2015, before dipping slightly between 2015 and 2020. This brief decline may reflect broader regional shifts in housing demand, employment patterns, or demographic changes.

Recent estimates from 2020 to 2024 suggest a return to modest growth, signaling renewed interest in the area and a stabilizing population base. These figures are drawn from U.S. Census counts and official Census estimates for the years between decennial census collections. While annual changes vary, the long-term trend points to a community that continues to attract and retain residents, positioning Troup County for future opportunities

A Snapshot of Troup County's Population



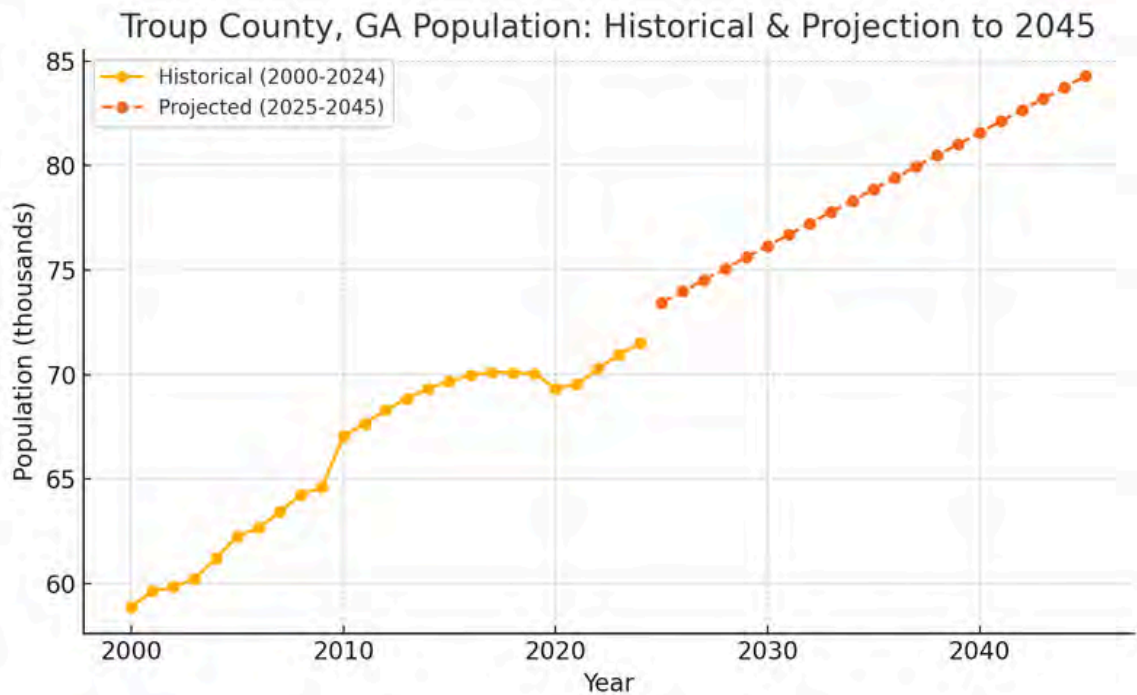
Troup County's 2023 population, estimated at just over 70,000, reflects a balanced community spanning all life stages. Youth under 18 make up nearly a quarter of the population, highlighting the need for continued investment in education, recreation, and family services.

Adults aged 20 to 64—those in their early, mid, and late career phases—comprise the majority of residents. Early career adults (20–34) account for 19%, many just entering the workforce or pursuing education. Mid-career residents (35–49), about 18%, are often raising families and anchoring the local economy. The largest segment, late-career adults (50–64), make up 22% and bring deep experience to the workforce as they approach retirement.

Those aged 65 and older represent 15.6% of the population. Many remain active in civic life while others transition into retirement, underscoring the need for services that support aging in place. This distribution shows a community with both the energy of youth and the wisdom of experience—a population well-positioned for thoughtful, inclusive planning.



Population Growth Trends and Projections



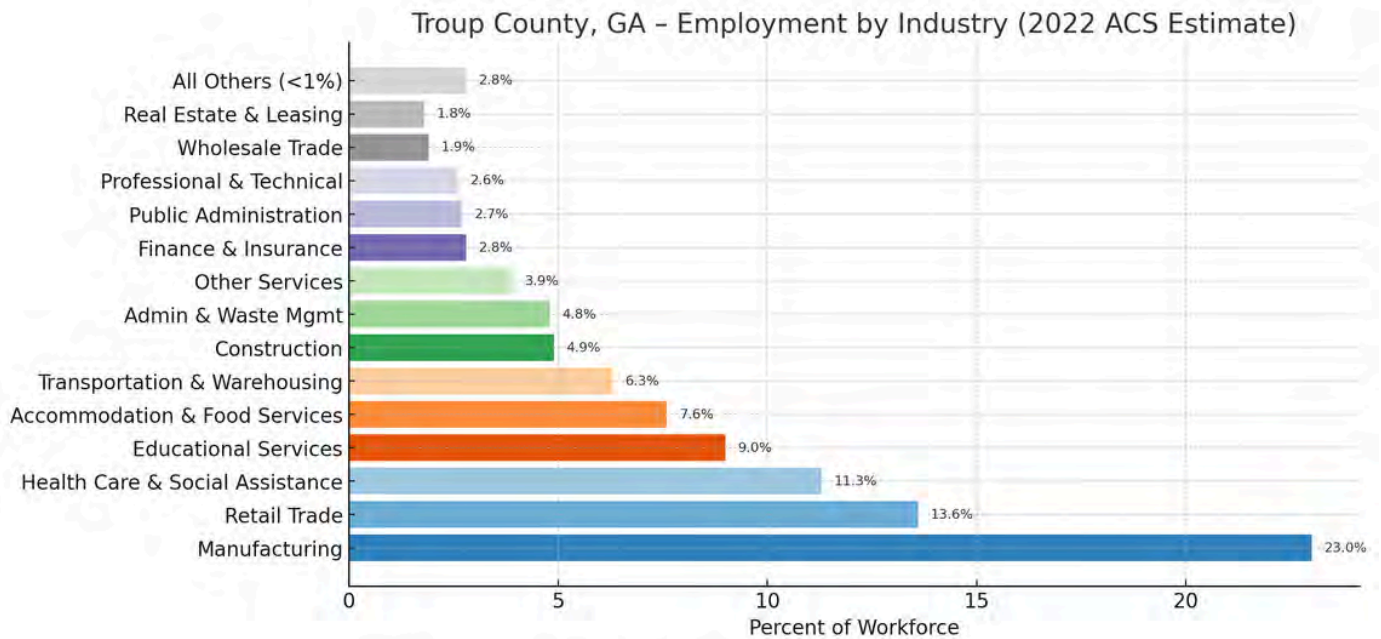
The chart above shows Troup County's population trends from 2000 through 2045, combining historical U.S. Census data with projections based on recent growth patterns. Over the past two decades, the county has seen steady, moderate growth with a few periods of acceleration and slowdown.

Between 2000 and 2010, the population increased from just under 59,000 to over 67,000, spurred in part by major economic development such as the arrival of Kia Motors. Growth continued through 2015, followed by a brief dip in the 2015–2020 period. Since 2020, the population has resumed an upward trend, reaching an estimated 71,500 by 2024.

Using a linear regression model based on data from 2000 to 2024, the county's population is projected to reach approximately 84,300 by the year 2045. This projection reflects an average annual growth rate of about 0.55%, in line with the county's long-term trend of manageable, incremental growth.

This forecast provides a valuable planning benchmark for infrastructure investments, housing needs, and public services. While growth may fluctuate due to economic shifts, housing market dynamics, or regional migration patterns, the projection offers a clear and data-informed basis for anticipating future demand.

Industry Composition of the Troup County Workforce



Source: U.S. Census Bureau, 2022 American Community Survey (5-Year Estimates), Table S2403

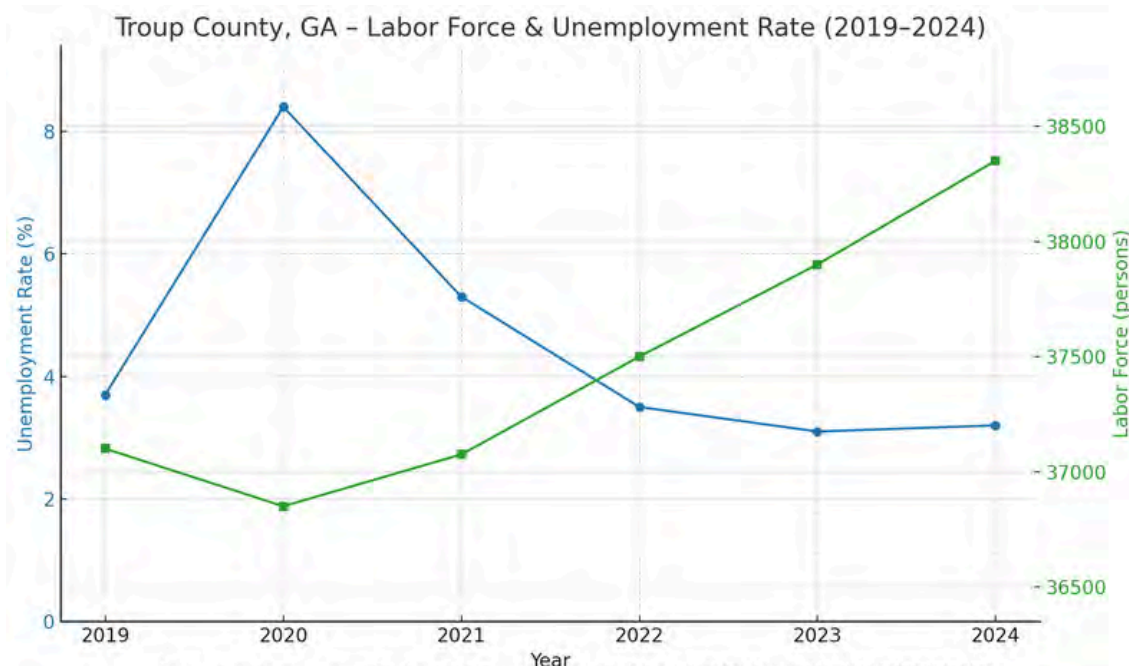
Troup County's labor market is anchored by a strong manufacturing sector, which accounts for nearly one-quarter of all employment. With approximately 23 percent of the workforce engaged in manufacturing, this sector plays a central role in the county's economic identity. It continues to drive much of its employment stability and industrial investment.

Retail trade, healthcare, social assistance, educational services, and accommodation and food services make up the next most significant portions of the workforce. Together, these sectors account for over 40 percent of total employment, underscoring the county's broad reliance on consumer services, institutional support systems, and hospitality. These industries also reflect the needs of a growing and aging population, as well as the county's role as a regional center for retail and education.

Other sectors, such as transportation and warehousing, construction, administrative services, finance, public administration, and professional services, contribute minor but significant shares to the labor force. Their presence supports a well-rounded and diversified local economy, particularly along major highway corridors and in emerging logistics and support hubs.

A small portion of employment is spread across industries such as agriculture, utilities, arts, entertainment, and information services. Although these sectors individually account for less than one percent of the workforce, they remain important for niche services, cultural value, and rural economic diversity. This balanced employment landscape positions Troup County to weather economic shifts while supporting a range of skills, training needs, and career opportunities across multiple industries.

Trends in the Workplace



Over the past five years, Troup County has experienced steady recovery and stabilization in its labor market, following the disruption caused by the COVID-19 pandemic. In 2019, the county's unemployment rate stood at a healthy 3.7%, consistent with national and state-level trends at the time. However, by 2020, the onset of the pandemic led to a sharp increase in unemployment, peaking at 8.4% as businesses closed or scaled back operations in response to public health restrictions.

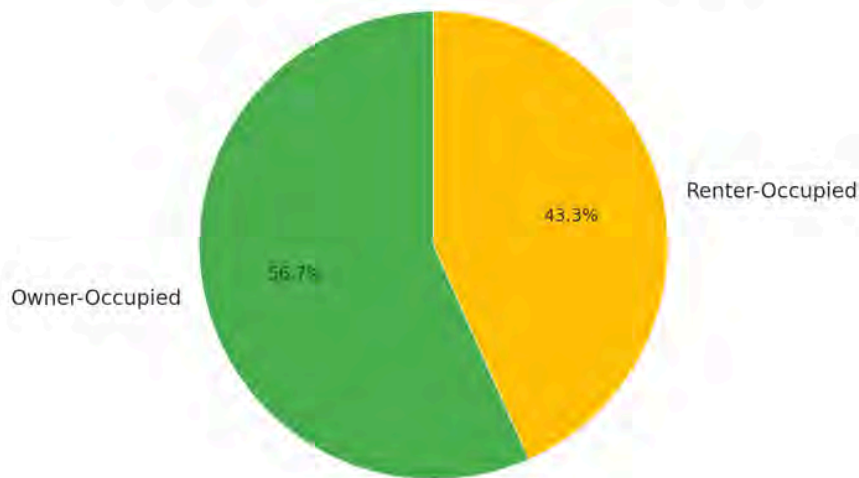
Despite this disruption, Troup County's labor market showed resilience. By 2021, the unemployment rate had declined to 5.3%, and continued improvements followed in 2022 and 2023, with rates dropping to 3.5% and 3.1%, respectively. The most recent estimate for 2024 indicates a slight uptick to 3.2%, which still reflects a strong employment environment and remains below the county's long-term historical average.

The total labor force has also shown gradual growth, increasing from approximately 37,100 people in 2019 to an estimated 38,350 in 2024. This trend suggests that not only are more residents employed, but more individuals are actively participating in the workforce. This growth likely reflects the combination of population increases, post-pandemic economic expansion, and rising job opportunities in key sectors such as manufacturing, logistics, and healthcare.

Overall, the data reflect a stable and expanding labor force in Troup County, with unemployment rates returning to pre-pandemic levels and a modest but consistent increase in workforce participation. These trends provide a solid foundation for future economic planning and workforce development initiatives.

Housing Tenure — Unincorporated Troup County

Housing Tenure in Unincorporated Troup County (Est.)



Source: U.S. Census Bureau ACS 2022 5-Year Estimates, Municipal Housing Subtraction Method

To accurately estimate homeownership and rental patterns in the unincorporated areas of Troup County, a multi-step methodology was used to isolate data that excludes the cities of LaGrange, Hogansville, and West Point. This approach ensures that housing statistics reflect only the unincorporated county and provide a more accurate picture of residential trends outside municipal limits.

According to the U.S. Census Bureau's 2022 American Community Survey (ACS) 5-Year Estimates, Troup County as a whole has approximately 30,083 housing units, with 57.9% owner-occupied and 42.1% renter-occupied. However, these figures include housing within all incorporated areas. To narrow the focus to only the unincorporated county, housing data for each of the three cities was identified and subtracted from the county totals.

- LaGrange, the largest municipality in the county, has approximately 13,978 housing units. Of these, 37.7% are owner-occupied (~5,270 units) and 62.3% are renter-occupied (~8,708 units), reflecting the city's higher concentration of rental housing and multifamily developments.
 - Hogansville and West Point do not publish full housing unit counts in the same format, but ACS data provides owner-occupancy rates of 52.9% and 65%, respectively. Using their proportional population and household sizes, it is estimated that these two cities together account for approximately 4,500 housing units, with roughly 2,425 owner-occupied and 2,075 renter-occupied.
-

Housing Tenure — Unincorporated Troup County

After subtracting the combined totals from LaGrange, Hogansville, and West Point, the remaining unincorporated area of Troup County is estimated to have approximately:

- 8,500 owner-occupied homes
- 6,500 renter-occupied homes
-

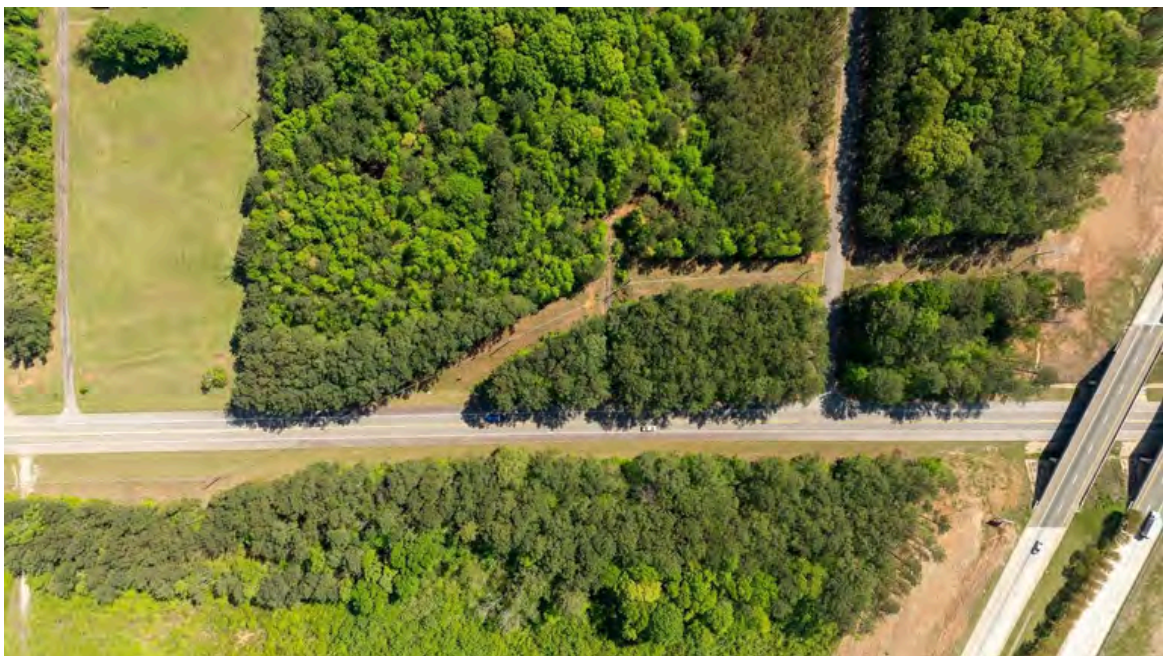
This results in an approximate ownership rate of 55% and a rental rate of 45% in unincorporated Troup County. These figures indicate that homeownership remains strong outside the cities, although the rental share is still significant, likely tied to mobile homes, investor-owned properties, and scattered-site rentals throughout the county.

Notably, owner-occupied homes in unincorporated Troup County are often situated on larger parcels of land compared to rental properties. Many of these homes are located on multi-acre lots or within rural subdivisions with fewer density restrictions. In contrast, rental properties are typically found in smaller-lot developments, mobile home parks, or clustered near community infrastructure such as schools or highway corridors. This spatial pattern reflects longstanding land use trends, with homeownership often associated with more dispersed, agriculturally influenced residential areas.

This housing breakdown provides critical context for planning efforts focused on infrastructure, land use, and housing policy in unincorporated Troup County, where future development will need to strike a balance between housing diversity and the preservation of rural character and long-term sustainability.

Troup County is divided into zoning districts as depicted on the Official Zoning Map. In June 2025, the Board of Commissioners adopted a Unified Development Ordinance (UDO), which included updated zoning district titles effective August 1, 2025. The conversion chart below provides a reference for understanding zoning designations used in documents created before this date and how they correspond to the new UDO classifications.

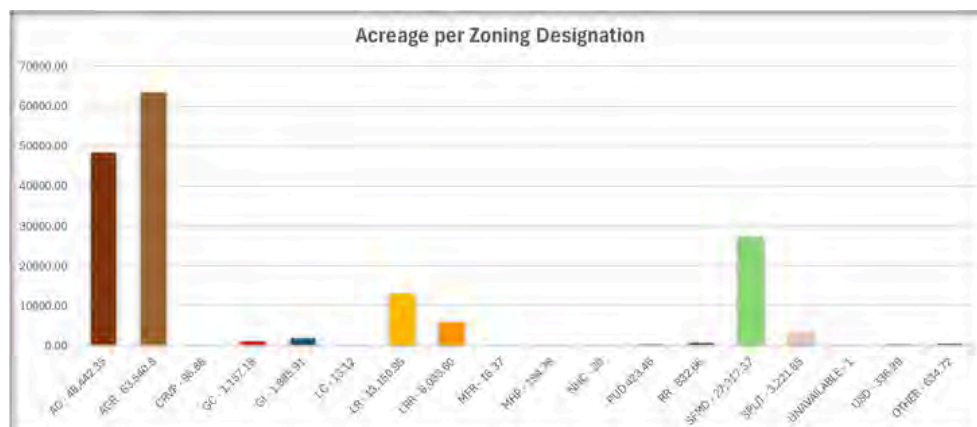
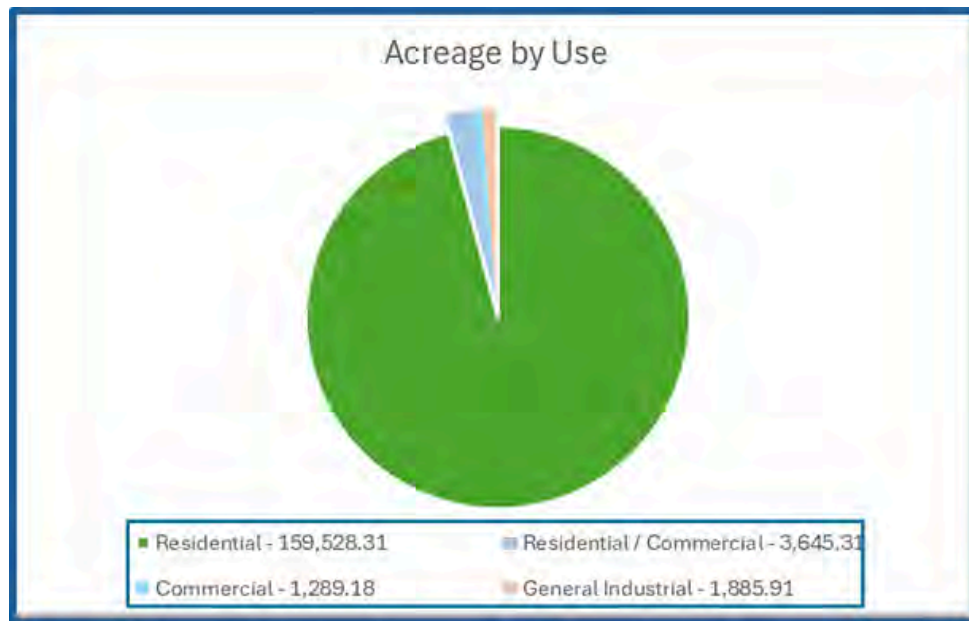
Zoning district data was a foundational element in the development of this Comprehensive Plan's Land Use Element. The zoning districts and their permitted and prohibited uses were used to analyze existing land use patterns across the County and to inform strategies for future growth and development. This information also guided the creation of the Character Areas and the associated Character Area Map, which outlines a vision for how different parts of the County may evolve. While zoning regulates current land use, the Character Area Map offers a forward-looking planning tool that helps align future development with the County's long-term goals.



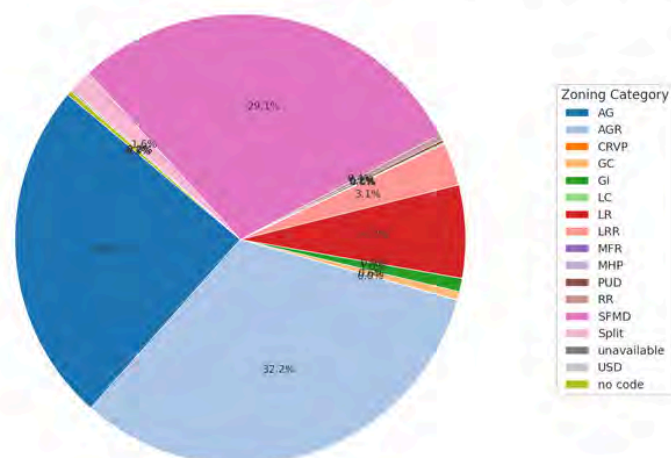
ZONING DESIGNATIONS

Base Zoning Designations	
Zoning as Sep 2008	Zoning as of Aug 1, 2025
AG, Agricultural District (AG-5)	AG, agricultural district.
AGR, Agricultural/Residential (AGR-2)	AG-R, agricultural residential district
RR Rural Residential (RR)	Surrounding zoning district
SF-MD Single-Family—Medium Density (R-3)	SU-R, suburban medium-density residential district
SF-MD Single-Family—Medium Density (R-3)	SU-VL, rural village medium-density
SF-MD Single-Family—Medium Density (R-3)	UR-VL, urban village high-density mixed-use district
PUD, Planned Unit Development District (PUD)	UR-VL, urban village high-density mixed-use district
LR, lakeside residential district (LR-2)	LR, lakeside residential district
LRR, lakeside rural residential district (LRR-3)	LR, lakeside residential district
MFR, Multi-Family Residential District (MFR-1)	Surrounding zoning district
MHP, Manufactured Home Park District (R-500)	SD-MH, special district manufactured housing
USD, Unrestricted Subdivision (R-300)	Surrounding zoning district
LC, limited commercial district	LC, limited commercial district
GC, General Commercial (GC-100)	HC, highway commercial district
LI, Light Industrial District (LI-200)	LI, light industrial and manufacturing district
GI, General Industrial District (GI-100)	HI, heavy industrial and manufacturing district
CRVP, Commercial Recreational Vehicle Park District (CRVP)	Special use
CA, Commercial Adult—CA100	Permitted use under HI
NHC, Neighborhood Commercial District (NHC 300)	LC, limited commercial district

Land Use Trends in Troup County



Distribution of Acreage by Zoning Category - Unincorporated Troup County



Source: Troup County GIS - Acreage by Zoning Classification (Unincorporated Areas Only)

Land Use Trends in Troup County

The land use charts illustrate the distribution of land in unincorporated Troup County by zoning classification, excluding the incorporated areas of LaGrange, Hogansville, and West Point. This breakdown reflects how land is allocated across residential, commercial, industrial, and special-purpose zones and serves as a foundation for future planning decisions.

The majority of acreage is zoned Agricultural District (AG) and Agricultural/Residential District (AGR). These districts support farming, open space, and low-density housing, collectively representing the dominant land use pattern outside municipal boundaries. Their prevalence underscores the county's commitment to preserving its rural character and traditional land-use practices.

Other residential zones include Rural Residential (RR), Lakeside Residential (LR), Lakeside Rural Residential (LRR), and Unrestricted Subdivision (USD), which offer a range of low- to medium-density housing options, often on larger parcels of land. Districts such as Single-Family—Medium Density (R-3), Multi-Family Residential (MFR), and Manufactured Home Park (R-500) accommodate more compact development in suitable areas. In unincorporated Troup County, owner-occupied homes tend to be situated on larger parcels than rental properties, reflecting long-standing land-use patterns.

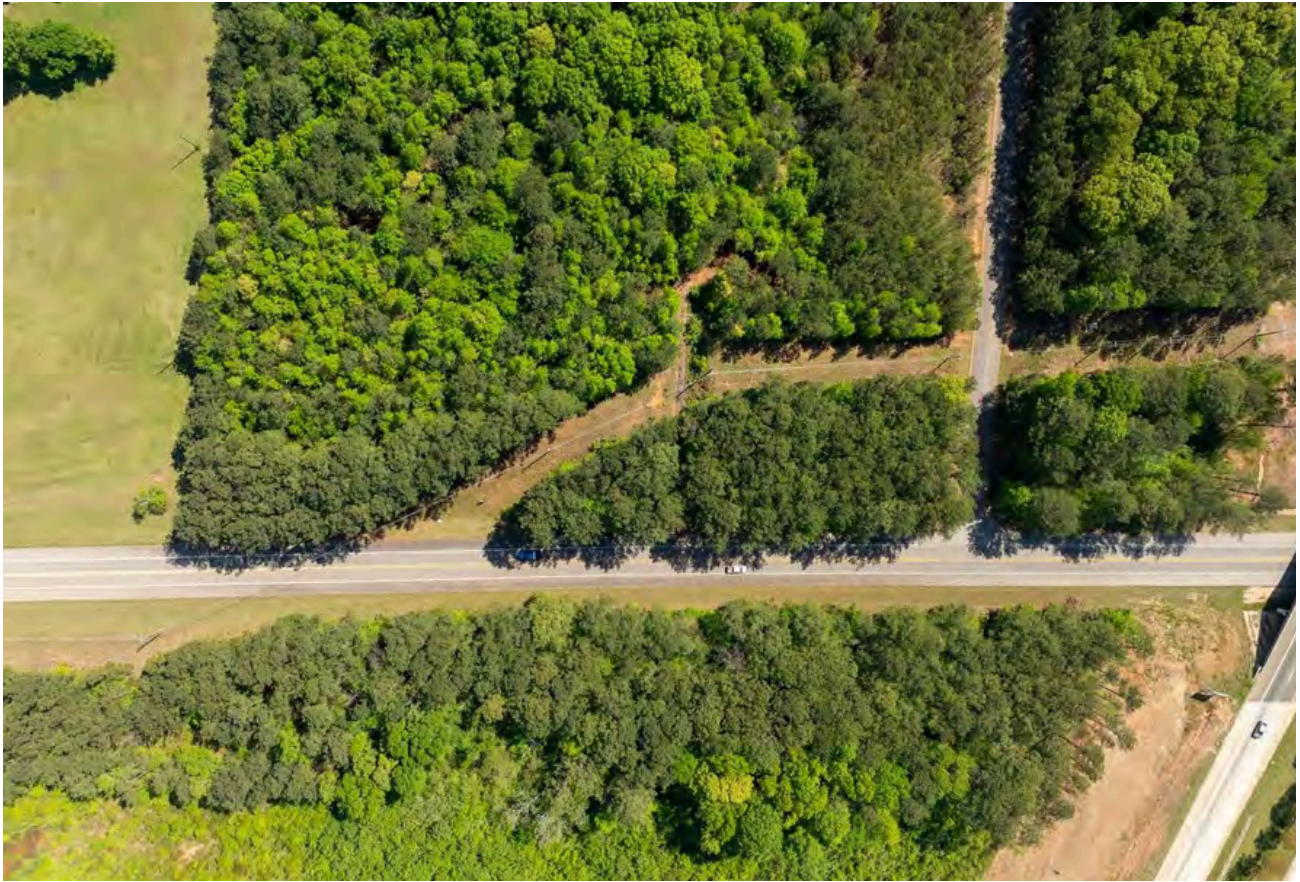
Commercial zoning, including General Commercial (GC), Neighborhood Commercial (NHC), and Limited Commercial (LC), is typically located near highway corridors and growth nodes. The Commercial Recreational Vehicle Park (CRVP) district also supports specific hospitality uses. Industrial activity is concentrated in General Industrial (GI) and Light Industrial (LI) districts, supporting manufacturing and logistics near infrastructure hubs. These zones are vital to the county's economic base.

Overlay zones, including Flood Hazard (FH), Scenic Corridor (SC), and Historic Area (HA), provide added protections and design standards over underlying base districts. The Planned Unit Development (PUD) district offers flexibility for large, master-planned communities that integrate a mix of uses.

Overall, the zoning pattern in unincorporated Troup County reflects a balance of rural preservation and targeted growth. It supports long-term goals for protecting farmland and open space while allowing for residential, commercial, and industrial development in appropriate locations.

BUILDING THE VISION

DEVELOPMENT TRENDS IN UNINCORPORATED TROUP COUNTY



TROUP COUNTY IS A VIBRANT COMMUNITY THAT PROMOTES ECONOMIC DEVELOPMENT AND BALANCED GROWTH, PROTECTS NATURAL, CULTURAL AND HISTORIC RESOURCES, AND PRESERVES ITS RURAL CHARACTER WHILE MAINTAINING AN EXCELLENT QUALITY OF LIFE FOR ALL OF ITS CITIZENS.

Residential and Commercial Building Activity (2019-2024)

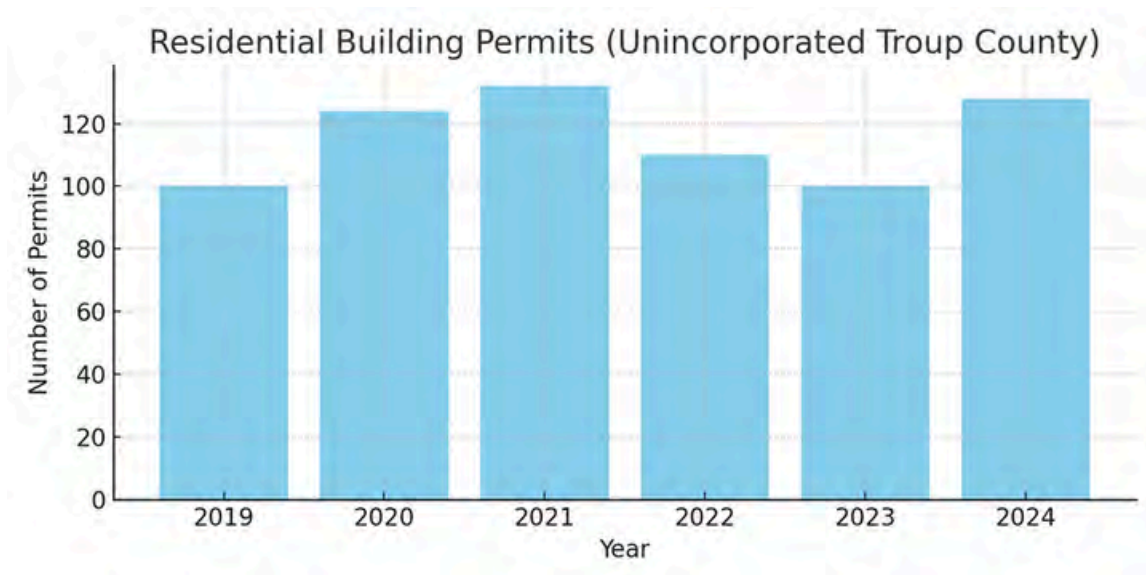
From 2019 to 2024, unincorporated Troup County experienced sustained growth in both residential and commercial development, reinforcing the county's appeal as a destination for families, entrepreneurs, and investors alike. This steady activity reflects a healthy, balanced pattern of growth that supports both population expansion and economic diversification, especially in areas outside municipal boundaries.

Residential Growth:

Over this six-year period, 694 new single-family homes were permitted in the unincorporated areas of Troup County. Annual permit totals ranged from 100 to 132, with a notable high point in 2021.

This consistent residential activity directly supports and responds to population growth across the county. Much of this new development has occurred in established residential corridors and emerging subdivisions. The map included in this section shows the locations of residential permits from 2020 through 2024, including subdivisions with multiple tracts.

It is essential to note that these figures pertain to building permits only in unincorporated Troup County. Permits issued within the cities of LaGrange, Hogansville, and West Point are not included in this dataset.



Commercial Growth:

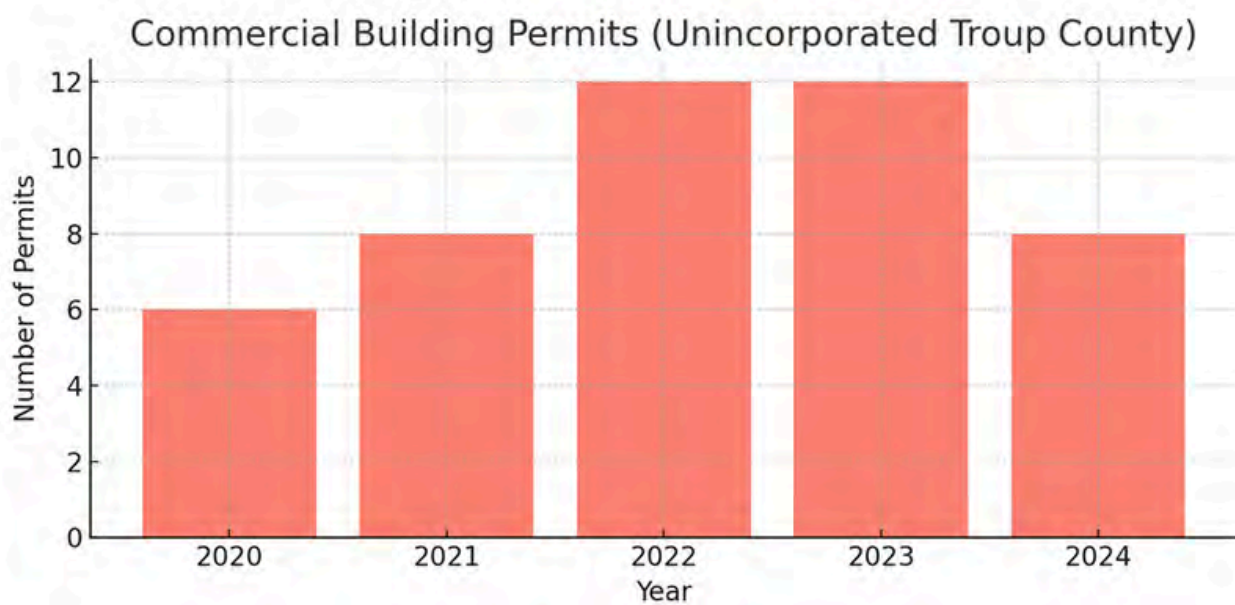
From 2020 through 2024, the county issued 46 new commercial building permits in the unincorporated areas. The strongest years were 2022 and 2023, with 12 permits each. These projects reflect expansions of commercial activity, typically tied to growth corridors and areas of increasing residential density. Currently, the county has approximately 461 active commercial business licenses.

These commercial permit figures do not include home occupations, which are a vital part of Troup County's economic landscape.

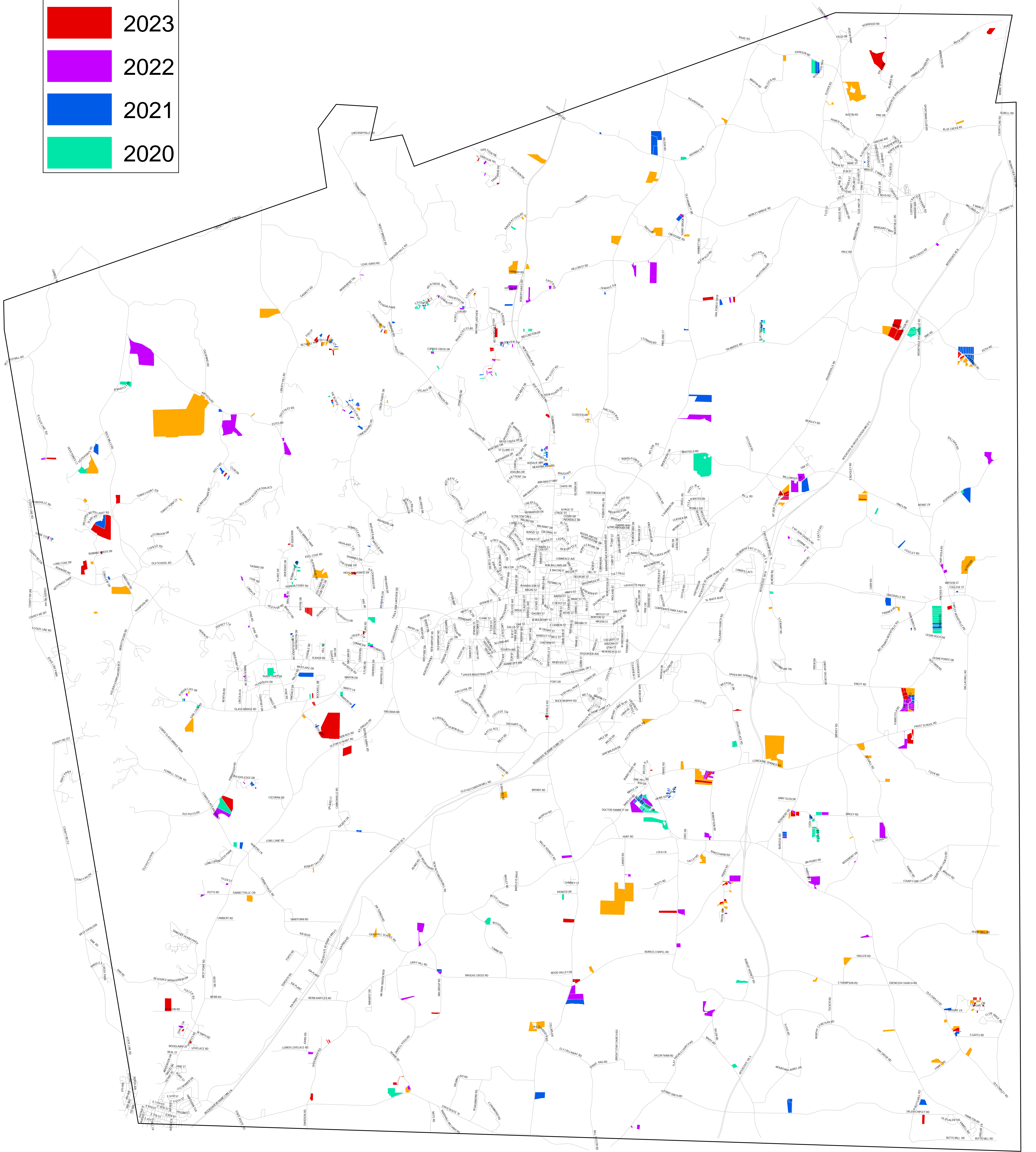
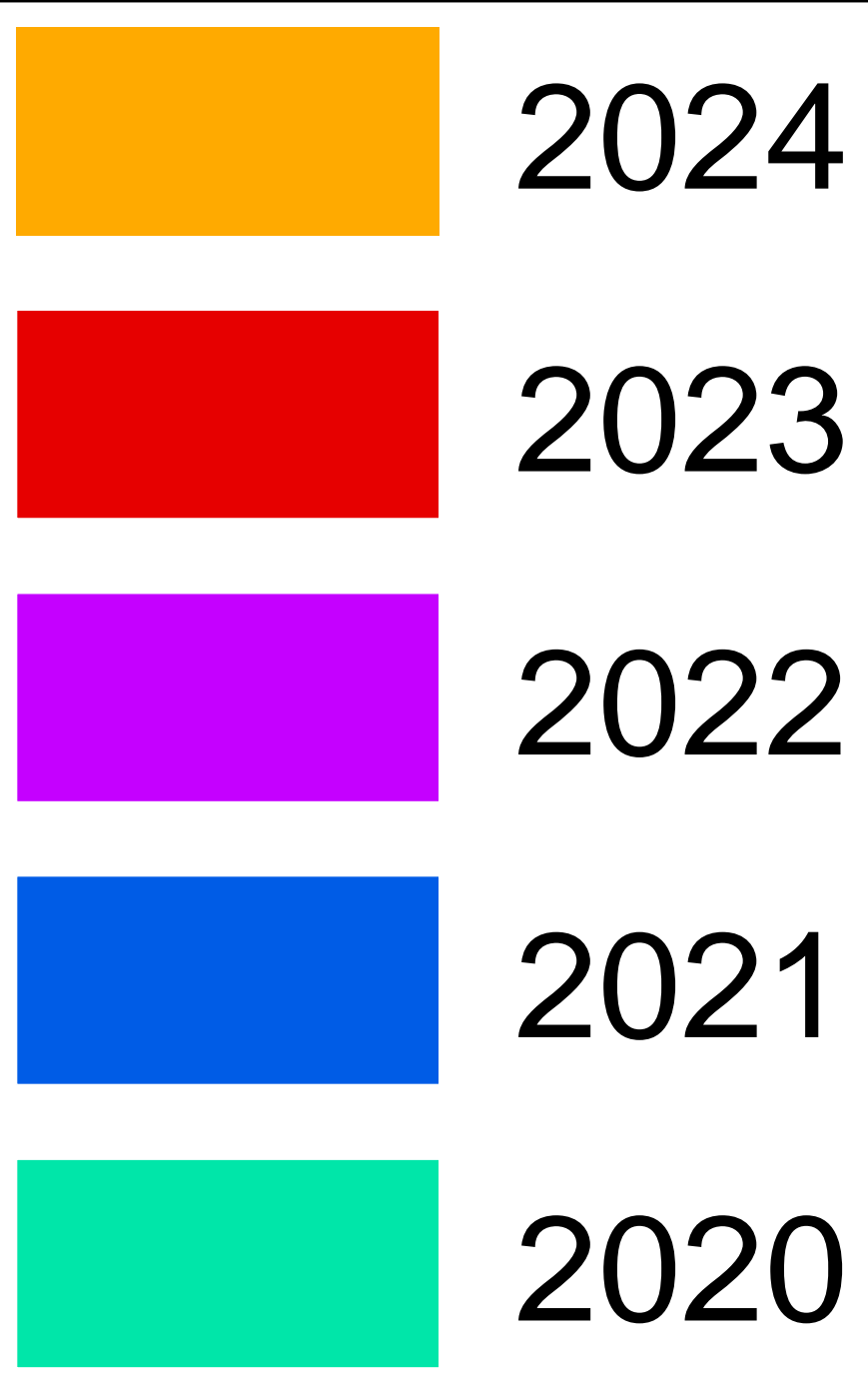
Home Occupations and Rural Enterprise:

Troup County supports nearly 900 permitted home occupations in the unincorporated area. These include retail, service, trade, and agricultural support businesses operated from home. The county offers both Traditional and Rural Home Occupation options. The Rural category provides greater flexibility for operations such as equipment repair, animal services, and farm-based businesses, thereby strengthening rural entrepreneurship and preserving the county's agricultural character.

These figures pertain to building permits only in unincorporated Troup County. Permits issued within the cities of LaGrange, Hogansville, and West Point are not included in this dataset.



NEW HOUSE PERMITS 2020- 2024



CREATING THE VISION

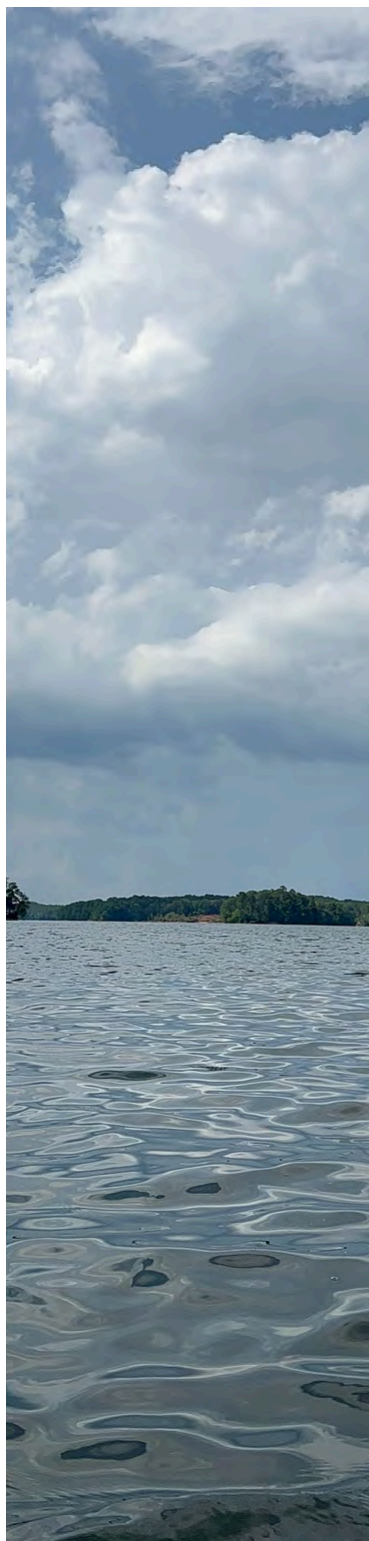
COMMUNITY VISION



TROUP COUNTY IS A VIBRANT COMMUNITY

That promotes economic development and balanced growth, protects natural, cultural, and historic resources, and preserves its rural character while maintaining an excellent quality of life for all of its citizens.

TROUP COUNTY AT A CROSSROADS: PLANNING FOR THE FUTURE WHILE HONORING THE PAST



The Community Vision encapsulates the priorities and hopes for the County's long-term goals. Additionally, it illuminates the path for other elements to achieve the goals and policies that will fulfill the vision.

Troup County is in a season of transition, facing both new opportunities and growing expectations. To navigate these changes with intention, the County initiated the process of updating the Comprehensive Plan to help shape the next 20 years.

Recent years have brought steady growth and development across the region. While this progress has spurred economic opportunity and community investment, it has also raised concerns, from increased traffic and infrastructure demands to subtle shifts in the rural character that many residents deeply value.

A series of public meetings held across the County brought residents together to share ideas and concerns, helping to shape a collective vision for the future. There is broad agreement that local leadership must play an active role in managing and navigating smart growth, ensuring that Troup County's most treasured qualities are preserved and enhanced

Through the public input gathered during community outreach, spanning surveys, public meetings, and stakeholder discussions; several key qualities emerged as priorities for the future of Troup County. Residents consistently voiced a desire to protect the County's rural character, strengthen its economy, preserve natural resources, ensure access to parks and natural areas, and support reliable infrastructure. These community-identified values served as the foundation for embracing the Vision Statement, anchoring the Comprehensive Plan in the lived experiences, aspirations, and shared priorities of the people who call Troup County home.

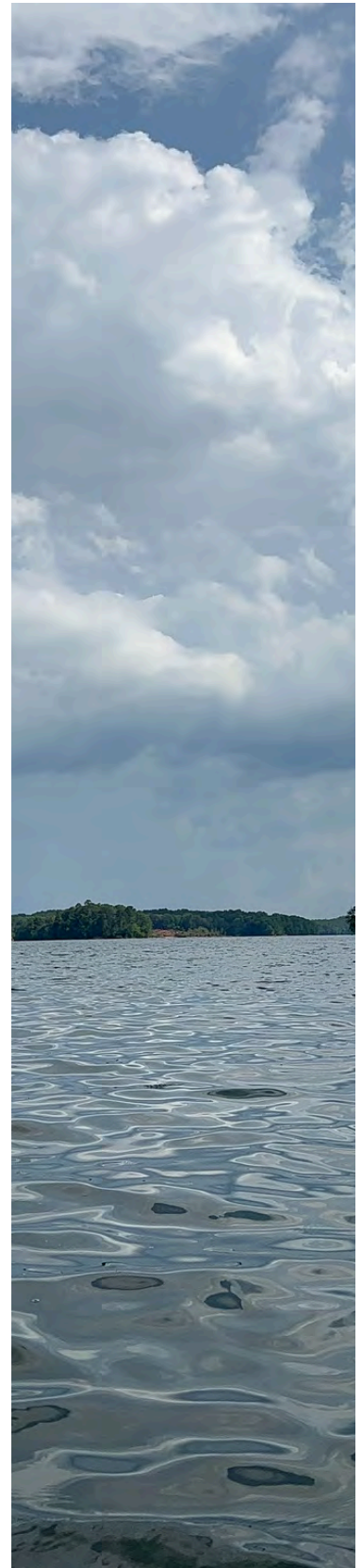
Those qualities identified include:

- A strong sense of community and small-town character
- Natural beauty, with a focus on the Chattahoochee River and West Point Lake
- Excellent recreational and agricultural opportunities
- A dynamic and growing economy
- Sound and reliable infrastructure
- A proud agricultural tradition and rural landscape
- Affordable housing opportunities

These shared values reinforce the County's Vision Statement, a guiding compass that sets our destination and defines what we aim to achieve through this planning process. The Comprehensive Plan will help Troup County preserve its identity, guide development responsibly, and build a more resilient and connected future.

The 2025 Troup County Comprehensive Plan is more than just a document; it is a long-term strategy built on public input, data, and local expertise. It will be used to guide decisions about land use, infrastructure, housing, economic development, and natural resource conservation.

TO UNDERSTAND THE IMPORTANCE OF THIS WORK, WE BEGIN BY ASKING: WHAT IS A COMPREHENSIVE PLAN, AND HOW CAN IT HELP US SHAPE THE FUTURE WE WANT FOR ALL OF TROUP COUNTY?





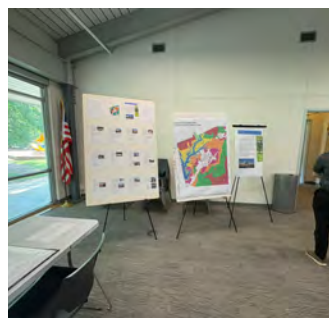
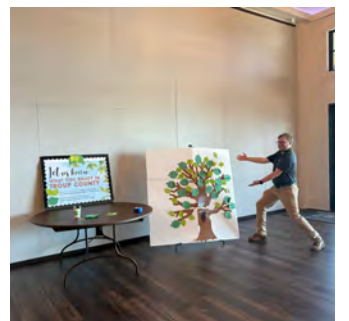
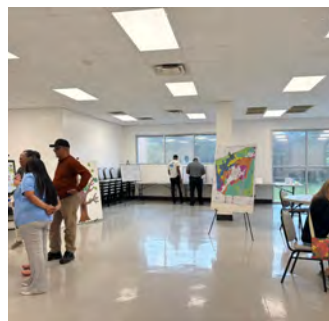
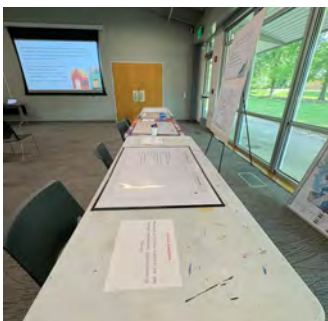
Troup County citizens take pride in their community as a diverse and progressive place while retaining its rural charm, which deserves to be fostered by future generations.

The following statement of vision is a culmination of previous planning efforts and ideas that promote economic growth and development, protect our natural and cultural resources, build a successful future for our children, and maintain a rural character that is sustainable:

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



COMMUNITY INVOLVEMENT



Community Involvement

Engaging Residents in Shaping Troup County's Future



The 2025 Troup County Comprehensive Plan update represented a significant community-wide effort to chart the county's future for the next 20 years. Recognizing that meaningful planning requires genuine community input, county officials designed an extensive public involvement strategy that would reach residents across all corners of Troup County. The goal was simple but ambitious: ensure that every voice that wanted to be heard could contribute to shaping the county's vision for growth, development, and preservation.



Steering Committee

At the heart of the planning process was a diverse steering committee that brought together community leaders, residents, and stakeholders from across the county. Rather than relying solely on elected officials, the county assembled a group that reflected the breadth of community interests and expertise.

The backbone of the committee consisted of five community representatives who brought grassroots perspectives to the planning discussions: Joel Upchurch, Nancy Green, Patton Beall, David Pless, and J.T. Thorton. These residents served as the voice of neighborhoods and communities throughout the county.

To ensure technical expertise and institutional knowledge, the committee included representatives from key sectors that shape county development. Scott Malone brought economic development perspective from both the Development Authority of LaGrange and LaGrange Development Authority. Dr. Julie Post from West Georgia Technical College provided insights into educational needs and workforce development. Housing advocates Nate Crawford from DASH LaGrange and Sandi Pike from Habitat for Humanity ensured that housing accessibility remained a central focus.

Infrastructure and quality of life were represented through James Emery, the County Engineer who brought transportation expertise, and Lance Dennis, the Parks & Recreation Director who advocated for recreational opportunities. Environmental stewardship was championed by Henry Jacobs from Chattahoochee Riverkeeper, while emergency preparedness considerations came from Zac Steele at Troup County EMA.

Municipal partnerships were maintained through Dhayna Portillo from Hogansville and Dennis Dutton from West Point, ensuring that the plan would complement rather than conflict with municipal planning efforts. County administration was represented by Eric Moseley, Troup County Manager, and Jay Anderson, Assistant County Manager, while Community Development staff including Jenny Parmer, Ruth West, and Jake Thrailkill provided technical planning expertise. Additional county representation came from Maryanne Lovejoy from Strategic Planning and Denise Smith as Grants Manager, who provided continuity and institutional knowledge throughout the process.

Steering Committee Meeting Schedule:

Tuesday, May 7, 2025, 11:00 AM

Wednesday, May 21, 2025, 11:00 AM

Friday, June 14, 2025, 11:00 AM

Wednesday, July 10, 2025, 11:00 AM



"Your responses will directly influence future land use decisions, policy recommendations, and the development of the updated comprehensive plan."



2025 Troup County Steering Committee Members

Community Representatives:

- Joel Upchurch
- Nancy Green
- Patton Beall
- David Pless
- J.T. Thorton

Education:

- Dr. Julie Post, West Georgia Technical College

Housing:

- Nate Crawford, DASH LaGrange
- Sandi Pike, Habitat for Humanity

Transportation:

- James Emery, Troup County County Engineer

Emergency Management:

- Zac Steele, Troup County EMA

Strategic Planning & Grants:

- Maryanne Lovejoy, Troup County Strategic Planning
- Denise Smith, Troup County Grants Manager

Community Development:

- Jenny Parmer, AICP, Community Development Director
- Ruth West, Community Development Administrator
- Jake Thrailkill, Zoning Coordinator

County Administration:

- Eric Mosley, Troup County Manager
- Jay Anderson, Assistant County Manager

Recreation:

- Lance Dennis, Troup County Parks & Recreation Director

Municipal Representatives:

- Dhayna Portillo, City of Hogansville Community Development Director
- Dennis Dutton, City of West Point Director of Community Development

Economic Development:

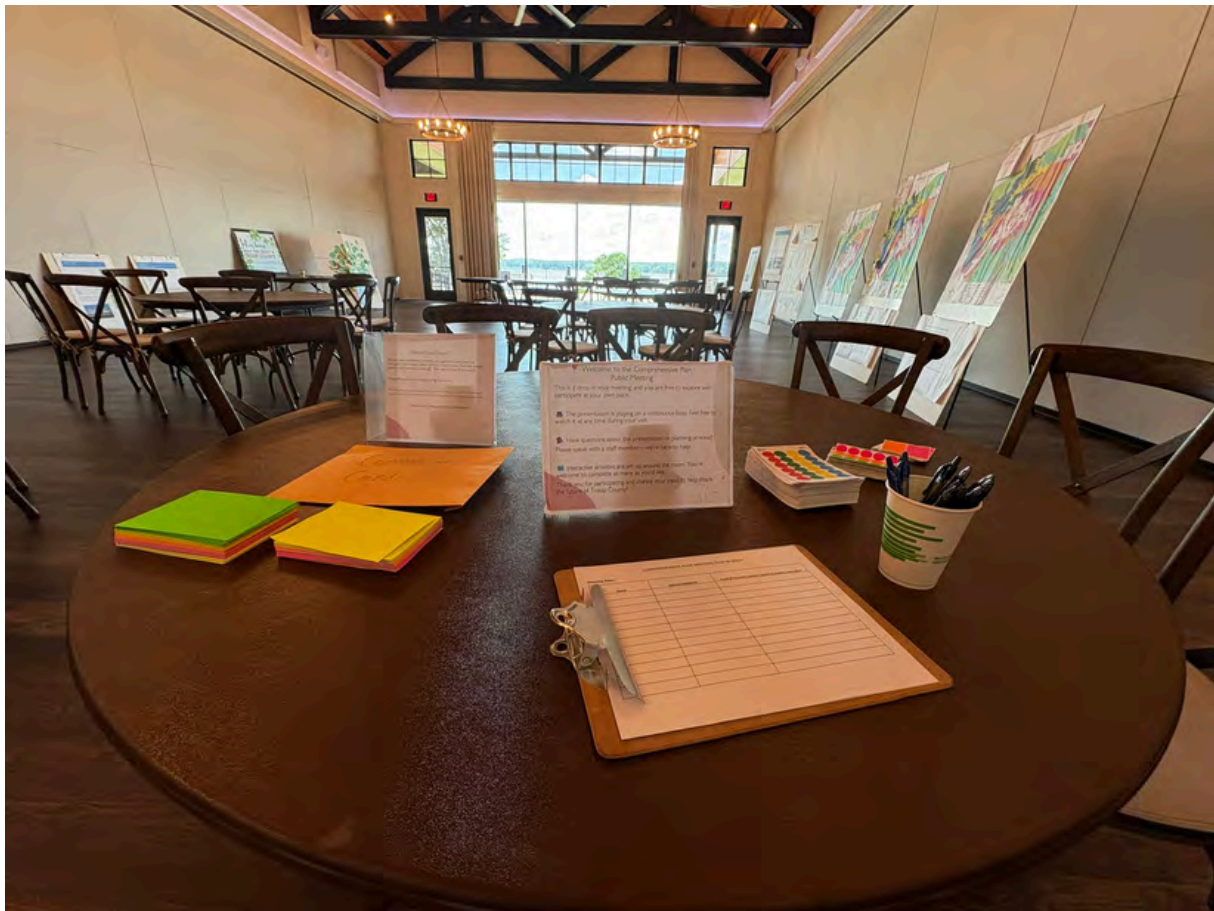
- Scott Malone, Development Authority of LaGrange & LaGrange Development Authority

Environment & Natural Resources:

- Henry Jacobs, Chattahoochee Riverkeeper, Middle Chattahoochee Director

Public Meetings

Understanding that not everyone can attend meetings in LaGrange, the county took the comprehensive plan directly to communities across Troup County. Seven in-person meetings were scheduled strategically across different locations and times to maximize accessibility for working families, retirees, and everyone in between.



In-Person Meeting Schedule for Community Meetings:

1. **Thursday, May 8, 2025, 3:30 - 5:30 PM**

Hogansville Library, 310 Johnson Street, Hogansville, GA 30230

2. **Tuesday, May 13, 2025, 5:00 - 7:00 PM**

William J. Griggs Recreation Center, 716 Glen Robertson Dr., LaGrange, GA 30241

3. **Thursday, May 22, 2025, 5:00 - 7:00 PM**

Gray Hill Community Center, 3600 Bartley Rd, West Point, GA 31833

4. **Thursday, June 5, 2025, 5:00 - 7:00 PM**

Troup County Chamber of Commerce, 111 Bull St, LaGrange, GA 30240

5. **Thursday, June 12, 2025, 5:00 - 7:00 PM**

Mountville Baptist Church, 4505 Greenville Rd, LaGrange, GA 30241

6. **Monday, June 16, 2025, 5:00 - 7:00 PM**

Oakfuskee Convention Center, 300 Kingfisher Lane, LaGrange, GA 30240

7. **Tuesday, June 24, 2025, 5:00 - 7:00 PM**

Rosemont Baptist Church, 3794 Hamilton Rd, LaGrange, GA 30241

Virtual Public Meeting:

Wednesday, July 2, 2025, 1:00 PM

Online via Microsoft Teams



The meeting series began in May 2025, starting with a unique afternoon session at the Hogansville Library. This earlier time slot acknowledged that some residents prefer afternoon meetings, and the library setting created a welcoming, accessible environment for community input. The momentum continued with sessions at the William J. Griggs Recreation Center, bringing the conversation to a facility many residents already knew and used. The West Point area was served by the Gray Hill Community Center meeting, ensuring that residents in the county's western communities didn't have to travel far to participate.

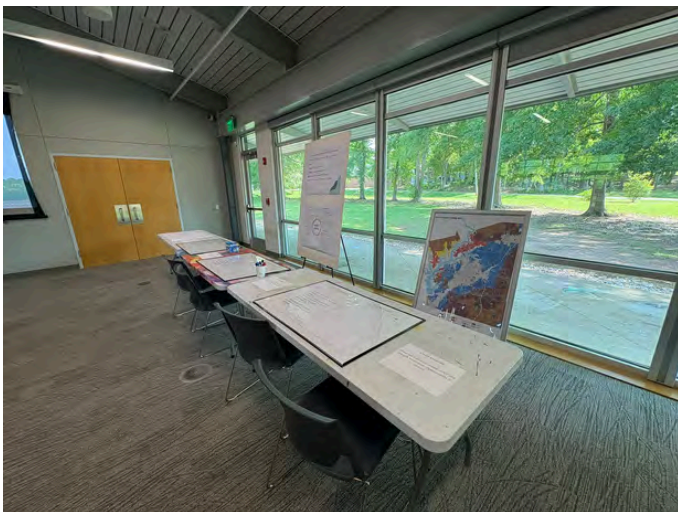
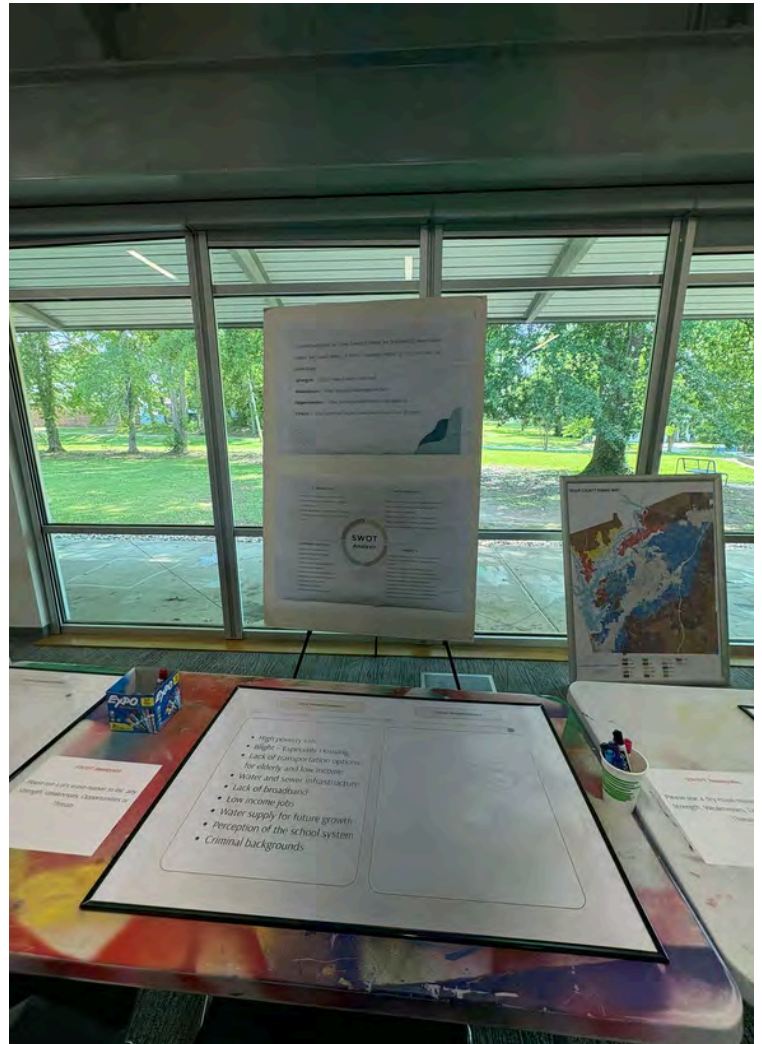
June brought four additional opportunities for input across diverse venues that reflected the county's commitment to meeting residents where they were comfortable. The Chamber of Commerce session provided a business-friendly environment, while meetings at Mountville Baptist Church and Rosemont Baptist Church demonstrated the county's partnership with faith communities. The Oakfuskee Convention Center afforded a convenient location for residents in the northwest and central parts of the county, and notably represented a completed project from the 2021 Community Work Program, demonstrating the county's successful implementation of previous planning initiatives and ongoing dedication to comprehensive planning.

The virtual meeting on July 2nd was specifically designed for residents who had missed the in-person meetings due to work schedules, family obligations, or other commitments, ensuring that even the busiest community members had an opportunity to contribute to the planning process.

Interactive Activities

Rather than traditional lecture-style meetings, each session featured hands-on activities that invited participants to roll up their sleeves and contribute ideas. Interactive workstations were set up throughout each venue, complete with large display boards that made complex planning concepts accessible to residents regardless of their background in planning or local government.

Staff and committee members circulated through each meeting, answering questions, explaining technical concepts, and helping translate resident concerns into actionable planning language. The county provided markers, sticky notes, and tablets to ensure that whether someone was comfortable speaking in public or preferred to write down their thoughts, every communication style was accommodated.



Interactive Activities

Community Voice Tree Activity

As part of our public engagement for the Troup County Comprehensive Plan, we hosted a creative and interactive activity called the Community Voice Tree at several community meetings. This visually engaging exercise invited residents to reflect on what they value most about Troup County, as well as what they feel is missing or would improve their quality of life. Participants were provided with two colors of leaves to place on the tree:

- Light green leaves were used to share places, experiences, and memories that residents already enjoy in Troup County. These included favorite destinations, recreational spots, community traditions, and personal hobbies that help define what makes the county special.
- Dark green leaves represented wishes — ideas for amenities, services, destinations, or improvements that residents would like to see in the future. These included suggestions such as more shopping options, entertainment venues, expanded services for seniors, and transportation improvements.

The responses were as varied and vibrant as the county itself. Residents expressed appreciation for local parks, restaurants, libraries, and community events, while also voicing aspirations for amenities like a Costco, bowling alley, additional housing options, and expanded public transit. Some comments were personal and heartfelt, while others reflected broader community goals and shared desires.

The Community Voice Tree served not only as a valuable tool for collecting public input, but also as a powerful visual reminder of the deep connection people have to Troup County — both in its current form and in their hopes for its future.



Interactive Activities

The Community Voice Tree served not only as a valuable tool for collecting public input, but also as a powerful visual reminder of the deep connection people have to Troup County — both in its current form and in their hopes for its future.

Most Common Responses from the Community Voice Tree

What people love about Troup County:

- The library and local parks
- Hogansville and West Point libraries
- Quiet country roads and low traffic
- Family-friendly venues
- Community restaurants and small businesses
- Texas Roadhouse
- West Point Lake
- Historic downtown areas
- Slower pace of life
- Recreational opportunities
-

What people wish to see in Troup County:

- A bowling alley
- Costco or additional big-box retail options
- More restaurant variety
- Better trash/recycling drop-off access
- Expanded family entertainment venues
- More housing options
- Improved public transit or transportation options
- Dog parks and animal-friendly spaces
- Additional services for seniors
- Expanded grocery store access
-

This feedback directly informed the vision, goals, and strategies of the Comprehensive Plan, highlighting the blend of tradition and opportunity that defines Troup County's future.



SWOT Analysis Process

The 2025 Comprehensive Plan update built on the foundation of the 2021 SWOT analysis and expanded it through an inclusive, data-driven process. The steering committee began by revisiting every strength, weakness, opportunity, and threat identified four years ago. Members discussed which items were still relevant, which had been addressed, and where notable gaps remained. Their review set the stage for a fresh round of community input that would test earlier assumptions and surface emerging issues.

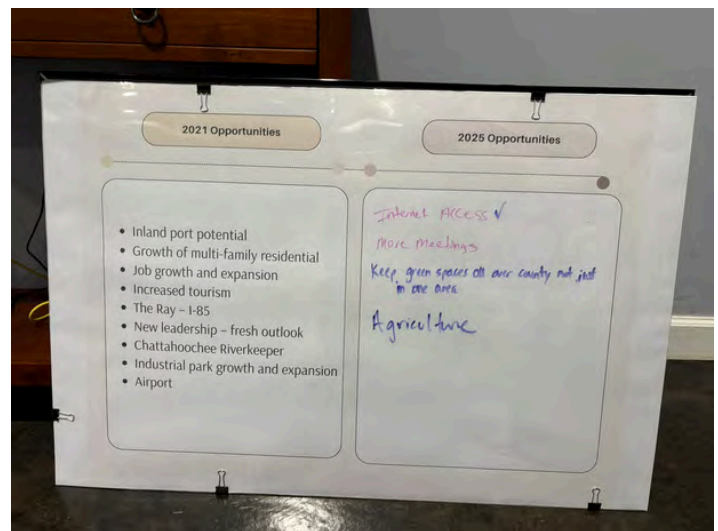
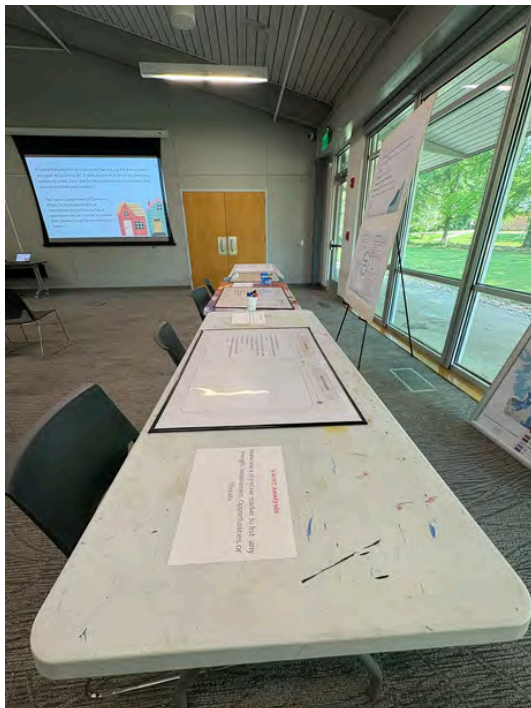
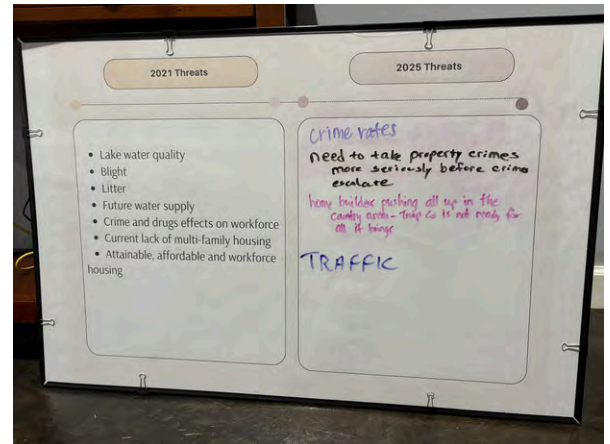
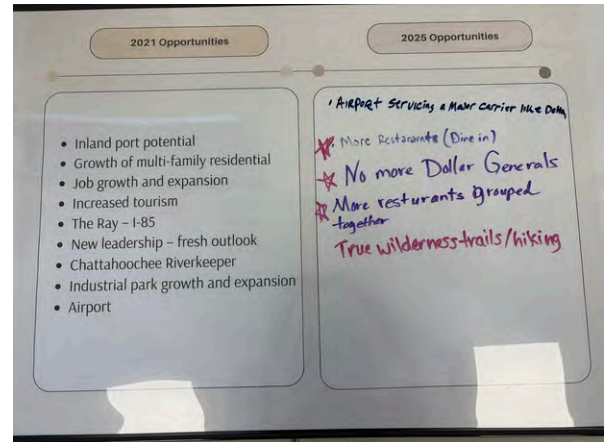
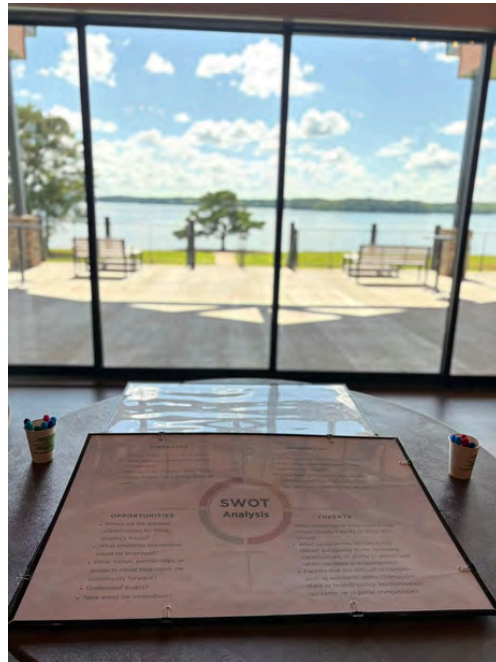
At each public meeting a dedicated workstation invited attendees to engage directly with the SWOT exercise. Large display boards presented the 2021 lists in clear columns, and ample blank space encouraged participants to write additional ideas or challenge items they felt no longer applied. Staff and committee members were on hand to answer questions, clarify terminology, and prompt deeper reflection on local conditions. Markers, sticky notes, and tablets ensured that people of all ages and comfort levels could contribute. The activity proved highly successful, generating dozens of new insights and sparking energetic discussion at every meeting.

To broaden participation further, the companion on-line survey included targeted SWOT questions that asked residents to rank existing items and suggest new ones. Survey responses helped fine-tune the emerging additions by revealing which issues resonated most widely across neighborhoods and demographic groups.

All input, public-meeting boards, survey data, and steering committee deliberations, were consolidated and analyzed. Items appearing repeatedly were prioritized. The refined SWOT results then served as a springboard for updating the Needs and Opportunities list and for reshaping the Goals and Policies section that follows. By combining structured analysis with broad community dialogue, the process produced a robust snapshot of Troup County's current strengths, challenges, and future opportunities and ensured that subsequent plan elements are firmly rooted in community priorities.



SWOT Analysis Process



Online Survey

Beyond the meeting rooms and virtual sessions, the county recognized that many resident prefer to provide input on their own time and in their own way. An online survey became cornerstone of the public involvement effort, allowing people to participate thoughtfull without the time pressures of public meetings. A complete copy of the survey is located in Appendix B

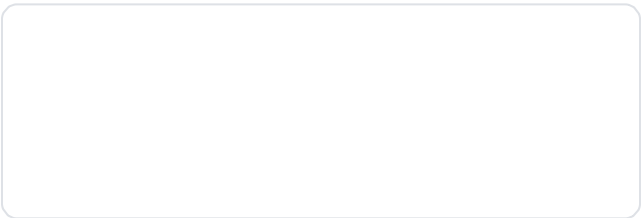
The survey was designed to be more than just a data collection tool; it was positioned as direct line of influence to county decision-makers. Promotional materials made this clear with the message: "Your responses will directly influence future land use decisions, policy recommendations, and the development of the updated comprehensive plan."

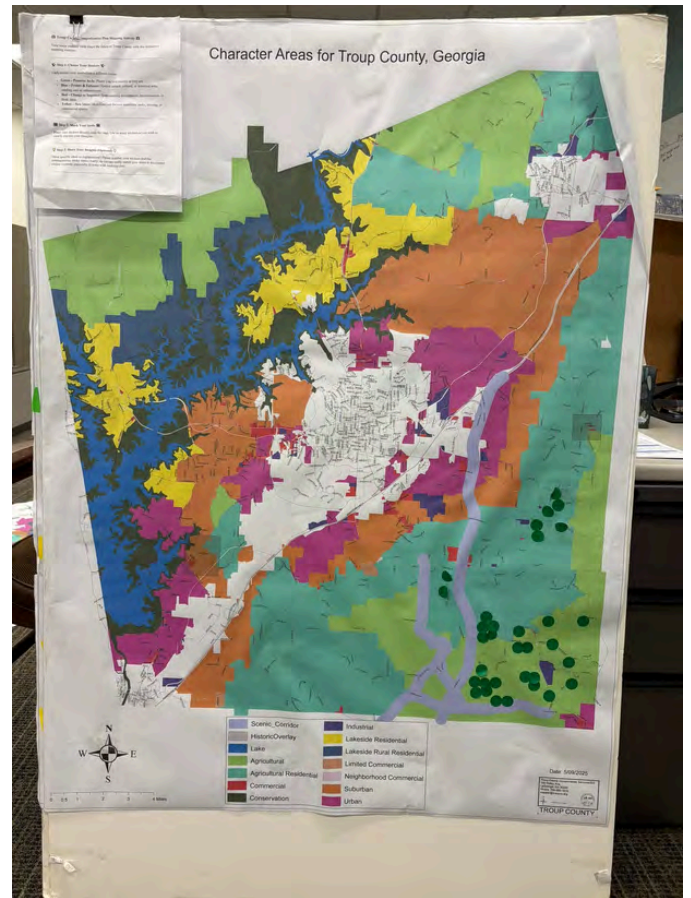


The response pattern told an interesting story about community engagement. Two-thirds of respondents (67%) lived in unincorporated Troup County, while about a quarter (24%) lived within the incorporated cities of LaGrange, Hogansville, or West Point. This distribution suggested that residents in unincorporated areas felt particularly invested in county-level planning decisions that would directly affect their communities.

The employment patterns were equally revealing, with 46% working within the cities and 15% working in unincorporated areas. This data highlighted the interconnected nature of the county's economy and reinforced why comprehensive planning needed to consider the entire county as an integrated community rather than separate jurisdictions.

The county used multiple strategies to ensure residents knew about and could easily access the survey. QR codes appeared on promotional materials throughout the community, making it simple for smartphone users to access the survey immediately upon seeing the information. The clear, compelling call to action—"Help us guide growth and development in Troup County!"—communicated both the survey's purpose and the county's genuine desire for resident input.



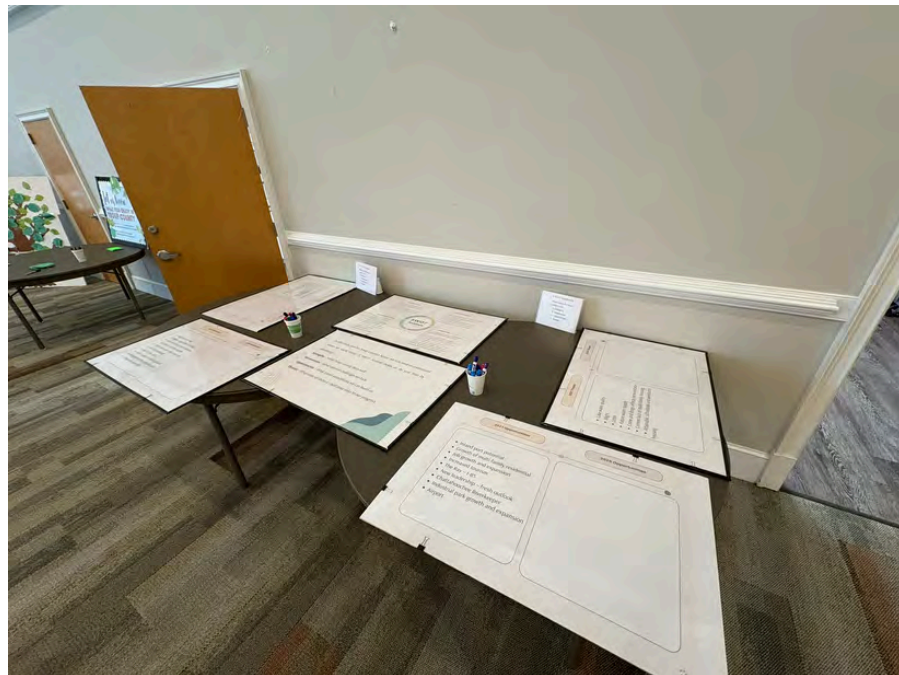


Stakeholder Interviews

While public meetings and surveys captured broad community sentiment, targeted stakeholder interviews provided deeper insights into specific challenges and opportunities facing the county. These one-on-one conversations with key individuals allowed for more detailed discussions about complex issues that might be difficult to address in larger group settings.

The interviews proved particularly valuable for understanding nuanced community needs. Three key themes emerged that helped shape the comprehensive plan's priorities: the pressing need for diverse housing options to serve everyone from young professionals to downsizing seniors, the shortage of housing options accessible to middle-income buyers, and the growing demand for senior housing across all income levels.

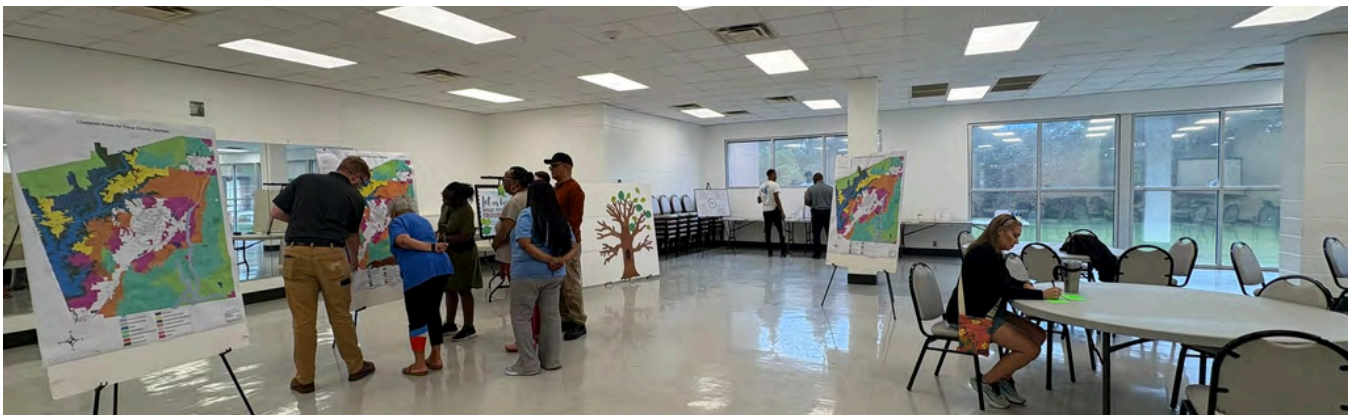
These conversations provided the kind of detailed, contextual information that surveys and Public meetings sometimes miss the stories behind the statistics that help planners understand not just what residents want, but why those needs exist and how they might be addressed.



Public Involvement Integration

The real test of any public involvement process is whether community input actually influences the final plan. In Troup County's case, the extensive community engagement directly shaped multiple aspects of the comprehensive plan, demonstrating that the county's commitment to public participation was genuine rather than merely procedural.

Community feedback played a decisive role in creating the new Interstate Gateway Character Area, recognizing that the land around interstate interchanges needed special attention as development pressure increased. The steering committee meetings, public sessions, and community surveys all reinforced this priority, leading to its inclusion as a formal planning designation.



The county took a systematic approach to integrating all the various forms of input, public meeting feedback, survey responses, and steering committee deliberations into a coherent planning framework. Items and concerns that appeared repeatedly across different engagement methods were prioritized, ensuring that the most widely shared community values and concerns received appropriate attention in the final plan.



Communication and Accessibility

Throughout the process, the Troup County Community Development Office served as the primary point of contact, with staff available to assist. This consistent communication channel ensured that residents always knew where to turn with questions, suggestions, or requests for additional information.

The county's approach to accessibility went beyond just providing contact information. Meeting locations were chosen for their familiarity and accessibility to different communities, and times were varied to accommodate different schedules, and multiple participation formats ensured that residents could engage in whatever way worked best for them.

Promotional materials were designed with usability in mind, featuring QR codes that made survey participation as simple as pointing a smartphone camera, while also providing traditional contact information for residents who preferred phone or email communication.



A Community-Driven Process

More than just checking the boxes for required public participation, Troup County created a framework for ongoing community conversation about growth, development, and quality of life. The relationships built during this process, between county staff and residents, among steering committee members, and within the broader community, provide a foundation for implementing the plan's recommendations and continuing the collaborative approach to community planning that will serve Troup County well into the future. Additionally, the community outreach effort laid the groundwork for developing community education opportunities for citizens to learn more about their local government, including planning, zoning, and development processes.

"The relationships built during this process provide a foundation for implementing the plan's recommendations and continuing the collaborative approach to community planning."

STRATEGIC FRAMEWORK FOR COMMUNITY DEVELOPMENT



Building on Our Assets • Addressing Community Priorities • Creating Strategic Opportunities.

***Identifying the Needs and Opportunities
in Troup County to Develop and
Implement our Goals and Policies***

This section has been structured using a hybrid approach that integrates NEEDS AND OPPORTUNITIES with GOALS AND POLICIES to create a more cohesive and implementation-ready framework.

The **NEEDS AND OPPORTUNITIES** in this section are organized around key themes that emerged from community input and the 2025 SWOT analysis. The items identified in the 2021 comprehensive plan served as a foundation and were used to facilitate discussion and generate questions during the comprehensive planning process.

This approach demonstrates how Troup County's challenges and opportunities are interconnected, requiring coordinated strategies that leverage existing assets while addressing fundamental needs. The corresponding **GOALS AND POLICIES** are woven throughout each theme to show clear connections between identified needs and proposed solutions.

Additionally, central to the Goals and Policies and Needs and Opportunities visioning process was the forward-looking question posed to participants at every meeting and included in the community survey: "Fast Forward 20 Years — What Do You Hope Troup County Will Be Known For?" Participants were asked to imagine the year 2045 and envision how they wanted their community to be recognized—whether for exceptional quality of life, preserved natural beauty, outstanding educational opportunities, vibrant small-town character, innovative economic development, inclusive communities, or other defining characteristics.

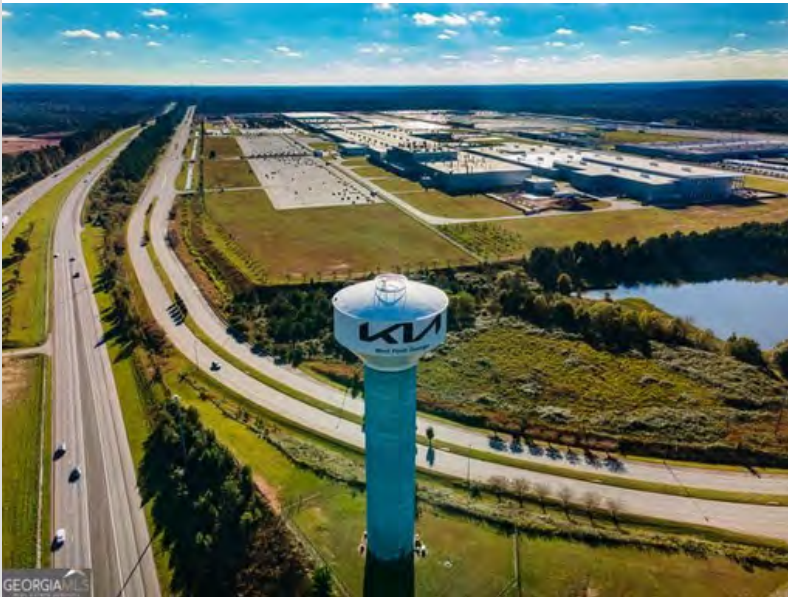
This aspirational exercise, combined with the systematic SWOT analysis and other community input mechanisms, provided the foundation for developing the community visions that anchors the Strategic Framework below. The process ensured that Troup County's long-term planning goals reflect both realistic assessments of current conditions and the community's highest aspirations for the future.

Building a Skilled and Prosperous Workforce

Strategic Vision: Troup County will be a place where residents can access good-paying jobs that match their skills, where businesses find the workforce they need to thrive, and where educational excellence creates pathways to economic prosperity for all residents.

Current Reality & Strategic Assets

Troup County possesses excellent educational facilities that serve as a foundation for workforce development and entrepreneurial endeavors. Strong collaborative leadership exists at both local and state levels, supported by non-profit, faith-based, and philanthropic institutions. The county's strategic location, with two interstates and several major highways running through it, offers accessibility to large employment centers within the county and the broader region. However, industry and business require skilled workers while many residents lack access to good-paying jobs, creating a skills gap that limits economic mobility.



Key Asset Troup County's excellent educational facilities provide the foundation for building tomorrow's skilled workforce.

Priority Needs to Address

Skills Gap: Industry requires skilled workforce while majority of available jobs are low-income positions

Financial Literacy: Many potential homebuyers lack good credit or understanding of financial systems

Workforce Quality: Crime and drug issues affect available workforce quality

Economic Mobility: Limited pathways from education to career advancement



Opportunities

Partner with existing excellent educational facilities to develop targeted training programs that align with industry needs

Utilize collaborative leadership networks at local and state levels to coordinate workforce development with business recruitment efforts

Leverage non-profit, faith-based, and philanthropic institutions for community-based skill building and financial literacy programs

Build entrepreneurial ecosystem around educational assets and business incubation opportunities

Create pathways from education to career advancement that address the skills gap

Develop workforce training programs that address crime and drug issues while building employable skills

Implementation Policies

Expand partnerships between educational institutions and employers for workforce alignment

Create financial literacy and homebuyer education programs linked to housing development

Address crime and drug issues through coordinated economic development and public safety strategies

Develop entrepreneurial programs and small business incubation tied to educational facilities

Implementation Actions (Goals)

Establish workforce development authority with education and business representation

Launch financial literacy and homebuyer education program targeting residents and small business owners

Create skills-to-jobs pipeline connecting education outputs to business recruitment

Develop entrepreneurship incubator program at educational facilities

Implement community education program on workforce development opportunities, career pathways, and financial literacy resources available to residents

Creating Connected and Livable Communities

Strategic Vision: Troup County will offer residents a variety of housing choices at all income levels, supported by reliable infrastructure and connected through efficient transportation networks that link homes, jobs, and community amenities.

Current Reality & Strategic Assets

Troup County benefits from excellent highway access via I-85. The airport increases business opportunities, while rail connectivity provides freight access. However, increased traffic in previously rural areas due to outside commuters traveling to major employers creates strain on local road networks not designed for high volumes, and coordination between county planning and municipal utility provision could be improved to better manage growth patterns.

Priority Needs to Address

Traffic Congestion: Increased traffic in previously rural areas due to outside commuters traveling to major employers, creating strain on local road networks not designed for high volumes

Infrastructure Coordination: Limited coordination between county planning and municipal utility providers in managing growth patterns

Housing Diversity: Insufficient housing options including substandard units, lack of multi-family housing, and limited attainable housing

Development Resistance: Neighborhood opposition to innovative or higher-density developments

Opportunities

Capitalize on I-85 corridor for sustainable development demonstrations and innovative transportation solutions

Utilize airport and rail assets to attract economic development that supports infrastructure investment

Leverage existing residential neighborhoods as foundation for strategic infill development and connectivity improvements

Work with major employers to develop traffic management solutions including alternative routes, work schedule coordination, and employee transportation programs

Create mixed-use development opportunities that provide housing diversity while reducing commuting distances

Prepare for inland port development and operations expected around 2030 to transform regional economic development potential

Develop traffic calming and road improvement strategies for rural areas experiencing increased commuter traffic

Transportation Assets. *Two interstates and several major highways provide exceptional regional connectivity for economic development.*



Implementation Policies

Work with major employers to develop traffic management strategies including staggered work schedules, carpooling programs, and alternative transportation options

Implement road improvements and traffic calming measures in rural areas experiencing increased commuter traffic

Coordinate with municipal utility providers to ensure infrastructure supports targeted growth areas while preventing sprawl

Diversify housing stock to serve all income brackets and lifecycle needs within areas served by existing infrastructure

Promote innovative development approaches through education and incentives

Enhance coordination between county and municipal land use planning and utility provision

Implementation Actions (Goals)

Encourage partnerships and programs with major employers to develop comprehensive traffic management and employee transportation programs

Complete transportation study focused on managing commuter traffic impacts in rural areas

Develop coordination framework with municipal utility providers to align growth management strategies

Create housing diversity incentive program for developers within existing service areas

Launch community education program on development benefits and design quality

Establish community education initiative on transportation options, traffic safety, and the benefits of diverse housing choices for community sustainability

Leveraging Natural Assets and Tourism Potential

Strategic Vision: Troup County will be recognized as a premier destination that balances conservation of natural resources with sustainable tourism and recreation, creating economic opportunities while preserving environmental quality for future generations.

Current Reality & Strategic Assets

The county offers significant tourism and recreational assets centered around West Point Lake and natural resources. However, West Point Lake's recreational opportunities are underutilized due to seasonal pool depth fluctuations, and the county is losing historic and cultural areas and buildings.

Priority Needs to Address

Underutilized Assets: West Point Lake recreation potential not fully realized due to seasonal challenges and lack of hotels and overnight accommodations on the lake

Historic Preservation: Loss of historic and cultural areas and buildings

Environmental Stewardship: Need for enhanced water quality protection and habitat preservation

Community Pride: Limited awareness about environmental stewardship and community pride issues



Opportunities

Explore partnerships and support ad campaigns that develop comprehensive West Point Lake tourism strategy that works with seasonal variations and promotes year-round visitation

Partner with Chattahoochee Riverkeeper to expand environmental education programs and develop eco-tourism initiatives

Create heritage tourism initiatives that preserve historic assets while generating economic returns through visitor spending

Build community pride and environmental stewardship programs that engage residents in conservation efforts

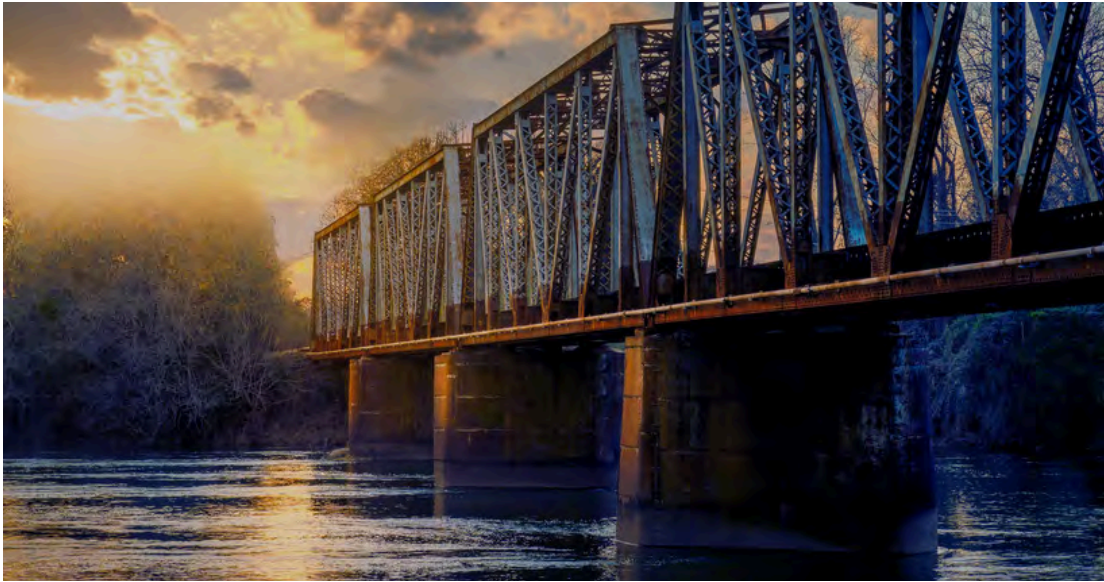
Work with Troup County Public Facilities and Development Authority to market the county's natural amenities to attract new residents and businesses seeking quality of life

Develop recreational and cultural programming that serves both residents and visitors

Expand recycling programs and environmental education to support sustainable development practices

Natural Asset West Point Lake provides year-round recreation and tourism opportunities with proper seasonal adaptation strategies.





Implementation Policies

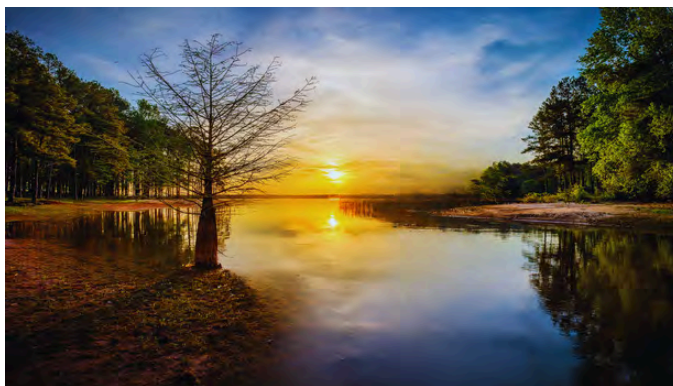
Create adaptive West Point Lake recreation and tourism strategy addressing seasonal variations

Establish historic preservation incentives and programs with economic development focus

Expand environmental education partnerships for tourism and stewardship

Develop eco-tourism and cultural heritage tourism as economic drivers

Launch comprehensive recycling and community pride campaigns



Implementation Actions (Goals)

Complete West Point Lake tourism master plan with seasonal adaptation strategies

Establish historic preservation revolving loan fund

Partner with Chattahoochee Riverkeeper on eco-tourism development

Launch "Pride in Troup" community stewardship campaign

Develop community education program on environmental stewardship, historic preservation, and sustainable tourism practices that residents can support and participate in

Expanding Economic Opportunities and Innovation

Strategic Vision: Troup County will be a thriving business destination that leverages its strategic location, transportation assets, and quality of life to attract diverse employers, support existing businesses, and foster innovation.

Current Reality & Strategic Assets

The county's location along I-85 provides strategic advantage for business development. Existing industrial base and rail access support manufacturing and logistics operations. Airport facilities enhance business connectivity. However, broadband access remains limited in unserved areas, and community blight detracts from economic development potential. Coordination with municipal utility providers is essential for managing growth patterns.



Future Growth The inland port, expected to begin operations around 2030, will transform regional economic development potential.

Priority Needs to Address

Digital Infrastructure: Broadband gaps in unserved areas limiting business development and remote work

Economic Diversification: Need for diverse job opportunities beyond current low-income majority

Small Business Support: Citizens feel overwhelmed or confused by business establishment processes despite available brochures and guidebooks



Opportunities

Utilize I-85 corridor location for strategic business recruitment in logistics, advanced manufacturing, and technology sectors

Leverage airport and rail assets for specialized business development including freight and logistics operations

Build on existing industrial base for business expansion, supply chain development, and job creation

Position for inland port development and operations expected around 2030 for transformational economic impact and regional positioning

Use broadband expansion as economic development tool to attract remote work and technology businesses

Transform blighted areas into economic development opportunities through strategic redevelopment

Develop business incubation and entrepreneurship programs that support local business creation

Market quality of life amenities and transportation access to attract businesses and skilled workers

Simplify and streamline small business and home occupation establishment processes through enhanced education and support programs

Partner with Chamber of Commerce, Small Business Administration, and other organizations to provide comprehensive business startup assistance

Implementation Policies

Expand broadband infrastructure to unserved areas through public-private partnerships

Address community blight through targeted redevelopment programs linked to economic development

Improve school system perception through community engagement and business partnership programs

Leverage transportation assets for targeted business recruitment and retention

Prepare for inland port development and coordinate related infrastructure and workforce development initiatives

Streamline small business and home occupation permitting processes and provide enhanced customer service and education

Partner with business support organizations to provide comprehensive assistance to entrepreneurs and small business owners

Implementation Actions (Goals)

Launch comprehensive broadband expansion initiative

Create blight elimination program with economic development incentives

Establish business-education partnership for workforce and perception improvement

Develop inland port preparation and coordination plan for operations expected around 2030

Establish annual small business workshop series in partnership with Chamber of Commerce and Small Business Administration to educate entrepreneurs on county regulations, permitting processes, and available resources for establishing businesses and home occupations in Troup County

Implement community education program on economic development opportunities, entrepreneurship resources, and how residents can support local business growth

Preserving Rural Character and Managing Growth

Strategic Vision: Troup County will balance appropriate growth and development with preservation of its rural character, agricultural heritage, and natural landscapes, ensuring that new development enhances rather than detracts from the community's quality of life and distinctive identity.

Current Reality & Strategic Assets

Troup County possesses significant rural areas, agricultural lands, and natural landscapes that define much of its character and appeal. The county has opportunities to preserve agricultural operations and maintain open spaces throughout the county rather than concentrating them in single areas. However, development pressure is creating large subdivisions in previously rural areas, with some developments featuring small building lots that don't match rural character expectations.





Agricultural Heritage

Preserving working farms and rural character while managing appropriate growth and development pressure.

Priority Needs to Address

Rural Development Pressure: Large subdivisions and small building lots being developed in rural areas that conflict with rural character

Growth Management: Need for better management of development pace and location to prevent overwhelming county services and infrastructure

Agricultural Preservation: Protection of working farms and agricultural lands from development pressure

Open Space Distribution: Need to maintain green spaces throughout the county rather than concentrating them in single areas

Opportunities

Preserve and promote agricultural operations as economic development and tourism opportunities (agritourism)

Develop rural design standards that require larger lots and rural-appropriate development in agricultural areas

Create agricultural preservation programs that support working farms while managing development pressure

Establish green space and rural preservation requirements for new developments throughout the county

Develop trail systems and wilderness hiking opportunities that preserve natural areas while providing recreation

Use strategic planning to direct higher-density development to appropriate areas while preserving rural zones

Create agricultural economic development programs that make farming more viable and sustainable

Implementation Policies

Establish rural character protection standards that require appropriate lot sizes and development patterns in agricultural areas

Create agricultural preservation incentive programs that support working farms and rural landowners

Develop growth management policies that direct intensive development to areas with existing infrastructure while preserving rural character

Implement green space preservation requirements for developments throughout the county

Support agricultural tourism and rural heritage tourism as economic development strategies

Coordinate with agricultural community to develop policies that support farming while managing growth pressure

Implementation Actions (Goals)

Develop rural character preservation ordinance with appropriate lot size and design requirements for rural areas

Create agricultural preservation program with incentives for working farms

Establish county-wide green space preservation requirements for new developments

Launch agricultural tourism development initiative

Complete comprehensive growth management strategy that balances development needs with rural character preservation

Create community education program on rural character preservation, agricultural heritage, and sustainable growth practices that protect community identity

Community Infrastructure and Public Safety

Strategic Vision: Troup County will coordinate effectively with municipal partners to provide reliable, high-quality infrastructure and comprehensive public safety services that support sustainable growth while preventing sprawl and maintaining the community character and quality of life that makes it a desirable place to live, work, and visit.

Current Reality & Strategic Assets

Existing recreational programs and educational opportunities provide a foundation for community services. Strong institutional presence of non-profits, faith-based organizations, and philanthropic institutions provides service delivery capacity. Municipal partners provide water and sewer services to developed areas. However, coordination between county planning and municipal utility provision could be improved to better manage growth patterns and prevent sprawl. Additionally, emergency services including fire department manpower and EMS/ambulance services need strengthening to meet growing community needs. The growing population and increasing density in neighborhoods has significantly increased demand for county services including Troup County Marshals, Code Enforcement, and Animal Control, as traditional large lots are being interspersed with new neighborhoods featuring smaller parcels that create more apparent impacts between neighboring properties.

Service Coordination. Growing population requires enhanced coordination between county services and municipal partners for comprehensive support.

Priority Needs to Address

Emergency Services Capacity: Need for increased fire department manpower and expanded EMS/ambulance services to serve growing population

County Service Capacity: Growing demand for Troup County Marshals, Code Enforcement, and Animal Control services due to population growth and increased neighborhood density

Blight and Property Maintenance: Rising blighted and run-down properties requiring enhanced abatement processes and additional staff to address increasing code violations

Building Code Education: Need for enhanced education for home builders, contractors, and individual property owners about building permit requirements and regulations to reduce non-compliance, fees, and citations

Neighbor Impact Management: Need for enhanced code enforcement and mediation services as smaller lot developments create more apparent impacts between neighboring properties

Public Safety: Rising crime rates and need to address property crimes more seriously before they escalate to more serious offenses

Inter-governmental Coordination: Need for better coordination between county planning and municipal utility providers to manage growth patterns

Service Coordination: Need for better coordination between recreational programs and service providers

Citizen Education: Limited awareness of local government services, codes, and ordinances

Growth Management: Need to prevent sprawl while supporting appropriate development in areas with existing infrastructure

Opportunities

Build on existing recreational program foundation for expanded and coordinated services that serve all age groups

Utilize strong institutional network of non-profits, faith-based organizations, and philanthropic institutions for enhanced service delivery partnerships

Create comprehensive growth management strategy that coordinates county planning with municipal utility provision to prevent sprawl

Develop citizen engagement programs that build understanding, participation, and community ownership

Use coordinated planning to direct appropriate development to areas with existing infrastructure capacity

Leverage variety of secondary education and training opportunities to support community development initiatives

Coordinate county planning with municipal partners to maximize efficiency and prevent conflicting development patterns

Strengthen emergency services through regional partnerships and coordinated planning with municipalities

Develop community policing and crime prevention programs that address property crimes and build community trust

Create public safety partnerships with educational institutions and community organizations

Expand county services (Marshals, Code Enforcement, Animal Control) strategically to meet growing demand while maintaining service quality

Develop proactive blight prevention and property maintenance programs that address issues before they become major problems

Create neighbor mediation and education programs to help residents in mixed-density areas coexist effectively

Establish building code education programs for contractors, builders, and individual property owners to promote compliance and protect property investments

Implementation Policies

Expand fire department manpower and EMS/ambulance services to meet growing community needs and ensure adequate emergency response coverage

Increase staffing and resources for Troup County Marshals, Code Enforcement, and Animal Control to meet growing service demands from population growth and increased neighborhood density

Develop enhanced blight abatement process with streamlined procedures and additional staff to address rising property maintenance issues

Create proactive code enforcement and neighbor relations programs that address density-related conflicts before they escalate

Establish comprehensive building code education programs for contractors, individual builders, and property owners to ensure compliance and protect property investments

Develop comprehensive crime prevention strategies that address property crimes proactively and build community trust in law enforcement

Coordinate county planning with municipal utility providers to ensure appropriate development patterns that prevent sprawl

Enhance coordination of recreational programming and service delivery for improved efficiency

Enhance citizen education about local government services, codes, and requirements

Strengthen partnerships between county and municipal service providers for comprehensive community support

Direct development to areas with existing infrastructure capacity to prevent sprawl and maximize efficiency

Implementation Actions (Goals)

Develop emergency services expansion plan to address fire department manpower and EMS/ambulance service needs

Create staffing and capacity expansion plan for Troup County Marshals, Code Enforcement, and Animal Control services

Establish enhanced blight abatement process with dedicated staff and streamlined procedures

Develop neighbor relations and density impact management program for mixed-development areas

Launch annual building code education workshop series for contractors, individual builders, and property owners covering permit requirements, regulations, and compliance procedures for construction, remodeling, and expansion projects including sheds and accessory structures

Create comprehensive crime prevention and community policing program

Establish inter-governmental coordination committee with municipal utility providers

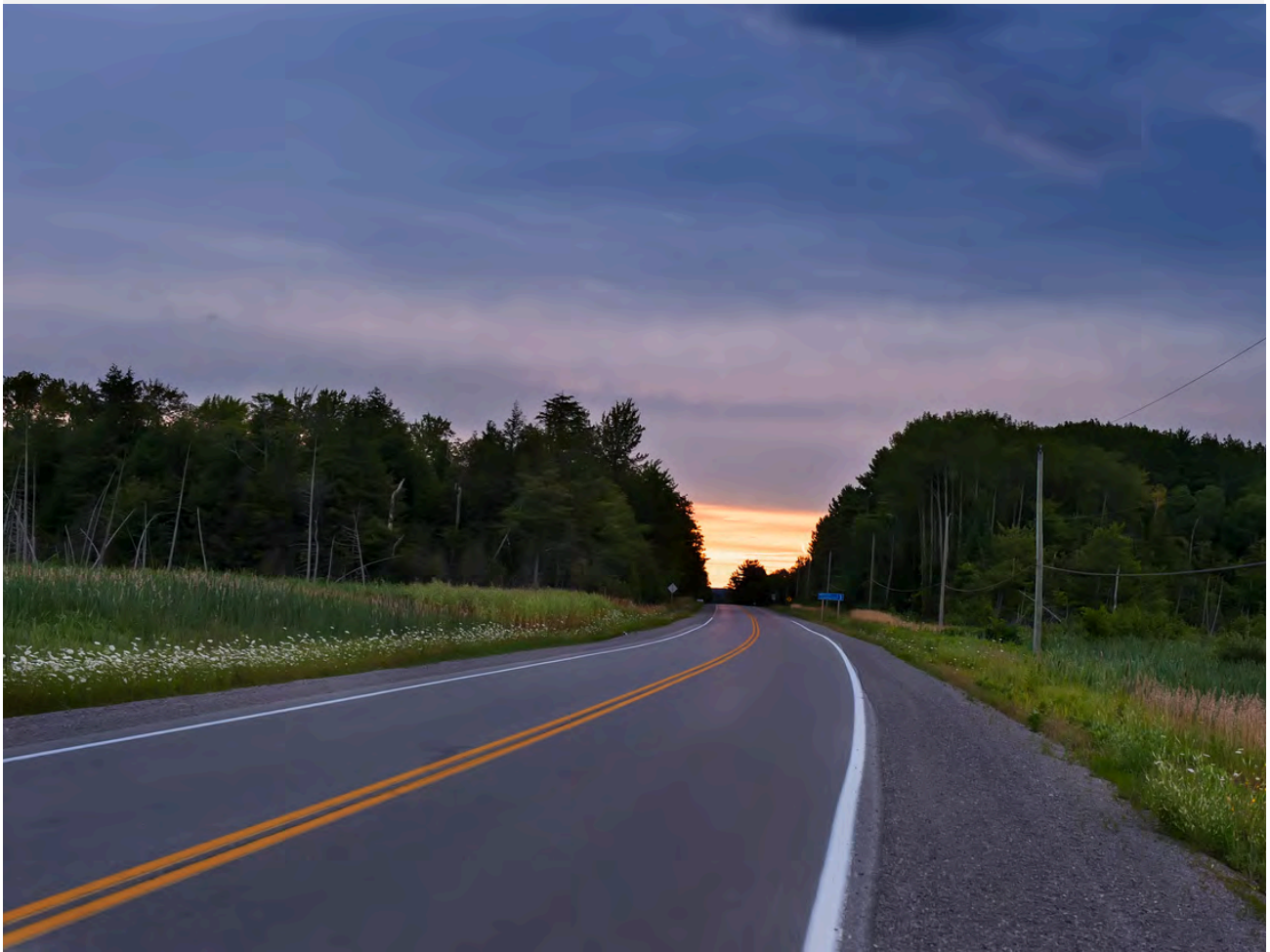
Create inter-agency coordination framework for recreational and social service delivery

Launch citizen education and engagement program

Develop coordinated growth management strategy that prevents sprawl while supporting appropriate development

Implement community education program on public safety services, code compliance, responsible pet ownership, and neighbor relations in changing community environments

TRANSPORTATION

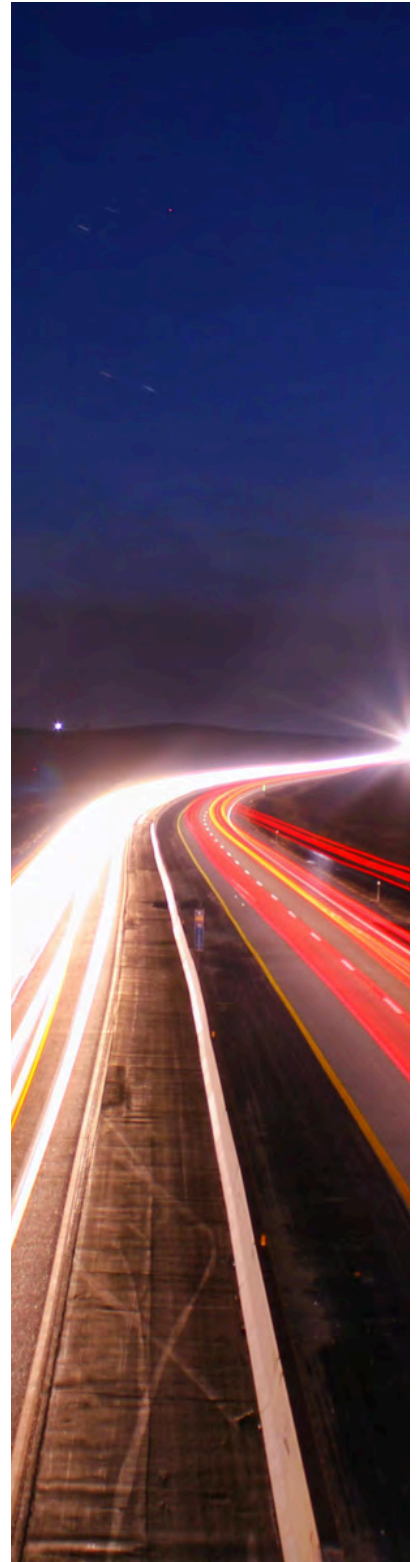


LONG RANGE TRANSPORTATION PLAN 2050

LONG RANGE TRANSPORTATION PLAN

Troup County is a place of movement — of goods, people, ideas, and opportunity. From the rural roads that weave through farmland to the interstate corridors that connect the region to national markets, the transportation system is more than just a collection of pavement and signals; it's the circulatory system of a growing, diversifying community. Whether someone is commuting to a manufacturing plant, taking their child to school, walking in downtown LaGrange, or receiving freight at a warehouse, they are relying on a system that must balance capacity with character, growth with stewardship, and progress with equity.

Recognizing this, Troup County undertook a major planning initiative to examine the current state of the transportation system and prepare a roadmap for the future. The Troup County Long-Range Transportation Plan (LRTP), completed on February 26, 2024, is a comprehensive, forward-looking document that outlines the county's transportation priorities through 2050. It was prepared in collaboration with the Georgia Department of Transportation (GDOT), the cities of LaGrange, Hogansville, and West Point, and the consultant team of Arcadis U.S., Inc. and Modern Mobility Partners, LLC. Local stakeholders, including Troup Transit, the LaGrange-Troup County Chamber of Commerce, Kia Motors Manufacturing, and others, shaped the process through active engagement and on-the-ground insight.



A PLAN GROUNDED IN PURPOSE

The primary goal of the LRTP is to support a safe, connected, and efficient multimodal transportation system that meets the needs of all residents, now and into the future. But the plan does more than list projects. It recognizes that transportation is a powerful tool for economic development, quality of life, and social equity, with Troup County poised for steady growth, particularly along the I-85 corridor and around major employers like Kia and the forthcoming West Central Inland Port. It was essential to assess how the existing network performs, what future demand will look like, and how best to invest in improvements.

As of 2020, the county had 69,400 residents and 38,300 jobs, with population projected to rise to 86,700 and employment to 64,600 by 2050. Much of this growth is linked to freight-driven industries, meaning the county must continue to support truck mobility, intermodal connections, and freight access, while also preserving the rural landscapes and small-town feel that define so much of its character.

The Current Landscape

The LRTP includes a detailed inventory and analysis of transportation infrastructure across the county. It found that:

- Congestion and safety issues are most prominent on key arterials such as US 27 (Hamilton Road), US 29 (Vernon Street), and SR 219 (Mooty Bridge Road).
- While most roads operate at acceptable levels of service, projected growth without intervention will lead to strain in certain corridors by 2035 and 2050.
- There are 168 bridges, mostly in good condition, with only three rated as poor, and none of those on major state routes.
- Freight movement is especially important: manufacturing makes up 30% of all jobs, and freight corridors are critical to the regional economy.
- Pedestrian and bicycle facilities are limited outside of city centers, but projects like The Thread Trail are creating new recreational and commuting options.
- Public transit, provided by Troup Transit, serves primarily elderly and disabled residents through demand-response services, with potential for modest expansion.

One important insight from the LRTP is the reality that transportation access is not distributed equally. Using tools such as the Justice40 Initiative and EPA's EJScreen, the plan identified that 61% of residents live in Census tracts considered disadvantaged, meaning they may face higher barriers to accessing safe and reliable transportation. This insight is critical for ensuring that future investments close gaps rather than widen them, and that disadvantaged communities are prioritized for improvements, particularly when applying for competitive federal grants.

The planning team used detailed population, employment, and land use projections to build travel demand models for 2035 and 2050. These models forecast traffic volumes, congestion points, and future needs if no improvements were made. The results reinforced the need for strategic investment in both urban and rural areas, especially to maintain freight flow, support residential growth, and ensure safety.

From this analysis — and with input from stakeholders and the public — a list of projects was developed and prioritized. These include:

- Capacity projects on congested or high-growth corridors
- Intersection and signal improvements for safety and flow
- Bridge repair or replacement, especially where future growth is anticipated
- Freight corridor upgrades, particularly around industrial zones
- Bike and pedestrian infrastructure, especially in denser areas or near schools and parks
- Transit enhancements to strengthen mobility options for seniors and people with disabilities

Each project was evaluated using a framework that aligned with the county's goals — including economic development, safety, equity, and environmental compatibility — and screened for potential impacts to natural, cultural, and community resources.

Making it Happen: Funding and Partnerships

A transportation plan is only as useful as its ability to guide real action. The LRTP includes a clear funding strategy that blends federal, state, and local resources, including:

- Federal funds via the Bipartisan Infrastructure Law and GDOT-administered programs
 - State support through the Statewide Transportation Improvement Program (STIP) and Local Maintenance & Improvement Grants (LMIG)
 - Local dollars, especially from SPLOST V (expected to generate \$70 million) and Tax Allocation Districts (TADs) in strategic development areas

Because many projects fall within disadvantaged areas, the county is well-positioned to pursue Justice40-aligned funding and other competitive grant opportunities.



**A full copy of the
Troup County
Long-Range
Transportation
Plan, including
maps, modeling,
project sheets,
and evaluation
metrics, is
available in
Appendix A of this
Comprehensive
Plan.**

LONG-TERM VIEW 2050

The 2024 Long-Range Transportation Plan is not a static document. It is meant to be reviewed, updated, and referenced regularly — especially as new development occurs, funding landscapes shift, and public needs evolve. The plan supports the Comprehensive Plan’s vision of balanced growth, economic opportunity, and resilient infrastructure. It also encourages continued coordination between local jurisdictions and regional agencies to ensure that investments are aligned and that transportation helps fulfill the county’s broader goals for community well-being.



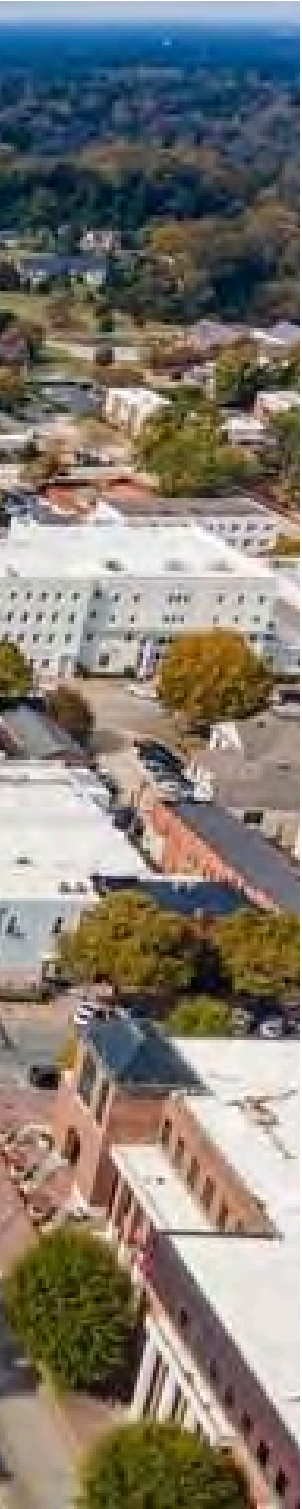
DEFINING THE VISION

LAND USE



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

LAND USE AND CHARACTER AREAS



Land use planning forms the backbone of the plan, shaping how Troup County grows, where development occurs, and how various uses, such as housing, industry, agriculture, and recreation, coexist. Thoughtful land use planning is crucial for preserving rural character, fostering economic opportunities, and ensuring that infrastructure and public services can support future growth.

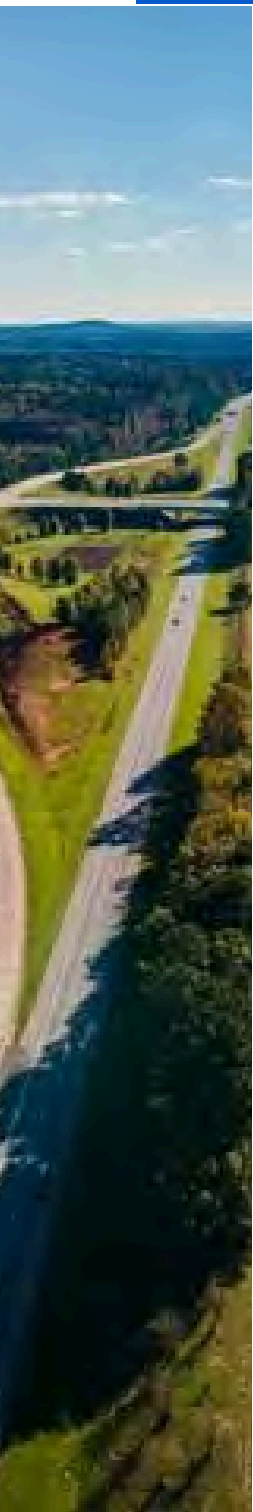
The comprehensive plan's approach to future land use planning is rooted in place-based strategies. Rather than relying solely on zoning maps or generalized land use categories, the plan uses character areas, distinct geographic zones defined by shared physical, social, or economic traits. These character areas provide a more detailed, locally informed framework for guiding growth and investment throughout the county.

The Character Area Map was first developed during the 2015 planning process through hands-on community engagement. Residents participated in mapping exercises, identifying areas with common traits and describing their unique characteristics. The result was a community-driven framework that has guided land use decisions across Troup County for the past decade and was reaffirmed in the 2021 update through modest boundary adjustments and refinements.

For the 2025 update, the Character Area Map was thoroughly reviewed and refined based on a robust round of community engagement, including public meetings, stakeholder discussions, steering committee meetings, and a countywide survey. One of the most significant outcomes of this process was the enhancement of each character area description to provide more clarity, context, and actionable detail. These updates are designed to better guide future development by clearly outlining expectations and strategies that align with the county's long-term vision.



LAND USE AND CHARACTER AREAS



Additionally, the 2025 plan introduces the new Gateway Character Area, established in response to increasing development pressure around the county's interstate interchanges. There are ten Gateway Character Areas identified on the Character Area Map, each located at prominent points of interstate access throughout Troup County. These high-visibility corridors often shape visitors' first impressions and offer strategic opportunities for economic growth due to their proximity to major transportation infrastructure.

While united by their function as gateways, their surrounding conditions differ from place to place. Some are bordered by established rural neighborhoods and agricultural lands, while others adjoin city limits or areas already experiencing commercial development. The Gateway Character Area is designed to balance these varying contexts by encouraging appropriate economic investment in areas with infrastructure capacity, while applying design standards, buffers, and transition strategies that protect the rural character where it exists. This approach supports Troup County's commitment to rural preservation, even as it embraces targeted growth in locations best suited to accommodate it.

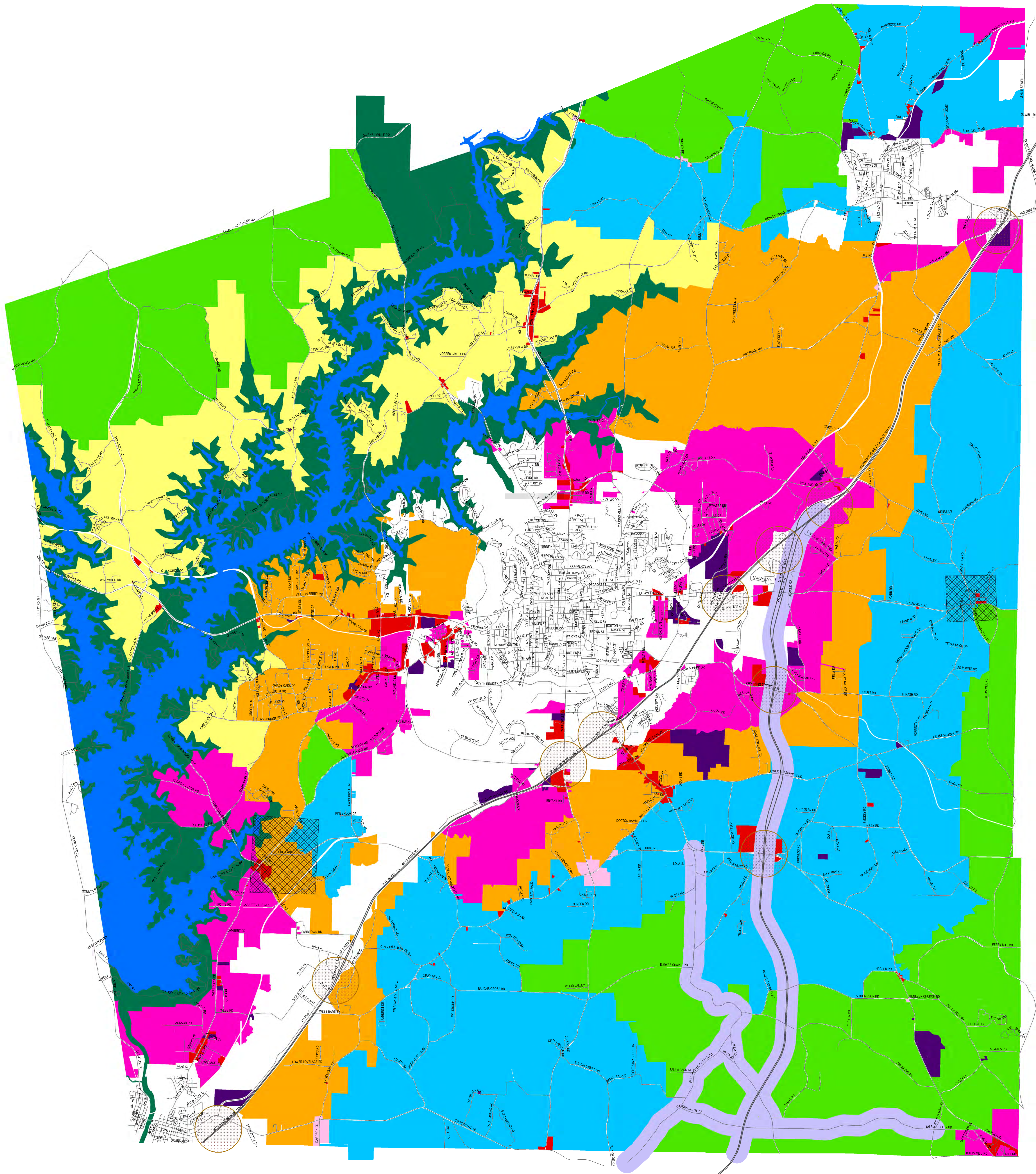
Character area planning remains a vital part of the plan because it provides place-specific guidance for how each area of the county should look and function in the future. Each character area description now includes:

- Development Pattern: outlining preferred forms and intensities of development, infrastructure needs, and open space expectations.
- Primary Land Uses: identifying the most appropriate land uses for each area.
- Implementation Strategies: offering specific projects, policy tools, and partnerships that support the desired future vision.

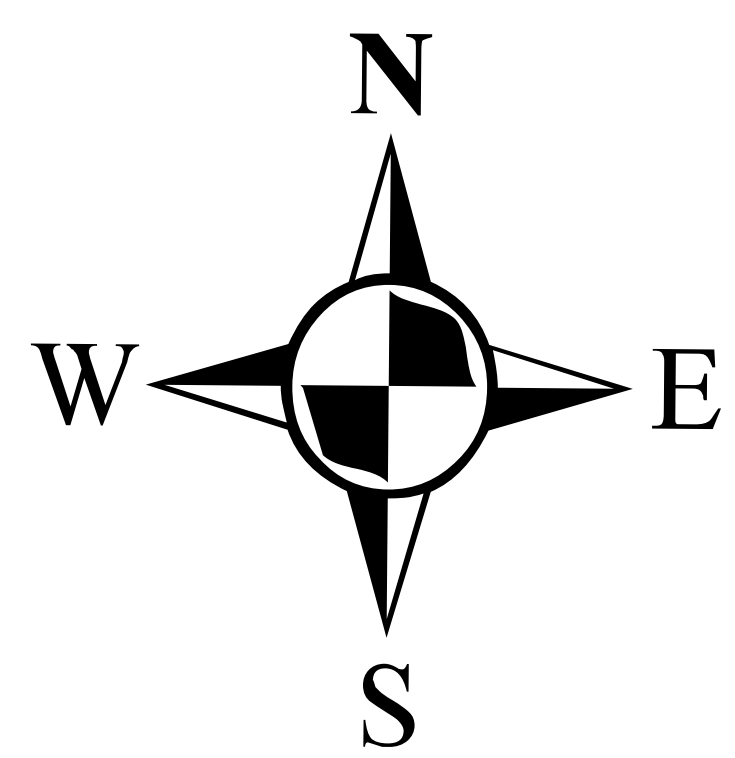
Together, these components ensure that land use planning in Troup County reflects local values, responds to emerging trends, and promotes thoughtful growth that respects the unique identity of each part of the county.



Character Areas for Troup County, Georgia



- | | |
|--|--|
| Commerce Center | Gateways |
| Emerging Neighborhoods | Scenic Corridor |
| Employment Center | Heritage Centers |
| Lakeside Neighborhood | Lake |
| Neighborhood Commercial | |
| Rural Neighborhood | |
| Rural Preservation | |
| Strategic Development | |
| West Point Lake Conservation | |



0 0.75 1.5 3 4.5 6 Miles

Date: 5/09/2025

Troup County Governmental Services/GIS
100 Ridley Ave.
LaGrange, GA 30240
Phone: 706-883-1610
mapper@trouppco.org



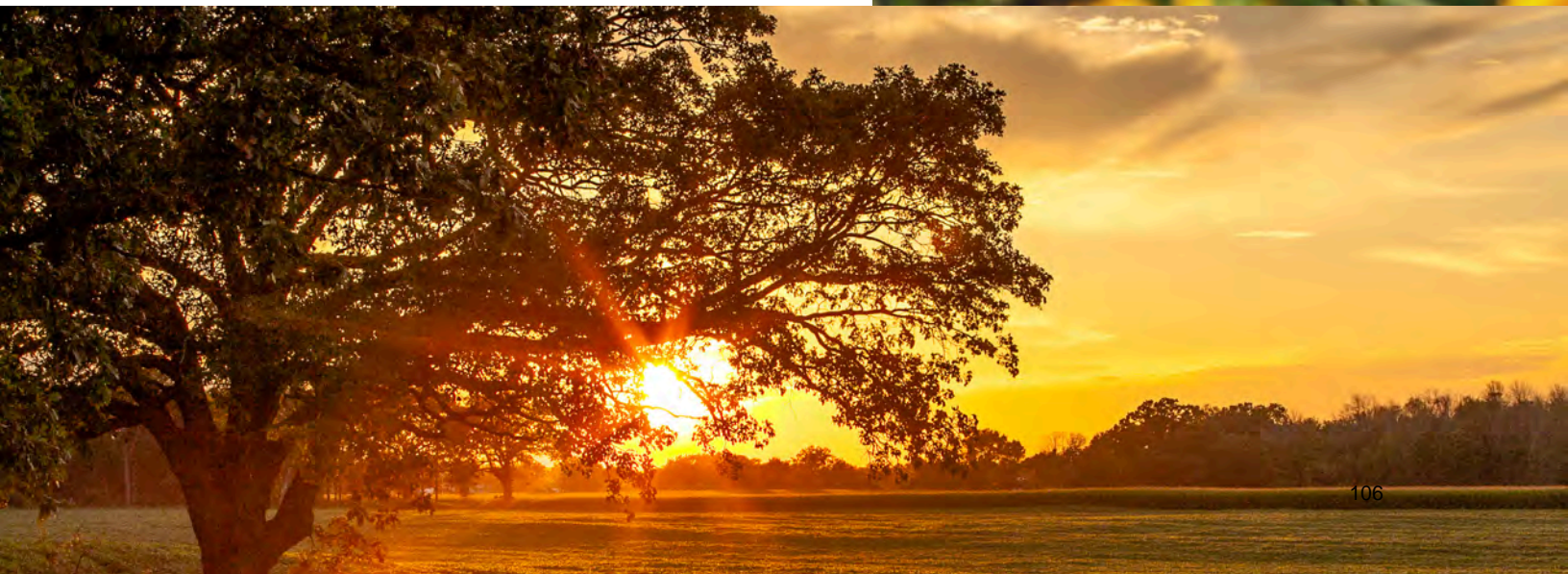
TROUP COUNTY



TROUP COUNTY

Rural Preservation

CHARACTER AREA



RURAL PRESERVATION

Description

The Rural Preservation character area describes the area in the county where the primary land use is agricultural. Extensive public input has demonstrated a strong community desire to maintain the rural character and working landscape that defines these areas.

Consistent with Georgia's comprehensive planning standards that emphasize community-driven visions, this designation reflects residents' commitment to preserving the agricultural heritage, open spaces, and rural lifestyle that are fundamental to the county's identity. This approach aligns with statewide planning principles that recognize rural character preservation as essential to maintaining community identity while accommodating appropriate growth patterns. While there is little production of row crops in Troup County, there are large tracts of land used for raising cattle, horse farms, hay fields, organic gardening, and timber harvesting. Most of the rural preservation areas in the county are in the northwest and southeast portions of the county. Residential development is very low-density.



DEVELOPMENT PATTERNS

- Large lot residential
- Residential developments that are designed around pastureland, crops, raising livestock, and harvesting timber, and maintain a minimum 5-acre lot size
- Preservation of farmland, natural resources, habitats, views and agricultural/rural character
- Conservation subdivisions allowed only as a method of protecting an environmentally sensitive area, flora, or fauna habitat viewshed
- Limit development until services are available
- Explore developing ordinances that allow cluster developments where over 50% of the total development is green space or conservation. This allows developers to employ higher density while preserving and buffering the change in scale of residential development in rural areas

Primary Land Uses

- Agriculture (livestock/poultry farms, row crops, etc.)
- Residential (large lot)
 - Forestry
 - Hobby farms
 - Turf farms
 - Hunt clubs



IMPLEMENTATION STRATEGIES

- Provide right-to-farm protections
- Develop a transfer or purchase of development rights program or similar to protect farmland.
- Encourage the use of Agricultural Best Management Practices (BMPs) to protect water quality.
- Encourage and promote agritourism as outlined in the County's Unified Development Order to facilitate jobs and economic growth with business uses that are compatible with the rural countryside.

Low-Density Residential with Pasture

Public input shows that low-density residential development is the preferred development pattern for the Rural Preservation character area, where residential uses are carefully integrated with active agricultural operations. Low-density residential development in this character area should maintain minimum lot sizes of 5 acres or larger to preserve the rural character and allow for continued agricultural activities such as pastureland, small-scale farming, or hobby farms. This development pattern protects the visual continuity of the rural landscape, maintains adequate space for agricultural operations, and ensures that residential development complements rather than conflicts with farming activities. The integration of homes with working landscapes helps preserve the county's agricultural heritage while accommodating appropriate residential growth that respects the rural setting.





TROUP COUNTY

Rural Neighborhood

CHARACTER AREA



RURAL NEIGHBORHOODS

Description



The Rural Neighborhoods character area is primarily residential with low-density developed areas that maintain strong connections to the surrounding agricultural landscape. The area has some farming activities, but undeveloped land interspersed with low-density subdivisions is the main characteristic of the area. Rolling hills with hay pastures and quiet country living best express the rural character of Troup County, while supporting both residential needs and agricultural enterprises that serve the broader rural community.

Lots in Rural Neighborhoods are often smaller than the surrounding large lot agricultural uses, creating a transitional scale between intensive farming areas and residential development. This change in scale can create a visual boundary between Rural Preservation Character areas and Rural Neighborhoods, where growth may be denser with higher impact on neighbors due to smaller lot sizes than what is commonly seen in Rural Preservation Character areas. The closer proximity of homes and activities requires thoughtful design to maintain rural character while accommodating the realities of increased neighbor interaction.

DEVELOPMENT PATTERNS

In this character area, development patterns should:

- Provide smaller lot sizes that are still large enough to accommodate well and septic systems since there is no public sewer or water in this area of the county
- Encourage development that maintains rural character while allowing for agricultural support services and home-based businesses
- Promote smaller lots with less intense farming activities such as nurseries, larger gardens, hay fields, and livestock pasture
- Support the integration of agricultural service businesses that complement the rural residential setting
- Utilize conservation subdivisions only when preserving environmentally sensitive areas, flora or fauna habitat and/or natural resources

Primary Land Uses

- Residential
- Smaller, less intense agricultural activities
- Hobby farms and livestock ownership
- Hunt clubs
- Home occupations that support rural living and agricultural activities
- Agricultural support services including equipment sales, repair, and maintenance
- Feed stores, seed suppliers, and agricultural supply businesses
- Veterinary services and livestock care facilities
- Farm-to-market stands and agricultural product processing
- Agricultural consulting and farm management services



IMPLEMENTATION STRATEGIES

- Flexible ordinances and regulations to encourage development that maintains rural character while accommodating agricultural support businesses
- Programs to protect natural resources and preserve the agricultural heritage of the area
- Zoning provisions that allow for home occupations and small-scale agricultural service businesses
- Development standards that ensure compatibility between residential uses and agricultural support services





TROUP COUNTY

Gateways

CHARACTER AREA



GATEWAY

Description

Gateways are located at interstate intersections throughout Troup County, serving as critical entry points and transition zones that balance economic opportunity with rural preservation. These areas experience intense development pressure due to their access to interstate highways and the ease of travel they provide to major employment centers. The Gateway character area recognizes the unique dual role these locations play: as economic engines that capitalize on transportation advantages, and as the first impression visitors receive of Troup County's character and quality of life.

Many Gateway areas still retain significant rural landscapes and agricultural uses, creating both opportunities and challenges for future development. Preserving these rural qualities while accommodating strategic economic growth requires careful planning and design standards that respect the county's rural heritage. These intersections often serve as the primary introduction to Troup County for visitors and travelers passing through on interstate highways, making their aesthetic appearance and design quality particularly important for the county's overall image and economic competitiveness.

The Gateway character area emphasizes smart growth principles that concentrate appropriate development near interstate access points while protecting sensitive rural areas and maintaining visual compatibility with the surrounding landscape. This approach seeks to maximize economic benefits from strategic location advantages while protecting the surrounding rural character that defines Troup County's identity.

This character area designation shall not apply to gateway corridors located within the geographical boundaries of each municipality located in Troup County.



DEVELOPMENT PATTERNS

Access-Oriented Development: Development patterns focus on capitalizing on superior interstate access while maintaining compatibility with rural surroundings. Commercial and light industrial uses cluster near interchange areas, with residential development occurring in planned communities that buffer rural areas.

Clustered Growth: Development is concentrated in nodes around interstate intersections rather than spread linearly along corridors, preserving rural viewsheds and agricultural areas between development clusters.

Transitional Design: Development intensity decreases with distance from interstate access points, creating a natural transition from more intensive commercial and industrial uses to lower-intensity residential and rural uses.

Strategic Buffering: Natural and landscaped buffers separate development from existing rural areas and agricultural operations, maintaining the rural character of the broader landscape.

Infrastructure Investment: Development patterns support shared infrastructure investments that serve multiple properties efficiently while minimizing impact on rural road networks and utilities

Primary Land Uses

Commercial/Retail: Highway-oriented commercial development including travel services, restaurants, retail centers, and professional offices that serve both local residents and interstate travelers.

Light Industrial/Distribution: Warehouse, distribution, and light manufacturing facilities that benefit from interstate access for shipping and logistics operations.

Planned Residential: Master-planned residential communities with rural design elements that provide housing options while maintaining compatibility with the rural landscape.

Agricultural/Rural Preservation: Protection of existing agricultural operations and rural lands that contribute to the area's character and provide natural buffers between development areas.

Mixed-Use Development: Integrated developments combining commercial, office, and residential uses in compact, walkable configurations that maximize land use efficiency.

Civic/Institutional: Community facilities, educational institutions, and government services that serve the growing population while maintaining rural design character.



IMPLEMENTATION STRATEGIES

- **Design Standards and Guidelines:** Establish comprehensive design standards that require development to complement rural landscape character through building materials, colors, landscaping, and site design that reflect local agricultural and rural traditions.
- **Strategic Land Use Planning:** Implement zoning and land use controls that direct intensive development to appropriate locations near interstate access while protecting rural areas through agricultural zoning and conservation easements.
- **Transportation Infrastructure:** Coordinate with state and regional transportation authorities to ensure adequate infrastructure capacity while minimizing impacts on rural road networks and maintaining safe access to interstate highways.
- **Economic Development Incentives:** Create targeted incentive programs that encourage high-quality development in Gateway areas, including tax increment financing, infrastructure cost-sharing, and expedited permitting for projects meeting design standards.

IMPLEMENTATION STRATEGIES

- **Utility and Service Coordination:** Plan for adequate water, sewer, and other utility infrastructure to support development while avoiding sprawling infrastructure that encourages scattered rural development.
- **Intergovernmental Coordination:** Establish formal coordination mechanisms with neighboring jurisdictions, state agencies, and regional organizations to ensure Gateway development supports broader economic and transportation goals.
- **Phased Development Requirements:** Implement phased development standards that ensure adequate infrastructure and services are in place before additional development phases proceed, preventing premature or scattered development patterns.



TROUP COUNTY

Lakeside Neighborhood

CHARACTER AREA



LAKESIDE NEIGHBORHOOD

Description

This character area encompasses lands along the banks of West Point Lake in the northwestern and eastern portions of Troup County. The area combines both developed lakefront communities and undeveloped rural lands, creating a diverse landscape of residential development patterns. West Point Lake was impounded in the 1970s, and development has flourished since then in certain areas, while other sections remain beautifully undeveloped, with vast forestland and working farms.

The Lakeside Neighborhood is defined by a diverse mix of lot sizes and development patterns. Closer to the lake, higher-density residential areas, many of which predate current zoning regulations, reflect earlier development styles. Other sections of the neighborhood feature larger lots, ranging from one acre to expansive rural tracts. Residential properties adjoining the lake are bordered at the rear by land owned by the U.S. Army Corps of Engineers along the Chattahoochee River. This preserved green space, combined with the 300-foot buffer surrounding the lake, provides residents with scenic views and a valuable natural amenity.



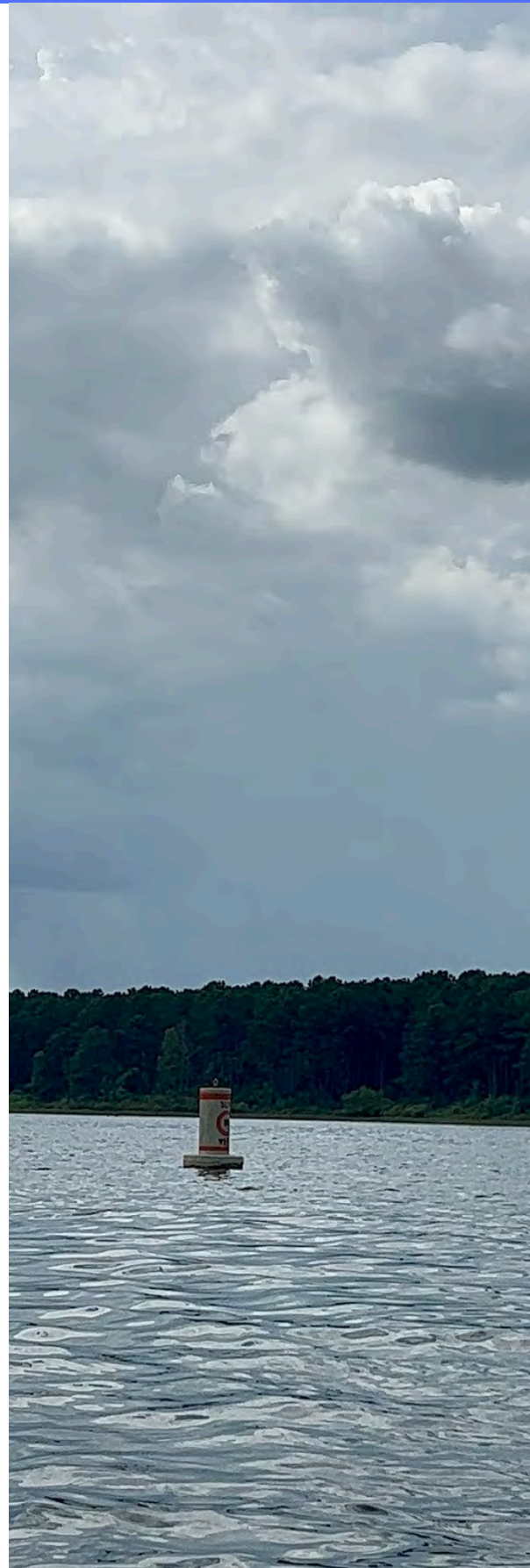
The area supports a diverse housing mix including full-time residents, seasonal lake homes, and rental properties. Development has been challenging in some areas due to environmental sensitivity, as not all areas in unincorporated Troup County have public water access and no public sewer availability. Public water is available in large portions of the area, but past development regulations have not always provided adequate lot sizes for individual septic systems.

LAKESIDE NEIGHBORHOOD

The Lakeside Neighborhood can support small businesses and local services specifically targeted to residents in these lake communities. The area features several Army Corps parks with camping and fishing availability, one volunteer fire station, and limited schools and services in the more rural portions.

Development Patterns

- Mixed-scale residential development - Mixture of lot sizes from smaller high-density lakefront lots to larger acre residential parcels
 - Large lot, low-density development in rural areas to maintain character and accommodate septic systems
 - Development standards that maintain rural and lakefront character
 - Areas developed as individual lots maintain adequate lot size for individual septic systems
 - Maintain residential character while promoting limited neighborhood commercial services
- Limited development until services are available in undeveloped rural areas



DEVELOPMENT PATTERNS

- Mixed-scale residential development - Mixture of lot sizes from smaller high-density lakefront lots to larger acre residential parcels
- Large lot, low-density development in rural areas to maintain character and accommodate septic systems
- Areas developed as individual lots maintain adequate lot size for individual septic systems
- Maintain residential character while promoting limited neighborhood commercial services
- Limited development until services are available in undeveloped rural areas

Primary Land Uses

- Residential - Mix of full-time, seasonal, and rental housing
- Very low-density residential in rural areas
- Neighborhood commercial and small businesses serving lake communities
- Agricultural uses and farm-based businesses
- Passive and active recreation opportunities
- Clubs and/or lodges, marinas, and special event locations
- Conserved green space adjacent to the Army Corps property



IMPLEMENTATION STRATEGIES

- Establish development regulations that support clustered residential patterns while preserving natural features and maintaining access to the lake. In areas not yet developed, encourage site design that minimizes environmental impact and protects the surrounding landscape and viewsheds.
- Protect water quality around the lake through the implementation of appropriate development standards and community education about the environmental protection of the lake and its benefits. Community Development can provide information to applicants on the lake, including building permits, businesses, and home occupations, as well as recreational special events on the lake, to facilitate awareness.
- Develop flexible regulations to foster creativity in lake neighborhood development design.
- Develop policies to expand public water and sewer in appropriate areas
- Develop transportation routes to improve accessibility around the lake and improve walkability and bicycle access.
- Develop passive recreation opportunities around the lake
- Maintain compatibility with the Army Corps of Engineers' property and natural amenities
- Support small businesses and local services that serve the lake community residents.



TROUP COUNTY

Emerging Neighborhoods

CHARACTER AREA



EMERGING NEIGHBORHOODS

Description

The Emerging Neighborhoods character area includes land along the interstate corridor and in outlying areas near the cities of LaGrange, Hogansville, and West Point. While not directly contiguous to these cities, these neighborhoods are separated by the Strategic Development area, which serves as a buffer and a zone of more infrastructure-ready growth. Emerging Neighborhoods are experiencing increasing development pressure as formerly rural or agricultural land gives way to low-density residential subdivisions.

Growth in these areas tends to follow the availability of public water, though the absence of sewer infrastructure has led to leapfrog, non-contiguous patterns of development. Subdivisions are typically composed of single-family homes on large lots, with deep setbacks and varying architectural styles. As infill occurs, new development should be sensitive to the surrounding scale and design, while applying traditional neighborhood planning principles where appropriate.

These areas also include pockets of auto-oriented commercial and limited industrial uses, particularly at key roadway nodes. While some large tracts remain undeveloped, they are at risk of further sprawl without thoughtful guidance.

Low-density development is generally appropriate in these areas, which serve as a transition between rural conservation lands and the more urbanized Strategic Development areas. Open space is generally preserved through private yards or homeowner associations, rather than public green space systems.

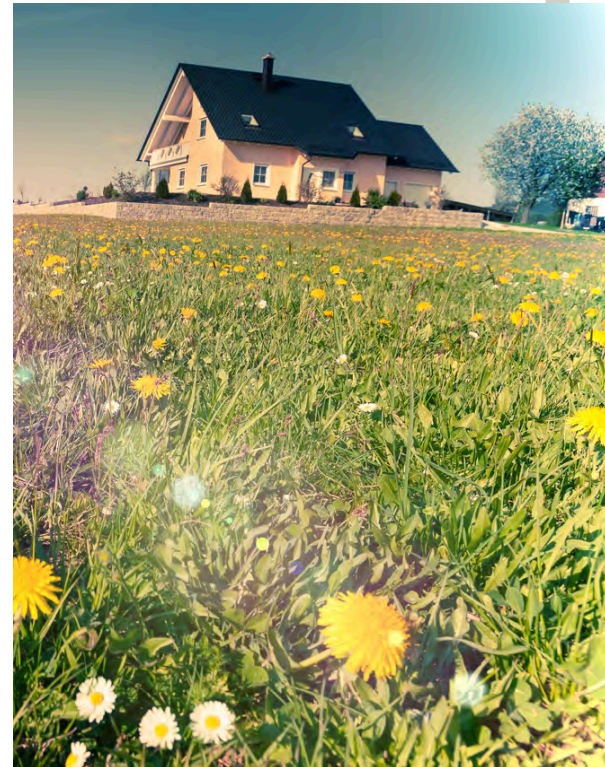


DEVELOPMENT PATTERNS

- Diverse housing options. A mix of single-family housing types, including traditional subdivisions, workforce housing, and age-restricted neighborhoods, to accommodate a range of household types and income levels.
- Variable lot sizes. Residential lots are typically under five acres, with a combination of smaller parcels, estate lots, and undeveloped tracts that reflect the area's evolving character.
- Compact development nodes. Higher-density development should be directed to areas with existing infrastructure and services, forming defined nodes rather than scattered, leapfrog patterns.
- Transitional density. Lower-density residential development helps maintain a gradual transition between rural conservation lands and the more urbanized Strategic Development areas.
- Connected street networks. New development should emphasize connectivity between subdivisions to reduce traffic pressure on primary roadways and improve local circulation.
- Compatible infill. Infill development should reflect the scale, setback, and design of surrounding homes and landscapes to maintain visual and functional consistency.
- Historic preservation. Existing historic structures and sites should be preserved and thoughtfully incorporated into new development patterns.
- Integrated open space. Neighborhoods should include open space, recreational areas, and green infrastructure as part of the overall development layout, supporting quality of life and environmental goals.

PRIMARY LAND USES

- Residential: Single-family homes on larger lots with appropriate setbacks and building separation
- Mixed-use development: Limited-scale combining residential and compatible commercial uses
- Neighborhood commercial: Small-scale neighborhood commercial (20,000square feet or less) to serve nearby residences
- Office/Professional: Professional services appropriately scaled to neighborhood context
- Public buildings in scale with the surrounding development
- Churches, clubs, and/or lodges
- Civic/Institutional: Community facilities serving residents
- Open Space & Recreation: Both passive and active recreation areas serve residents



STRATEGIC DEVELOPMENT

- Provide flexible regulations that encourage innovative and creative design while maintaining neighborhood character.
- Tree protection requirements and discourage clear-cutting; encourage preservation of tree canopies and replanting
- Ensure infrastructure coordination: Water, sewer, and road infrastructure provided concurrently with development, including appropriate siting of schools and public safety facilities.
- Promote connectivity and walkability: Require interconnectivity between adjacent subdivisions and bicycle/pedestrian way continuity.
- Implement traffic calming measures: Speed humps, rumble strips, bulb-out curbs, and crosswalks in residential areas
- Preserve rural landscape integrity on major transportation corridors
- Conduct infill housing studies and develop compatibility guidelines for new development
- Adopt typical street cross sections for rural street types that draw from traditional design patterns
- Prepare lighting ordinances to reduce evening glare and preserve dark sky character
- Encourage open space designation within and outside subdivisions for public parks, greenbelts, and recreation areas
- Allow only appropriate zoning districts that support the transitional character of these areas
- Support historic preservation for homes and neighborhoods over 50 years old that maintain historic character





TROUP COUNTY

Strategic Development Area

CHARACTER AREA



STRATEGIC DEVELOPMENT

Description

The Strategic Development character area encompasses land directly adjacent to the cities of LaGrange, Hogansville, and West Point. These areas are under intense pressure for growth and development due to their proximity to municipal boundaries, access to public water and sewer services, and location along major highways and the interstate. This makes them highly attractive for residential, commercial, and industrial expansion.

While portions of this area remain distinctly rural, with active agricultural uses, large lot homes, and open landscapes, the contrast is becoming more pronounced as development interest increases. The growing mix of higher intensity land uses within this character area highlights the need for strategic planning to prevent land use conflicts and preserve community character.

This area serves as a transitional zone between the county's municipalities and its rural interior. Planning policies should aim to manage growth deliberately, directing new development specifically to locations where infrastructure, such as roads, water, and sewer, is already in place or can be extended without significant public investment. Development in areas lacking necessary infrastructure should be limited until services can be provided in a fiscally responsible and coordinated manner.

Future growth should be concentrated in defined nodes or corridors that can support higher density and intensity without straining public services or undermining the rural setting. With thoughtful, infrastructure-driven planning, the Strategic Development area can accommodate growth while balancing economic opportunity and land preservation.

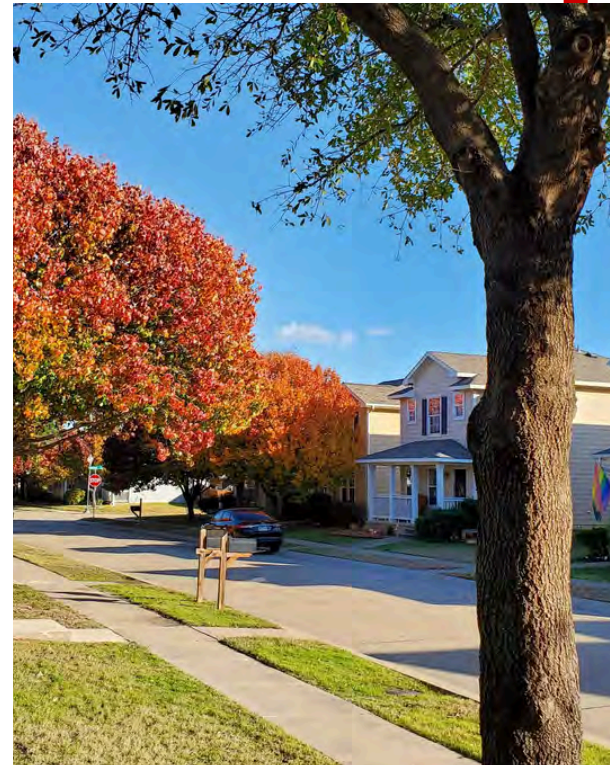


DEVELOPMENT PATTERNS

- Graduated density transitions that step down from higher-intensity uses near municipal boundaries to lower-density development toward rural areas
- Commercial and industrial development should be arranged to take advantage of available infrastructure before expanding services
- Cluster developments that create efficient land use patterns and preserve open space
- Development that integrates a mixture of housing types and sizes with limited commercial uses, open space, and recreation facilities
- Mixed-use centers that combine residential, commercial, and office uses in walkable configurations, creating live-work destinations
- Master-planned communities that allow for innovative design through tools such as Planned Development Projects

PRIMARY LAND USES

- Residential developments, small and large lot developments
- Commercial centers serving both municipal and county populations where existing infrastructure provides feasibility and where compatible with surrounding land uses or buffered to mitigate impacts
- Industrial and employment centers where existing infrastructure provides feasibility and where they are compatible with surrounding land uses or buffered to mitigate impacts
- Institutional uses, including churches and schools
- Mixed-use developments that combine residential and commercial components, scaled to rural surroundings.
- Transitional uses that buffer between urban and rural areas
- Rural Conservation Areas



STRATEGIC DEVELOPMENT

- Ensure that public infrastructure, including water, sewer, and roads, is provided in tandem with new development to prevent overburdening existing systems.
- Explore zoning and policy options for cluster developments, mixed-use areas, and planned unit developments that balance density with open space and design flexibility.
- Promote development patterns that support walkability and bicycle connectivity, improving access between neighborhoods and nearby services.
- Coordinate closely with municipalities on the timing and location of infrastructure extensions to avoid premature or uncoordinated growth.
- Implement overlay zoning to manage development intensity based on infrastructure capacity and the surrounding character of the area.
- Require master plans for large-scale developments to ensure coordinated land use, transportation, and utility planning.
- Encourage community input during the planning and design phases of major projects to help reflect neighborhood values and ease concerns about change.
- Identify and preserve natural features, tree cover, and open space buffers within developing areas to maintain visual character and minimize impacts on existing neighborhoods.





TROUP COUNTY

Scenic Corridor

CHARACTER AREA

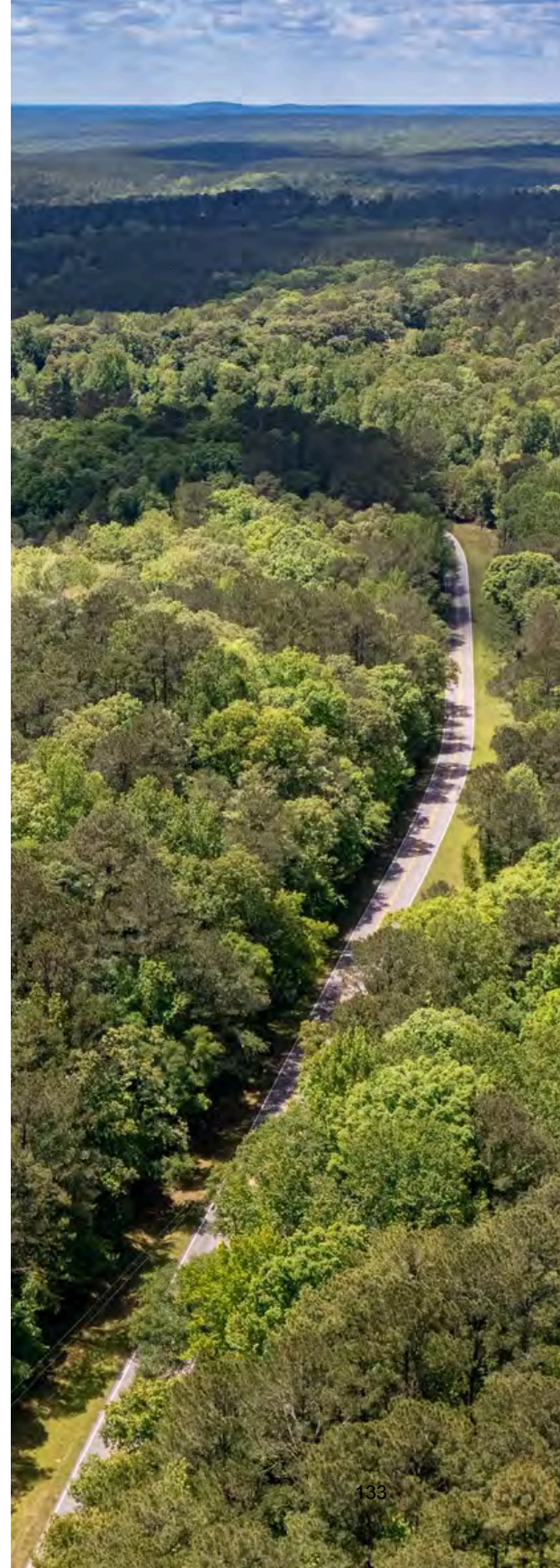


SCENIC CORRIDOR

Description

The rural character and rural sense of place is most clearly seen along the County's scenic corridors. The routes have been delineated on the Character Area map. Salem Road is designated as a local scenic corridor and Interstate 185 is listed as a state Scenic Byway. Salem Road contains historic structures and features the iconic Salem Road Bridge, rolling pastoral landscapes, mature tree canopies, and agricultural vistas that exemplify Troup County's heritage.

These corridors serve as both vital transportation routes and scenic experiences that showcase the county's natural beauty and rural character to residents and visitors alike.



DEVELOPMENT PATTERNS

- Development is limited in the corridor area with mandatory setbacks from roadway centerlines
- Viewshed protection standards prevent development on prominent ridgelines and slopes visible from roadways.
- Large lot residential development only with minimum 5-acre lot sizes to maintain open space character
- Agricultural preservation prioritizing continued farming and forestry operations
- Context-sensitive infrastructure improvements that enhance rather than detract from scenic quality
- Scenic buffering requirements for any development within primary viewshed areas



Primary Land Uses

- Agriculture, including cattle farming, hay production, horse farms, and sustainable farming practices
- Large lot residential designed to complement rural character and preserve scenic views
- Forestry and timber management operations
- Historic preservation and adaptive reuse of agricultural and transportation structures, such as the Salem Road Bridge
- Agritourism activities such as farm tours, markets, and agricultural education
- Conservation and wildlife habitat protection
- Rural tourism facilities compatible with scenic value, such as bed and breakfast establishments
- Recreational trails and greenway connections

IMPLEMENTATION STRATEGIES

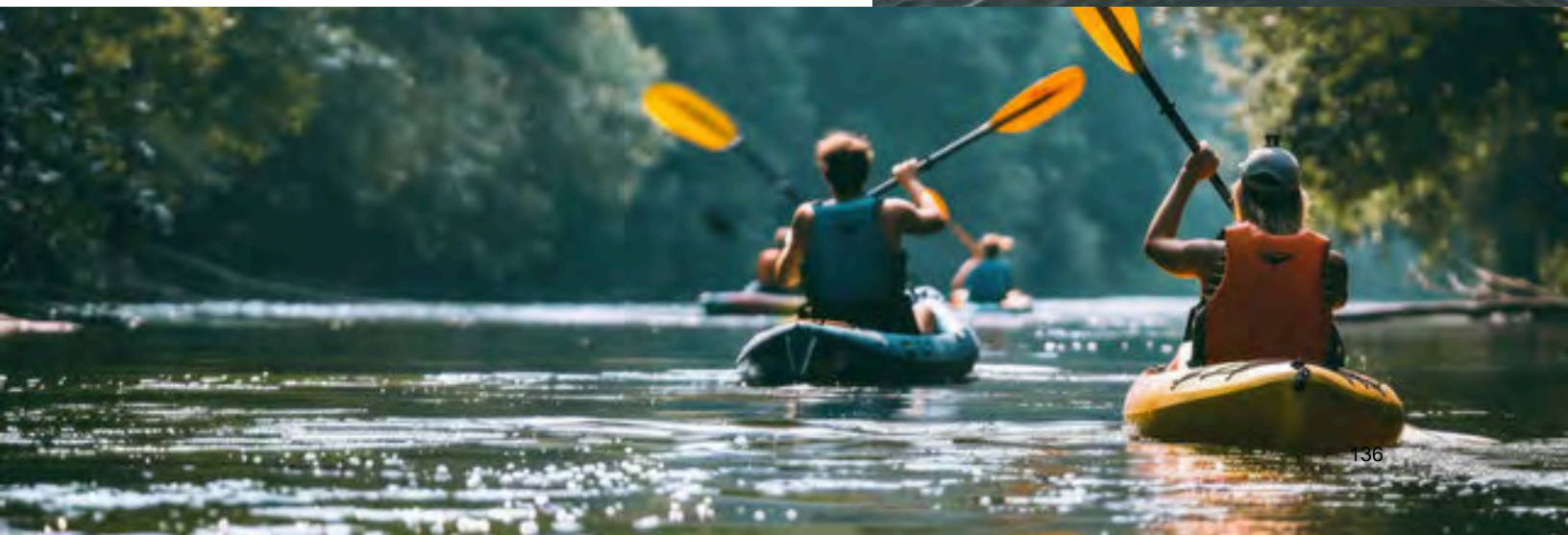
- Apply height restrictions to protect natural vistas. Limit building height to ensure structures do not break the tree line or obstruct scenic views along designated corridors.
- Adopt context-sensitive design guidelines. Require the use of natural materials, subdued colors, and architectural styles that are compatible with the surrounding rural landscape.
- Implement viewshed protection standards. Regulate the intensity and placement of development based on visibility from scenic roadways to minimize visual disruption.
- Create a Transfer of Development Rights (TDR) program. Allow landowners within the scenic corridor to sell development rights to designated receiving areas, reducing development pressure while preserving open space and rural views.
- Enact a tailored tree protection ordinance. Protect mature canopy trees along scenic routes by adopting regulations that preserve roadside vegetation and promote natural buffering in development plans.
- Enhance sign regulations. Limit the size, placement, and lighting of signage along scenic corridors to reduce visual clutter and reinforce the area's rural aesthetic.
- Support historic preservation and adaptive reuse. Promote the restoration and reuse of historic structures within the corridor through targeted incentives and flexible zoning.
- Develop tourism and interpretive programming. Create scenic driving route materials, interpretive signage, and marketing strategies that highlight the area's cultural, agricultural, and natural assets.
- Partner with state agencies for scenic byway designation. Collaborate with the Georgia Department of Tourism and other partners to pursue formal scenic byway status and access associated grant funding.
- Strengthen agricultural support programs. Encourage continued farming through tax assessments such as Georgia's Conservation Use Valuation Assessment (CUVA) and promote best management practices that align with scenic preservation.
- Coordinate infrastructure improvements. Ensure that roadway upgrades, utility installations, and other infrastructure projects are designed to minimize visual impacts and preserve the character of the scenic corridor.



TROUP COUNTY

West Point Lake Conservation

CHARACTER AREA



WEST POINT LAKE CONSERVATION

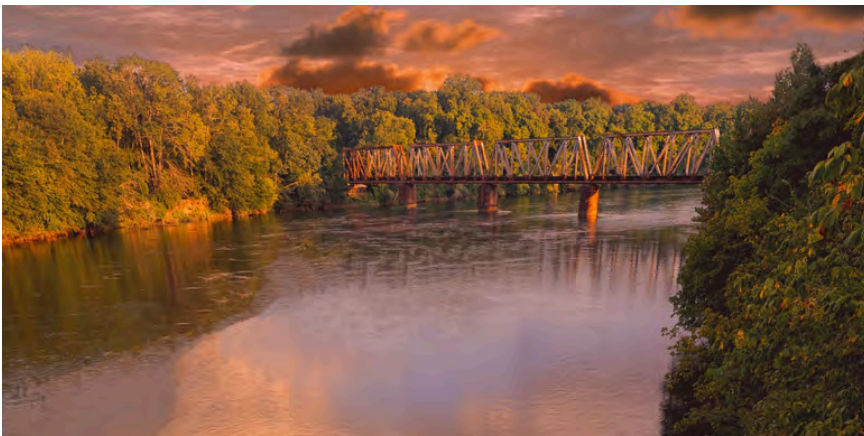
Description

The West Point Lake Conservation character area consists primarily of land owned and managed by the U.S. Army Corps of Engineers. These federally protected lands form a critical conservation network throughout western and northern Troup County, preserving water quality, wildlife habitat, and scenic views.

The area surrounds West Point Lake, a 25,864-acre reservoir stretching 35 miles along the Chattahoochee River with over 525 miles of shoreline. Key features include the federally mandated 300-foot buffer zone along the lake, the Wildlife Management Area in north Troup County, and multiple Corps-managed parks and campgrounds.

While development is largely restricted, limited public use is allowed through formal agreements with the Corps. Facilities such as Pyne Road Park and the Oakfuskee Conservation Center operate under these agreements, offering recreation and education that support conservation goals.

These protected lands create a continuous corridor along the lake's shoreline and connect to northern habitat areas, forming an ecological network that safeguards natural resources and enhances public access to nature.



DEVELOPMENT PATTERNS

- Federally protected lands with no private development.
- Continuous conservation corridor along West Point Lake.
- Strategic placement for water quality and habitat protection.
- Public use areas are operated in coordination with the Army Corps of Engineers.



Primary Land Uses

- Undeveloped conservation land
- Campgrounds
- Recreational facilities
- Special event venues
- Marinas
- Nature trails



IMPLEMENTATION STRATEGIES



- Continue coordination with the U.S. Army Corps of Engineers to maintain protections.
- Enhance parks and public amenities in ways that support conservation.
- Protect the continuous buffer along the lake's shoreline.
- Coordinate with Wildlife Management Area operations in Troup County.
- Ensure adjacent development (e.g., Lakeside Residential areas) complies with buffer requirements.
- Monitor and maintain water quality within the 300-foot lake buffer zone.



TROUP COUNTY

Heritage Neighborhoods

CHARACTER AREA



HERITAGE NEIGHBORHOOD

Description

Troup County’s Heritage Neighborhoods honor the culturally significant places that reflect the county’s early settlement patterns and community development. These areas include both historic structures and cultural landscapes that reveal how communities formed around key transportation routes, agricultural activity, and local trade. They offer authentic, irreplaceable links to the county’s past, shaping its identity and offering residents and visitors a deeper understanding of its history.

Preserving these areas requires thoughtful stewardship and a shared commitment to maintaining the distinct character that defines their historical and cultural importance.

Two key heritage landscapes anchor Troup County’s historic identity: the Lone Cane community and Mountville.

Mountville, the county’s oldest documented settlement, began as a trading post along an elevated ridge and later became a thriving railroad town. Initially a stop on the Montgomery & Griffin Stage Coach line, Mountville developed around growing transportation connections, which brought schools, stores, and community life. The arrival of the Macon & Birmingham Railroad in the late 1800s ushered in a period of economic prosperity, linking local agriculture to regional markets. The architectural legacy from this era remains a visible reflection of the community’s evolution.

The National Register-listed Lone Cane community preserves traditional rural settlement patterns, with historic churches, homes, and landscape features that tell the story of community life shaped by agriculture and faith. Located near the growing industrial area around Kia Motors Manufacturing Georgia, Lone Cane faces increasing development pressure. Its preservation highlights the importance of balancing heritage conservation with economic expansion.



DEVELOPMENT PATTERNS

- Heritage Landscape areas should maintain the essential character-defining elements that make these places historically significant while accommodating compatible contemporary uses. Development should reinforce rather than compromise the historical integrity and cultural landscape values that distinguish these areas.
- Historic Building Conservation
 - Preserve character-defining architectural features and building materials
 - Support rehabilitation projects that maintain historical authenticity
 - Encourage adaptive reuse that respects original building functions and community roles
- Settlement Pattern Preservation
 - Maintain historic property lines, road alignments, and building placement patterns
 - Preserve the relationship between buildings, yards, and community spaces
 - Protect significant viewsheds that contribute to the historic character
- Compatible Infill Development
 - New construction should reference but not replicate historic architectural styles
 - Building scale and placement should reinforce traditional development patterns
 - Site design should preserve mature vegetation and landscape features



PRIMARY LAND USES

- Historic Residential: Preservation and rehabilitation of historic housing stock with compatible residential uses
- Traditional Single Family Development: New single-family homes on lots that are scaled and designed to be compatible with surrounding historic resources
- Community Churches: Historic and active church buildings that continue to serve as community anchors
- Local Commercial: Small-scale commercial uses that serve community needs without overwhelming residential character
- Community Facilities: Museums, interpretive facilities, and educational uses that celebrate local heritage



IMPLEMENTATION STRATEGY

Historic District Protection

- Establish local historic districts with design review processes
- Develop specific design standards that address the unique character of each heritage neighborhood
- **Create incentive programs for historic rehabilitation projects**

Development Management

- Strengthen heritage landscape overlay districts with specific development standards
- Require a compatibility review for new construction and significant alterations during development application review process
- Implement buffer requirements between heritage areas and incompatible uses
- development types

Community Heritage Programs

- Support interpretive programs that educate residents and visitors about the area's significance
- Develop heritage trails
- Strengthen opportunities with local historical organizations to document and
- Preserve community stories

Economic Sustainability

- Encourage heritage-based small businesses that support preservation goals
- Support compatible home-based businesses that maintain residential character
- Explore heritage tourism opportunities that generate economic benefits without compromising character

Threat Mitigation

- Coordinate with industry recruitment efforts and development planning to ensure heritage considerations





TROUP COUNTY

Neighborhood Commercial

CHARACTER AREA



NEIGHBORHOOD COMMERCIAL

Description

Neighborhood Commercial areas are small to medium-sized commercial sites that provide everyday goods and services close to where people live. These areas often develop at rural crossroads, near schools, churches, or at key intersections, and serve nearby neighborhoods, farms, and small communities. In many cases, they also function as informal gathering places.

In Troup County, these commercial areas have traditionally been located in the rural interior, but are now more commonly found closer to city limits and within Strategic Development areas near LaGrange and other municipalities.

Neighborhood Commercial areas are intended to reduce the need for long trips by offering convenient access to basic retail, services, and offices. These are the least intensive commercial areas, designed to serve local residents while maintaining a rural or small-town feel. Good design, walkability, and bike accessibility are key to keeping these areas attractive, functional, and well-connected to surrounding communities.



DEVELOPMENT PATTERNS

Development Patterns

- **Support Compact, Nodal Development:** Encourage small-scale commercial development at key intersections or community crossroads that is walkable, cohesive, and integrated with the surrounding area.
- **Minimize Impact on Surrounding Neighborhoods:** Ensure that site design, scale, lighting, signage, and operating hours are compatible with adjacent residential and rural uses.
- **Maintain Local Character:** Promote architectural styles, landscaping, and signage that reflect the surrounding community's identity and scale.
- **Encourage Multi-Modal Access:** Design sites to support safe pedestrian and bicycle access, including bike racks, sidewalks, and connections to nearby trails or residential areas.
- **Limit Commercial Intensity:** Focus on neighborhood-serving businesses such as small markets, cafes, salons, offices, and service providers, rather than high-traffic or regional commercial uses.
- **Promote Shared Access and Parking:** Encourage shared driveways and parking areas to reduce curb cuts, improve safety, and preserve open space.
- **Incorporate Gathering Spaces:** Where feasible, include outdoor seating areas, patios, or small plazas that enhance the role of these areas as community gathering spots.

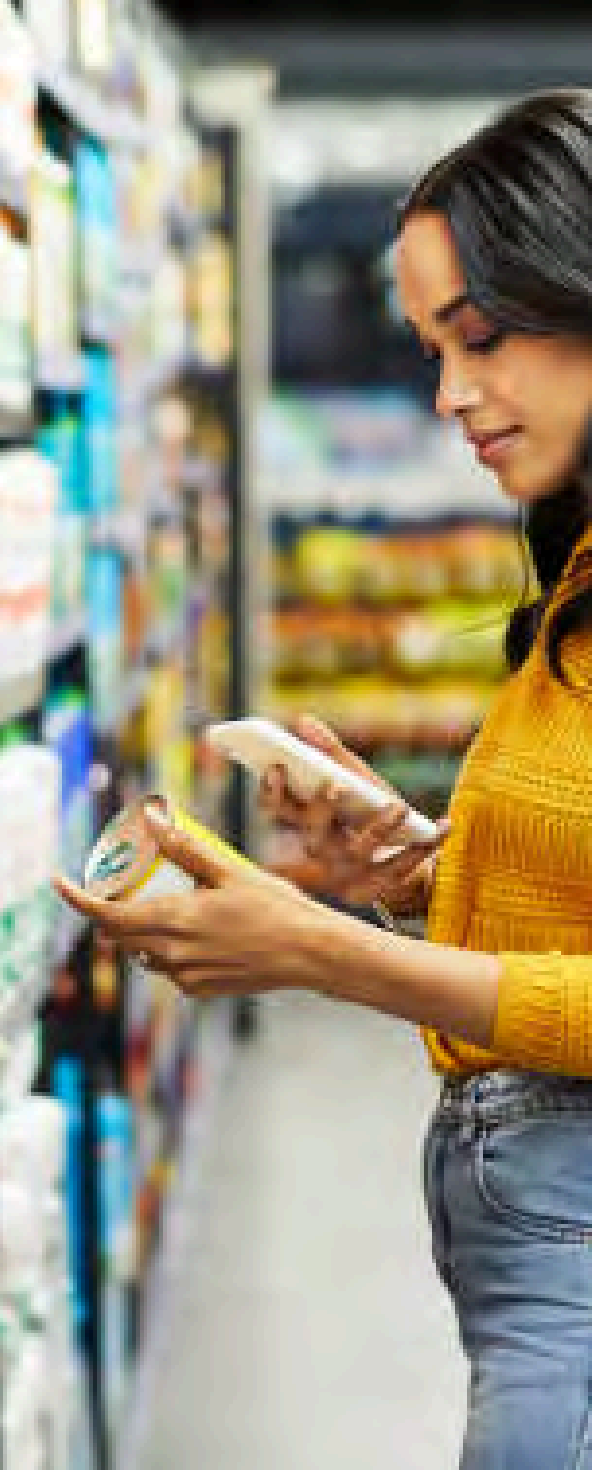


PRIMARY LAND USES

- Least intense commercial uses
- Small restaurants/cafes/bakeries
- Personal services(barber shops, beauty salons, tailor)
- Small mechanical repair
- Thrift/antique/boutique stores
- Art studios, photography/pottery
- Clubs and/or lodges
- Day care centers
- Agricultural support (farm supply stores, feed stores, equipment sales/service, grain elevators or storage)
- Veterinary clinics
- Professional offices (real estate, insurance, accounting)
- Medical/dental offices
- Convenience stores

IMPLEMENTATION STRATEGIES

- **Apply Context-Sensitive Design Standards.** Use commercial design guidelines that reflect the scale, character, and aesthetics of nearby residential areas to ensure compatibility and seamless integration.
- **Preserve Nodal Development Patterns.** Reinforce compact, clustered commercial nodes at key intersections or community crossroads, avoiding strip-style or sprawling development.
- **Support Adaptive and Flexible Development.** Allow for creative reuse of existing buildings and flexible site layouts that respond to unique site conditions and community needs.
- **Promote Long-Term Viability and Visual Quality.** Encourage site design and maintenance practices that support sustained use, attractive streetscapes, and enduring community value.
- **Encourage Innovative, Small-Scale Design.** Foster development approaches that reduce the visual and physical footprint of commercial buildings while enhancing their functionality and neighborhood fit.
- **Limit Excessive Retail Square Footage.** Ensure commercial space is appropriately scaled to serve local needs without creating underutilized or vacant structures.
- **Improve Pedestrian and Bicycle Access.** Enhance walkability and bike accessibility through the inclusion of sidewalks, crosswalks, bike racks, and safe connections to adjacent neighborhoods and trails.
- **Strengthen Connectivity.** Promote shared driveways, internal access roads, and coordinated parking to reduce curb cuts and support cohesive development within and between sites. 147



TROUP COUNTY

Commerce Center

CHARACTER AREA



COMMERCE CENTER

Description

Commercial development in Troup County is primarily concentrated at key intersections and along major transportation corridors such as U.S. 27, U.S. 29, and State Route 109. These corridors support both nodal (intersection-based) and linear development patterns, forming a network of commercial activity that serves local residents, commuters, and regional visitors.

The county's commercial landscape features a variety of building types, including standalone retail structures, strip shopping centers, and larger commercial complexes. Infill development within established commercial areas has been common, helping to maximize the use of existing infrastructure and limit sprawl.

A notable development pattern in high-traffic corridors is the conversion of former residential homes into commercial properties. These adaptive reuse projects provide a cost-effective way to activate underutilized sites, though they may raise concerns related to access, signage, parking, and zoning compatibility.



COMMERCE CENTER

Description

Troup County has also seen the emergence of live-work arrangements, where a commercial structure is located on the same property as a residence, often with the business on the ground floor or in a separate building. This model supports small business owners, artisans, and service providers by reducing overhead and integrating work with daily life, especially in rural or transitional areas.

Rehabilitation and reuse of existing commercial buildings remain important tools for maintaining the character of established corridors while promoting economic vitality. Encouraging reinvestment in aging structures—paired with strategic infrastructure improvements—will support vibrant and sustainable commercial development in the years ahead.



DEVELOPMENT PATTERNS

Development Patterns

- **Continue Nodal Development:** Encourage commercial growth to concentrate at key intersections or designated nodes along major corridors, where infrastructure can best support it. This pattern helps create identifiable activity centers, supports walkability within each node, and reduces sprawl by focusing growth in compact areas.
- **Discourage Strip Development:** Avoid continuous, linear stretches of commercial uses along roadways that contribute to traffic congestion, visual clutter, and inefficient land use. Instead, promote clustered developments with shared access points and coordinated site design to enhance safety, aesthetics, and mobility.
- **Promote Mixed-Use Development Where Appropriate:** Support developments that combine commercial, office, and residential uses in areas with adequate infrastructure and access. Mixed-use areas can enhance vibrancy, reduce vehicle trips, and offer greater convenience for residents and businesses by integrating complementary land uses within a cohesive environment.
- **Encourage Adaptive Reuse of Residential Structures:** Where appropriate, support the conversion or rehabilitation of existing or former residential buildings for low-intensity commercial or office use, especially along major corridors or within transitional areas. This approach promotes sustainability, provides cost-effective space for small businesses, and helps preserve the residential scale and character in areas where commercial and residential uses coexist.



PRIMARY LAND USES

Commercial uses such as restaurants, gas stations, auto services, and retail
Regional shopping centers and big box retail
Professional services and medical facilities, hotels ,and hospitality services
Churches and community facilities
Government services buildings

IMPLEMENTATION STRATEGIES

- Enhance Public Realm. Promote walkability and connectivity through improved pedestrian infrastructure, shared access points, and streetscape improvements.
- Increase Code Enforcement Participation. Collaborate with property owners to improve overall site appearance by addressing issues such as poorly maintained parking areas, visible junk storage, and general site clutter. Strengthened code enforcement efforts can help ensure commercial areas remain clean, safe, and visually appealing for both businesses and the surrounding community.
- Strengthen existing commercial nodes along major transportation corridors and key intersections to create cohesive and vibrant activity centers.
- Improve connectivity between adjacent commercial developments to enhance circulation and reduce traffic conflicts.
- Encourage infill development in underutilized or vacant commercial areas to maximize the use of existing infrastructure and reduce sprawl.
- Promote mixed-use developments that complement surrounding land uses and support walkability, where appropriate.
- Prioritize the rehabilitation and adaptive reuse of existing commercial buildings to preserve community character and support local investment.
- Prevent commercial blight by establishing building maintenance and improvement programs that promote ongoing upkeep and property enhancement.
- Encourage shared parking arrangements and cross-access between adjacent developments to reduce redundant infrastructure and improve land efficiency.
- Provide incentives for building rehabilitation and façade improvements to support revitalization and enhance visual appeal.
- Establish and enforce minimum building maintenance standards to prevent deterioration and ensure a clean, safe, and attractive commercial environment.



TROUP COUNTY

Employment Center

CHARACTER AREA



EMPLOYMENT CENTER

Description

Employment Centers are areas designated for job-generating uses, such as manufacturing, logistics, warehousing, and other industrial operations. This designation reflects their evolving role in supporting a broad range of employment opportunities beyond traditional industries alone.

These areas are strategically located near major transportation corridors and often close to municipal boundaries, where access to infrastructure is more feasible. While public water and sewer are typically needed to support large-scale operations, Troup County does not currently extend these services into unincorporated areas.

As a result, industrial development in these locations is often limited to uses that can function with private infrastructure, such as wells and septic systems. In some cases, higher-intensity industrial projects may be annexed into nearby cities to access the services they require.

Modern Employment Centers serve as economic engines for the county, supporting both traditional and emerging industries. These areas demand the highest level of site standards and infrastructure planning, with flexibility to accommodate changing market needs. By balancing development standards with adaptable land use policies, Employment Centers play a key role in promoting economic growth, diversification, and job creation across Troup County.



DEVELOPMENT PATTERNS

- **Infrastructure-readiness and utility planning.** Sites should be prioritized where infrastructure (water, sewer, broadband, etc.) can be reasonably extended or upgraded, or where interim solutions can support phased development.
- **Strategic location near major transportation routes.** Employment Center development should be concentrated along key transportation corridors such as highways, interstates, and rail lines to ensure efficient access for freight, workforce, and suppliers.
- **Large acreage sites with adequate buffers.** Industrial uses are typically located on large parcels that can provide sufficient space for operations, infrastructure needs, and buffering to minimize impacts on nearby properties and surrounding land uses.
- **Flexible site layout to support a range of industrial and employment uses.** Sites should be designed to accommodate a variety of building types and operational needs, including manufacturing, warehousing, logistics, and office-support uses, while allowing for future expansion.
- **Planned internal circulation and access management.** Site design should include clearly defined truck routes, employee parking, and loading areas to ensure safe, efficient circulation and minimize conflicts between vehicles and pedestrians.
- **Proximity to workforce and housing.** Where possible, Employment Centers should be located within a reasonable distance of housing options and transportation networks that support employee access.
- **Environmental and visual impact mitigation.** New development should incorporate landscape buffers, screening, and stormwater management features to reduce visual, noise, and environmental impacts on nearby residential or rural areas.

Primary Land Uses

Warehouse Distribution
Small-scale manufacturing
Wrecker services,
Recycling plants
Industrial park
Industrial Storage

IMPLEMENTATION STRATEGIES

- Maintain compact, nodal development patterns. Encourage the clustering of employment uses in designated areas to reduce sprawl and improve infrastructure efficiency.
- Allow flexibility in site development. Support a range of lot configurations and building types to accommodate diverse employment-generating uses while meeting performance and compatibility standards.
- Require substantial landscape buffers and setbacks. Ensure adequate separation between industrial uses and surrounding residential or environmentally sensitive areas to minimize conflicts. More intense uses may necessitate wider buffers, increased setbacks, or enhanced screening measures to reduce potential impacts further and maintain compatibility with adjacent properties.
- Coordinate with transportation planning efforts. Plan for adequate road capacity, truck routes, and access points to ensure safe, efficient movement of goods and workers to and from Employment Centers.
- Establish performance standards for industrial operations. Address potential impacts related to noise, lighting, odor, and environmental effects through enforceable standards that respond to community concerns.
- Develop infrastructure funding mechanisms. Consider impact fees or other financing tools specific to Employment Centers to help fund infrastructure improvements and expansion.
- Create utility coordination policies. Collaborate with nearby municipalities to coordinate water and sewer planning, support phased infrastructure expansion, and guide annexation discussions where appropriate.



EMPOWERING THE VISION

BROADBAND SERVICES ELEMENT



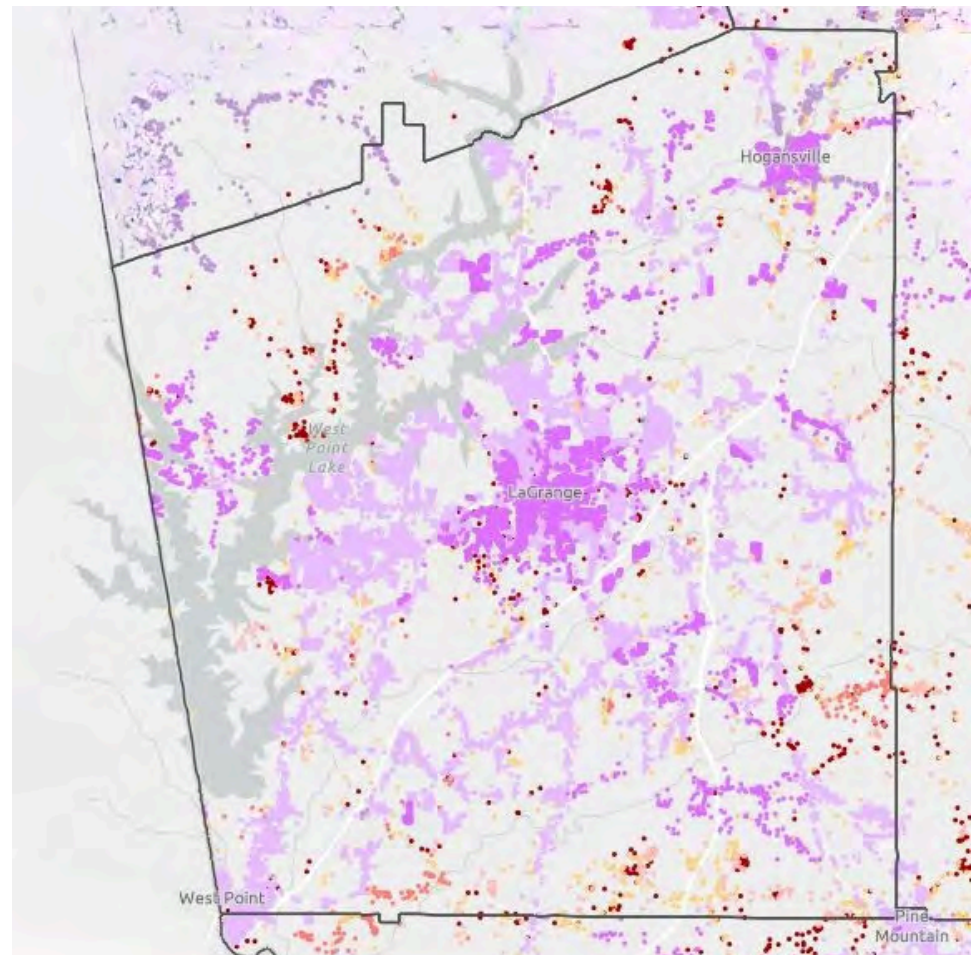
TROUP COUNTY IS A VIBRANT COMMUNITY THAT PROMOTES ECONOMIC DEVELOPMENT AND BALANCED GROWTH, PROTECTS NATURAL, CULTURAL AND HISTORIC RESOURCES, AND PRESERVES ITS RURAL CHARACTER WHILE MAINTAINING AN EXCELLENT QUALITY OF LIFE FOR ALL OF ITS CITIZENS.

The State of Georgia continues to prioritize the expansion and deployment of broadband as essential infrastructure that impacts education, healthcare, economic development, and quality of life. In recognition of its importance, the Georgia Department of Community Affairs (DCA) requires all local governments to include broadband planning in their comprehensive plans. Troup County remains committed to ensuring universal and reliable access to high-speed internet throughout the community, especially in underserved rural areas.

Reliable, high-speed internet has become a vital tool for participating in modern life. For Troup County residents, broadband enables access to remote learning, telehealth services, job opportunities, and civic participation. For local businesses and industries, high-speed connectivity is essential for operations, workforce development, customer engagement, and access to broader markets. Schools, libraries, public safety agencies, and healthcare providers are increasingly relying on digital platforms that require stable, high-capacity networks. Moreover, communities with robust broadband infrastructure are better positioned to attract new investment, support entrepreneurial activity, and sustain smart, inclusive economic growth. Expanding broadband is therefore not only a matter of quality of life—it is a critical component of Troup County's long-term resilience, competitiveness, and prosperity.

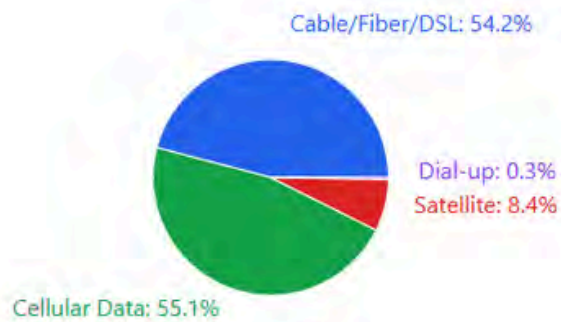


2025 Georgia Technology Authority Broadband Availability Map Troup County

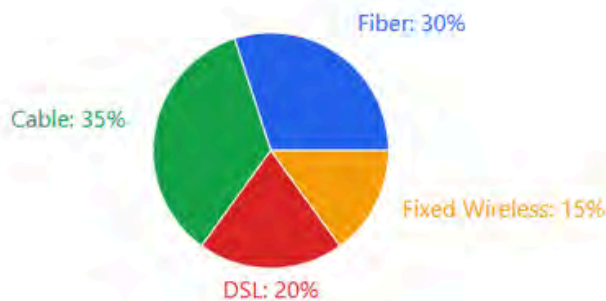


2025 Georgia Technology Authority Internet Availability Fixed and Mobile Internet Access Troup County

Service Types - 2021



Service Types - 2024 (Estimated Distribution)

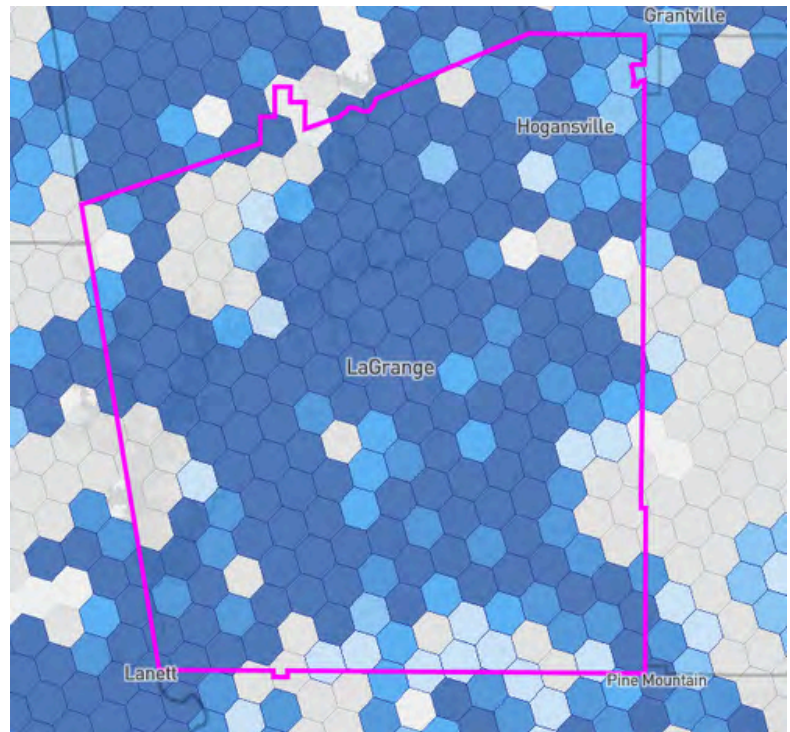
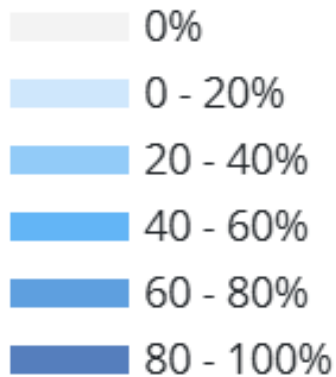


2025 FCC National Broadband Map

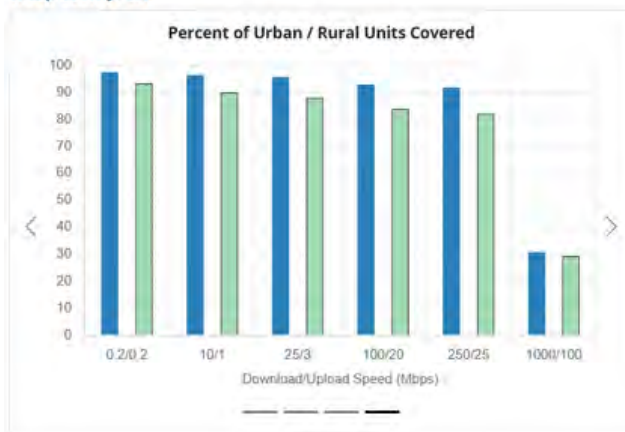
Fixed Broadband Troup County

Map Legend

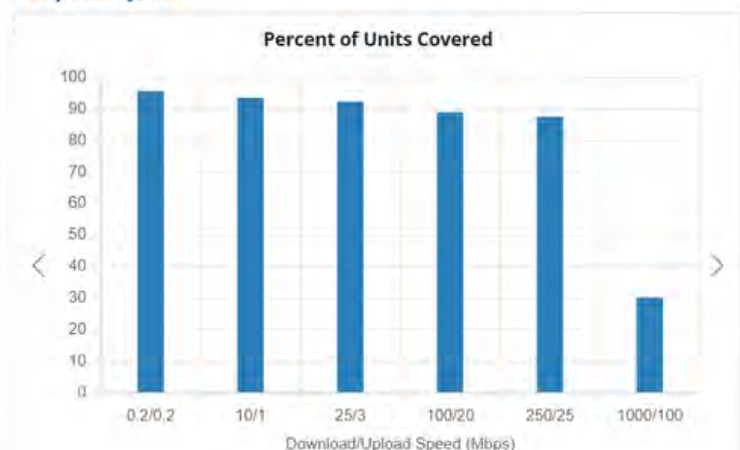
Served Units Percentage



Troup County, GA



Troup County, GA

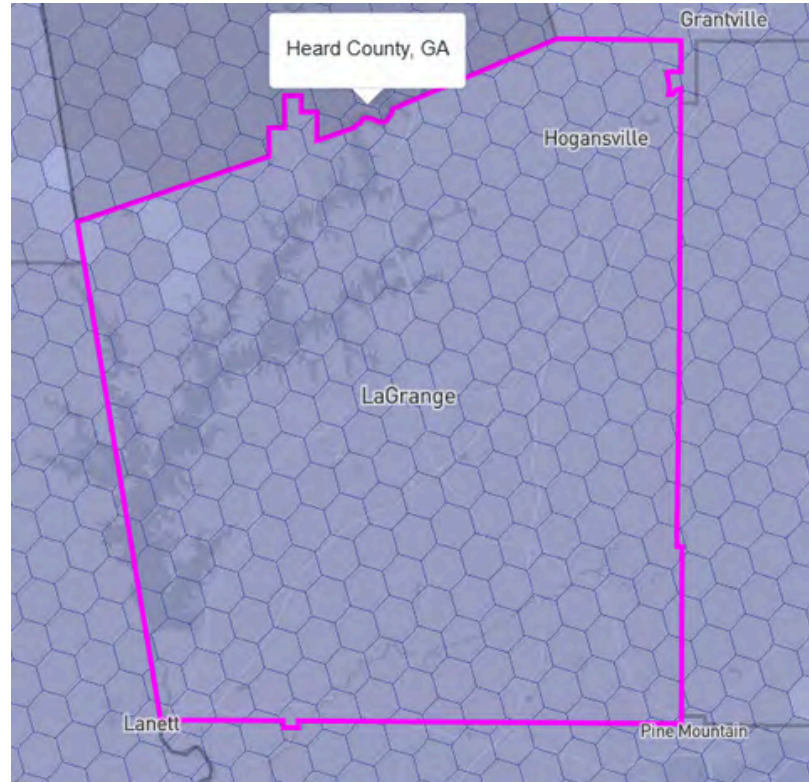
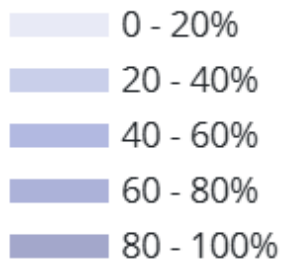


2025 FCC National Broadband Map

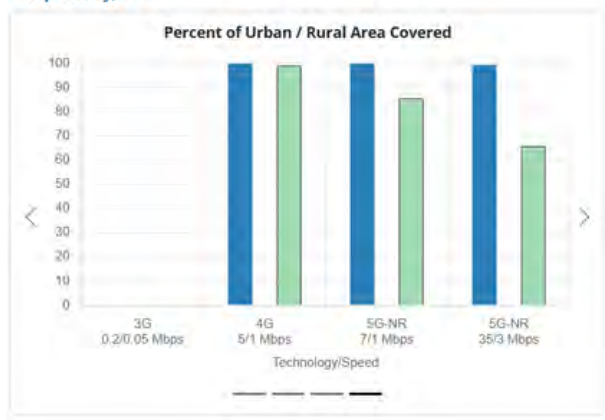
Fixed Mobile Troup County

Map Legend

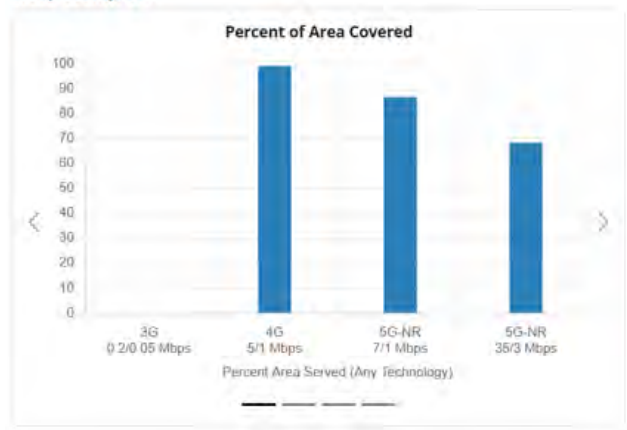
Percentage of Area Served



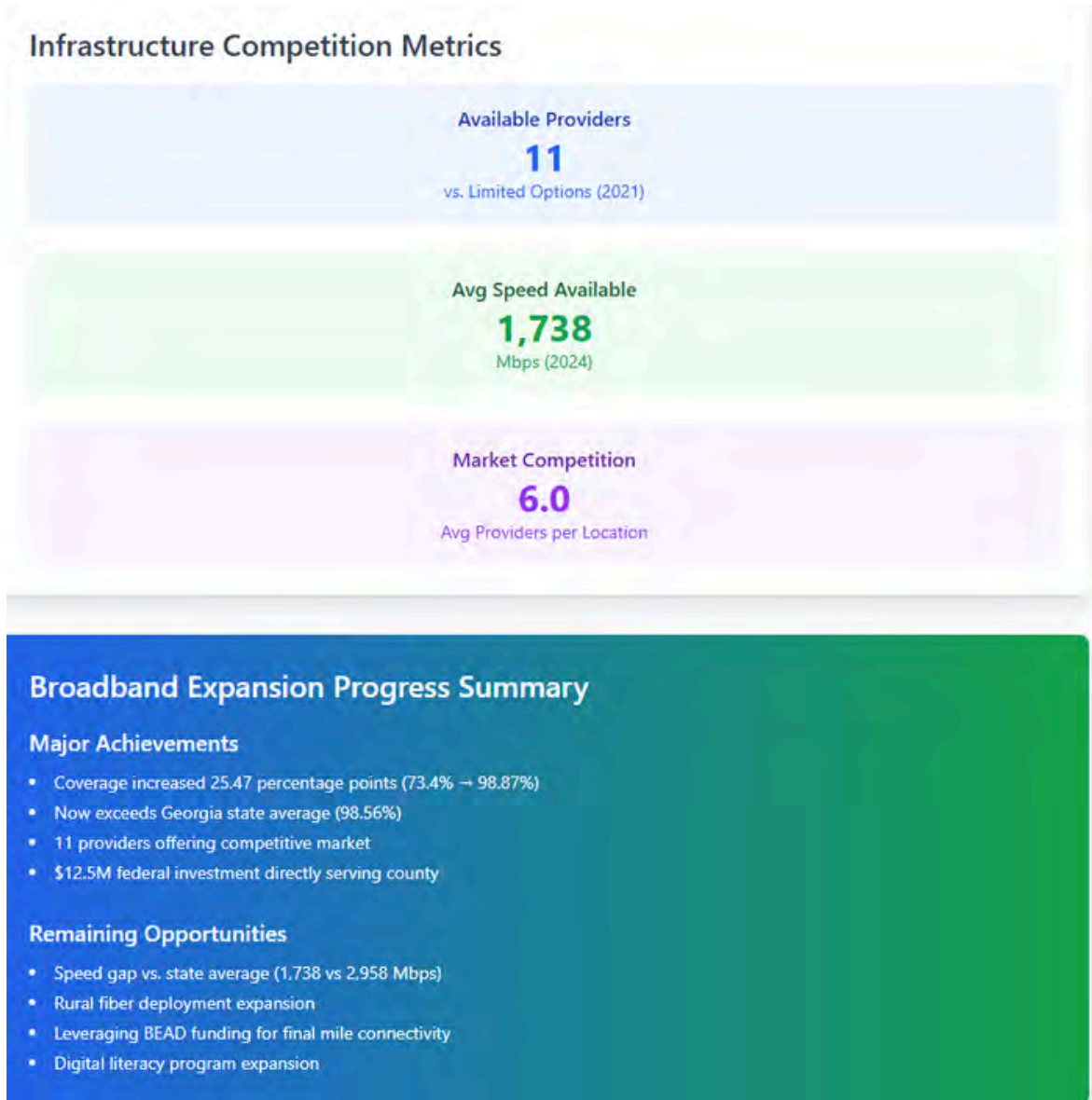
Troup County, GA



Troup County, GA



Current Conditions and Issues Broadband Trends in Troup County



Current Conditions and Progress

As of 2025, broadband access in Troup County has improved significantly since the 2020 assessment. According to the [Georgia Broadband Availability Map \(2025\)](#), approximately 98.9% of households now have access to some form of broadband, whether through fiber, cable, DSL, fixed wireless, satellite, or mobile networks.

- Fiber-optic service, offering the highest speeds (up to 5 Gbps), is now available to approximately 42% of residents through providers such as AT&T and Earthlink. This represents a significant improvement over 2020 levels, when fiber access was limited to more densely populated areas.
- Cable internet, primarily provided by Spectrum, is available to 85% of residents, offering download speeds of up to 1 gigabit per second (Gbps).
- DSL and satellite services remain essential in rural areas. DSL is available to approximately 79% of the population, while satellite services from providers such as Starlink and Viasat offer nationwide coverage.
- Fixed wireless broadband, especially through T-Mobile and Verizon 5G home internet, is becoming a critical bridge for unserved areas. T-Mobile's fixed wireless service now covers an estimated 93% of households.
- Mobile broadband is nearly universal across the country, ensuring that even residents without wired connections have access to the internet via 4G LTE and 5G networks.

The County also remains an active member of the West Central Georgia Broadband Authority, a regional partnership that includes Heard, Meriwether, and Upson counties. The Three Rivers Regional Commission has continued to prioritize broadband deployment through collaborative regional planning and technical assistance.



Since the adoption of the 2021 Comprehensive Plan, Troup County has seen transformative progress in expanding broadband access across both its urban centers and rural communities. Two major initiatives—led by Diverse Power and its broadband subsidiary Kudzu Networks, along with a separate expansion by AT&T—are helping to bridge longstanding digital divides and position the county for future-ready economic growth.

In March 2022, Diverse Power, through Kudzu Networks, launched a major broadband initiative supported by a \$25 million American Rescue Plan Act (ARPA) grant. The funding was part of a broader \$39 million investment aimed at bringing high-speed fiber to unserved and underserved areas across six counties, including Troup. Locally, the project targets approximately 1,297 households in eastern and southeastern LaGrange, Mountville, and areas southeast of Hogansville. Once fully implemented, the network is expected to serve nearly 4,800 customers across the region. Construction was planned in phases over a 36 to 48-month timeline, bringing reliable, fixed broadband to communities that had previously lacked modern service options.

More recently, in June 2025, AT&T completed a significant expansion of its fiber-optic infrastructure in the City of LaGrange, adding over 7,500 new residential and commercial locations to its high-speed network. This brings total fiber service coverage in Troup County to more than 10,500 homes and businesses, offering speeds of up to 5 Gbps, with entry-level plans starting at just \$30 per month. The project is part of AT&T's broader \$16.9 billion investment in Georgia's network capabilities. While centered in LaGrange, this infrastructure upgrade creates a ripple effect across the region, enhancing Troup County's appeal to high-tech employers, remote workers, and logistics-driven industries. These improvements help reinforce the county's position as a forward-thinking, business-ready community—and offer substantial long-term benefits for residents in the unincorporated areas as well, where future investment and job growth are increasingly linked to digital infrastructure.

Together, these investments represent a significant leap forward for broadband access in Troup County. They demonstrate the power of public-private collaboration and strategic planning in meeting modern infrastructure needs. As these projects continue to unfold, they not only expand access and reliability but also strengthen the foundation for inclusive growth, economic resilience, and a higher quality of life for all residents of Troup County.

Goals and Strategies

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

Strategies:

- Engage telecom providers in direct dialogue to address telecom reliability and diversity/redundancy issues.
- Engage with the Georgia Public Service Commission (GPSC) in proceedings related to relevant telecommunication issues and initiatives.
- Request that incumbent providers share critical information with high-level county public safety officials on points of vulnerability in county networks, such as communities where facilities are non-redundant/diverse.
- Document any major telecommunication outages and use this documentation to engage providers, GPSC, and policymakers at the local, state, and national levels to facilitate corrective action.
- Collaborate with willing providers, the GPSC, and other entities to develop methods for documenting and correcting ongoing individual landline outages that result in the loss of 911 services for residents.
- Maintain regular dialogue with telecom providers to improve reliability, redundancy, and diversity of broadband infrastructure.
- Collaborate with the Georgia Public Service Commission on telecommunications policy and consumer protection.
- Identify vulnerable areas within the county network and advocate for infrastructure upgrades.
- Track outages and advocate for corrective actions at the state and federal levels.
- Support emergency service communications through continuous monitoring of 911 service reliability.

Goals and Strategies

GOAL #2: All residents should have access to affordable, high-speed broadband in their homes. "Affordable high-speed broadband" is defined as meeting the current speed standards set by the Federal Communications Commission, with usage not restricted by data caps, and at a cost of no more than 2% of the average household's monthly income.

Strategies:

- Collaborate with all willing providers to identify barriers and develop solutions for deployment.
- Work with all willing providers to expand broadband and mobile networks.
- Support and collaborate with all willing communities to develop and implement last-mile connectivity plans. The last mile refers to the portion of the telecommunications network chain that physically reaches the end-user's premises. Leverage any opportunities to provide home access for K-12 students (as promoted by the Coweta County Board of Education to unlock 24/7 educational opportunities), and for college students to enable online educational opportunities.
- Assess ground truth broadband availability for the number of unserved and underserved households in the county.
- Share federal and state grant information with providers and organizations to support deployment opportunities. Encourage and support the development of appropriate pilot projects and applications.
- Advocate locally, regionally, and nationally for policies and programs that support the expansion of last-mile broadband deployment.
- Increase the number of public-access computers and Wi-Fi hotspots in county libraries and other public spaces throughout the county.
- Reduce economic barriers to access through support for low-income access programs.
- Monitor emerging technologies to evaluate cost-effective alternatives for low-income households.



Goals and Strategies

GOAL #3: Develop competitively priced high-speed broadband infrastructure throughout the county to attract, retain, and support the growth of Internet-reliant businesses. Promote digital equity by supporting access to devices, training, and telework infrastructure.

Strategies:

- Research and consider alternative models for broadband investment and infrastructure development, such as public-private partnership models.
- Collaborate with the other Three Rivers Regional Commission counties, any other neighboring counties, and our elected representatives to find resources to launch the implementation of joint Broadband Infrastructure projects.
- Break down broadband funding silos through cooperative relationships and enhanced communication between schools, colleges, libraries, and healthcare facilities. Communities, local governments, public safety agencies, and healthcare providers. Support legislation at the state and federal levels for funding broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control.
- Encourage high-speed work centers until the necessary infrastructure for economic development is fully developed.
- Coordinate with educational and workforce agencies to promote digital literacy.
- Support broadband-enabled workspaces (e.g., remote work hubs) in underserved areas.
- Promote participation in federal programs such as the Affordable Connectivity Program (ACP).



Goals and Strategies

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

Strategies:

- Local governments identify and consider adopting policies that facilitate broadband deployments, such as streamlined project permitting, a county “dig-once” policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and streetlights.
- Local governments use their leadership position to elevate the broadband conversation at the local, state, and national levels.
- Local government advocates for open-access broadband infrastructure whenever feasible.
- Local government improves how goods and services are delivered by aspiring to offer all government services as web-based.
- Local government encourages other groups (Non-Profits, Chambers of Commerce, Farm Bureau, etc.) to elevate the broadband conversation and highlight broadband obstacles and successes in their outreach.
- The local government encourages all departments to prioritize broadband access. Departments identify ways to facilitate the deployment of broadband, reduce barriers, and possibly even make funding available for broadband.
- An inventory of existing county assets that could be leveraged for broadband deployment (such as buildings and Rights of Way) is maintained within respective departments, and cross-communication is facilitated between broadband stakeholders. The local government website includes broadband resources and information, as well as links to other relevant websites.
- Adopt a “dig once” policy for utility installations and infrastructure projects.
- Develop master lease agreements for broadband on county facilities.
- Maintain a centralized inventory of public assets that can be leveraged for broadband expansion.

Goals and Strategies

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

Strategies:

- A Broadband Plan will be developed from the most current Broadband Goals and Strategies identified in the comprehensive plan.
- The plan should outline how to effectively connect all residents and businesses to the network, enabling it to drive economic growth and social progress.
- The plan should be adaptable and reviewed regularly to accommodate changing needs, broadband metrics, and consumer usage patterns.
- The plan should serve as a model for other local governments to adopt.
- The plan should accurately define areas that are not served by broadband or have limited options. Citizens often note areas without service, which are shown as served by local providers.
- Use this Comprehensive Plan to guide the development of a formal Broadband Plan aligned with state and federal funding opportunities.
- Update goals and strategies every five years based on evolving technologies and consumer needs.
- Track progress using broadband coverage maps and feedback from residents and providers.
- Share best practices regionally and encourage neighboring jurisdictions to follow similar models.

FULFILLING THE VISION

REPORT OF ACCOMPLISHMENTS AND COMMUNITY WORK PROGRAM



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

REPORT OF ACCOMPLISHMENTS AND COMMUNITY WORK PROGRAM



As part of the comprehensive planning process, Troup County has prepared a Report of Accomplishments (ROA) covering the period from 2021 to 2025. This report documents the county's progress on action items listed in the 2021 Community Work Program (CWP), detailing accomplishments to date and updating the status of each project. The ROA provides a transparent and informative record of implementation efforts, showing which initiatives were completed, which are still underway, and which have been modified or deferred due to evolving priorities or conditions.

In the Report of Accomplishments for the 2021–2025 CWP, any activity deemed ongoing or identified as a general policy statement was explained as such in the table. Several general policy statements were included in the 2021–2025 CWP. These items were noted as “underway” and have since been integrated into the Community Goals element of the plan under the appropriate Community Policies.

Looking ahead, the 2025–2040 Community Work Program (CWP) outlines a strategic path forward. It identifies specific projects, programs, policy actions, and partnerships necessary to advance the county's long-term goals. This forward-looking document is grounded in public input and designed to support land-use strategies, infrastructure investments, and quality-of-life improvements that align with the vision for Troup County's future.

Together, the ROA and CWP serve as essential tools to ensure the comprehensive plan remains action-oriented, transparent, and aligned with community values.



REPORT OF ACCOMPLISHMENTS

Objective	Description	Time	Estimated	Responsible	Funding Source	Completed	Underway	Postponed	Dropped	Status
Economic Development	Construct an Inland Port Development.	2021-2025	\$30,000,000	GDOT, Troup County, DAL, Lagrange, Georgia Port	GDOT, SPLOST, General Fund, Grants		X			Underway
Economic Development	Support the implementation of the Georgia Int'l Business Park (GIBP) – Phase II	2021-2025	\$2,000,000	Troup County/DAL, LaGrange	SPLOST/General Fund		X			Underway
Economic Development	LaGrange/Callaway Airport to Construct New Hangar Facilities (Corporate & Private)	2022-2025	\$3,000,000	Troup County, Troup County Airport Authority	SPLOST/General Fund/Grants	X				Completed. Construction of one corporate hangar is Completed.
Economic Development	LaGrange/Callaway Airport to attract a National Airline Freight Carrier.	2023-2025	\$2,000,000	Troup County Airport Authority, Troup	SPLOST/General Fund/Grants		X			Underway
Economic Development	Collaborate and financially support "Visit LaGrange" to promote tourism for Troup County's wide range of Local Tourism Venues especially rural and agritourism site development.	2021-2025	\$75,000	Troup County, Visit Lagrange	Hotel/Motel Tax		X			Underway
Economic Development	Implement Pyne Road Park Enhancements to the Existing Facilities & the New Oakfuskee Conservation Center Project.	2022-2023	\$7,000,000	Troup County	SPLOST/General	X				Completed. The Oakfuskee Conservation Center has been constructed and is in service
Economic Development	Fund and assist in the implementation the "Career Center" & "Thinc Expedition".	2021-2024	\$10,000	Troup County/TCSS	General Fund/Grants	X				Completed.
Economic Development	Develop a Comprehensive Aviation Program for Pilots and Aircraft Maintenance Technicians.	2023-2025	\$1,500,000	Troup County Airport Authority, Troup County/DAL, WGTC	SPLOST/General Fund Grants		X			Underway. Pilot Training Program is under development. The program for Aircraft Maintenance Technicians is active.
Economic Development	Community Development Online Software will expedite the Business License Application & Approval Process, while also providing Online Fee Payments.	2021-2022	\$10,000	Troup County, Community Development	General Fund	X				Completed Community Development acquired GeoPermits Systems to assist staff in expediting the business permitting process. Geopermits provides online payment options as well as over-the-phone options.
Housing	Community Development Online Software will expedite the Permitting & Inspections Process, while also providing Online Fee Payments.	2021-2022	\$10,000	Troup County, Community Development	General Fund	X				Completed - Community Development acquired GeoPermits Systems to assist staff in expediting the building permitting process. Geopermits provides online payment options as well as over-the-phone options.

Objective	Description	Time	Estimated	Responsible	Funding Source	Completed	Underway	Postponed	Dropped	Status
Housing	Completed a New Unified Development Ordinance (UDO) that provides for a Variety of Residential Housing Developments and Market Segments.	2021-2025	\$0	Troup County, Community Development	General Fund	X				Completed- UDO was adopted May 2025.
Housing	Collaborative Leadership with the Cities to expand the necessary Infrastructure to support a variety of Residential Housing Developments and Market Segments.	2021-2025	unknown	Troup County/LaGrange, Troup Strategy Center	SPLOST/General Fund/Grants		X			Underway
Housing	Completed a Housing Condition Assessment Study.	2022-2024	\$10,000	Troup County/LaGrange, Troup Strategy Center, Troup GICH, Community	SPLOST/General Fund/Grants	X				Completed
Housing	Partner with LaGrange Housing Authority to Rehabilitate Substandard Property.	2021-2025	\$500,000	Troup County, Housing Authority	SPLOST/General Fund/Grants/CDBG				X	Dropped. The project was cancelled as the County pursued other options for addressing blight and revitalization in the county.
Housing	Utilize Dude Solutions Software to facilitate Citizen Work Orders and/or Complaints.	2021-2022	\$15,000	Troup County, Community Development	General Fund	X				Completed. Community Development acquired an online Code Enforcement to facilitate work orders and complaints
Community Facilities	Providing New Aerial Photography/LIDAR Services to the Citizens of Troup County via Q-Public.	2021-2025	\$10,000	Troup County, Tax Commissioner	General Fund		X			Completed. Updated aerial photography/LIDAR is available online for citizens.
Community Facilities	Assist the TCSS with the construction of a much needed New Rosemont Elementary School.	2021-2024	\$500,000	Troup County, TCSS	SPLOST/General Fund/Grants	X				Completed. The new school opened in 2024.
Community Facilities	Support Broadband Technology Expansion throughout the Unincorporated Troup County Area by expediting Permit Applications/Approvals & providing free service at Public	2021-2025	unknown	Troup County	SPLOST/General Fund/Grants	X				Completed. Free Wifi is now available at county buildings. Community Development Department utilizes Geopermits to expedite review and approval for broadband projects
Community Facilities	Implement Recommendations from the New Parks & Recreation Master Plan: New Soccer Complex.	2022-2024	\$3,000,000	Troup County	SPLOST/General		X			Underway. Construction of several facilities has been Completedd with new projects underway.
Community Facilities	Construct the New Agricultural Extension Center for Multipurpose Educational & Conservation Purposes.	2021-2023	\$1,500,000	SPLOST/General Fund/Grants	Fund/Grants	X				Completed. The building opened in 2022.

Objective	Description	Time	Estimated	Responsible	Funding Source	Completed	Underway	Postponed	Dropped	Status
Community Facilities	Implement Impact Fee Assessments to help Fund the Necessary Facilities Improvements & Expansion to support Quality Growth.	2021-2025	\$100,000	Troup County	General Fund		X			Underway. Impact Fee Study is currently being conducted.
Community Facilities	Enhance Public Awareness & Create Stronger Community Pride to help Reduce Litter.	2023-2025	\$15,000	Troup County, Marshals, Code Enforcement	General Fund	X				Completed. The Troup County Marshals Completed their public awareness campaign.
Community Facilities	Renovate and Expand the City of LaGrange Public Library Facilities and Services.	2021-2025	\$6,000,000	Troup County, Lagrange	SPLOST/General Fund/Grants	X				Completed. Renovations were completed.
Community Facilities	Conduct Training for Code Enforcement Officers.	2021-2024	\$10,000	Troup County, Marshal's Office	Marshal's Office, General Fund	X				Completed. Marshals and Code Enforcement Officers attend conduct training
Natural and Cultural Resources	Pyne Road Park Enhancements to the Existing Facilities & the New Oakfuskee Conservation Center Project.	2022-2024	\$7,000,000	Troup County	SPLOST/General Fund/Grants	X				Completed. The Oakfuskee Conservation Center opened in 2023.
Natural and Cultural Resources	Provide facilities to support Chattahoochee River Keepers at the New Oakfuskee Conservation Center Project.	2024-2025	unknown	Troup County	SPLOST/General Fund/Grants	X				Completed. The Oakfuskee Conservation Center opened in 2023. Facilities are available for the River Keepers on site.
Natural and Cultural Resources	Completed a New Unified Development Ordinance (UDO) that protects our Historical Districts & Environmentally Sensitive Areas, while providing for Enhanced Landscaping, Tree Canopy, and Green Space Requirements.	2021-2022	\$0	Troup County, Community Development	General Fund/Grants	X				Completed. The UDO was adopted in May 2025 and includes ordinances for Historic Preservation and Environmentally Sensitive Areas.
Natural and Cultural Resources	Support "Visit LaGrange" to provide Information on our Rural Trails System & Nearby Campsite Areas.	2021-2025	\$75,000	Troup County	Hotel/Motel Tax		X			Ongoing. This public information campaign is ongoing. No estimated end date.
Natural and Cultural Resources	Support the completion of a Hydroponics Vegetable Farm with a UGA R&D Satellite Office.	2021-2025	unknown		SPLOST/General Fund/Grants				X	Dropped. The project has been paused as other programs were facilitated.
Natural and Cultural Resources	Construct the New Agricultural Extension Center for Multipurpose Educational & Conservation Purposes.	2021-2023	\$1,500,000	SPLOST/General Fund/Grants	SPLOST/General Fund/Grants	X				Completed. The building was Completed in 2022.
Land Use	Completed a New Unified Development Ordinance (UDO) that provides the necessary regulations to support Quality Growth in the appropriate areas of Troup County, which includes sustainable energy sources like Solar/Wind.	2021-2022	\$0	Troup County/ Community Development	General Fund	X				Completed. UDO was adopted in May 2023. Includes regulations to support Quality Growth in the appropriate areas of Troup County, which includes sustainable energy

Objective	Description	Time	Estimated	Responsible	Funding Source	Completed	Underway	Postponed	Dropped	Status
										sources like Solar/Wind.
Land Use	Implement Recommendations from the New Parks & Recreation Master Plan: New Soccer Complex.	2022-2024	\$3,000,000	Troup County, Parks and Recreation	SPLOST/General Fund/Grants		X			Underway. Construction of several facilities has been completed with new projects underway
Land Use	Update and revise zoning and land use codes, as appropriate, to allow for the promotion of Troup County's Rural Tourism assets and/or Agri-Tourism Venues.	2021-2025	\$75,000	Troup County, Community Development	Hotel/Motel Tax	X				Completed. UDO was adopted in May 2023 and includes regulations to allow for the promotion of Troup County's Rural Tourism assets and/or Agri-Tourism Venues.
Land Use	Collaborative Leadership with the Cities to provide Positive Growth for the Benefit of all Citizens.	2021-2025	unknown	Troup County/LaGrange, Troup Strategy Center	General Fund		X			Underway
Land Use	Develop education program such as a citizens academy for the public and local government regarding community development, codes and ordinances.	2022-2024	\$5,000	Troup County/LaGrange, Troup Strategy Center, Community Development	General Fund		X			Underway
Transportation	Construct the Hwy 27 By-Pass as part of the existing Multi-Modal Transportation Plan.	2024-2025	\$79,000,000	GDOT / Troup County	GDOT/General Fund/SPLOST		X			Underway
Transportation	Construct the West Point Road Widening Project as part of the existing Multi-Modal Transportation Plan.	2024-2025	\$42,000,000	GDOT / Troup County	GDOT/General Fund/SPLOST		X			Underway
Transportation	Retain a Consultant to provide a New Updated Troup County Multi-Modal Transportation Plan.	2022-2024	\$100,000	GDOT / Troup County	GDOT/General Fund/SPLOST	X				Completed. County Transportation Plan completed in 2024
Transportation	LaGrange/Callaway Airport Improvement Projects (right of way, runway, lighting, radar beacon)	2021-2025	\$3,000,000	Troup County, Troup County Airport Authority	SPLOST/General Fund/Grants		X			Underway
Transportation	Bridge Replacements: Tucker Road at Polecat Creek, Mountville-Hogansville Road at Beech Creek, Adams Road at Big Branch, Liberty Hill Glenn Road at Whitewater Creek, and Dallas Mill Road at Big Springs Creek.	2021-2025	\$5,000,000	Troup County	GDOT/SPLOST		X			Underway

Objective	Description	Time	Estimated	Responsible	Funding Source	Completed	Underway	Postponed	Dropped	Status
Transportation	Upgrade Unimproved Roads from Gravel to Asphalt: Camp Viola Road, County Line Church Road, Eason Road, and Hood Rd.	2021-2025	\$2,850,000	Troup County	SPLOST		X			Underway
Transportation	Completed a New Unified Development Ordinance (UDO) that rewards and incentivizes Road Connectivity for future developments.	2021-2022	\$0	Troup County	General Fund	X				Completed. UDO was adopted in May 2023 and includes regulations to allow for incentives for interconnectivity of residential and commercial development
Transportation	Continue to support the implementation "The Thread" Multipurpose Trail System for better Connectivity/Access between our residential, commercial, and industrial	2021-2025	\$5,000,000	Troup County	SPLOST/General Fund/Grants		X			Underway
Transportation	Provide the Troup Transit System with additional resources and expanded	2021-2025	\$500,000	Troup County	SPLOST/General Fund/Grants		X			Underway

Community Work Program 2025 to 2045					
Objective	Description	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Economic Development	Construct an Inland Port Development.	2025-2027	Troup County/DAL/LaGrange, Georgia Port Authority	\$30,000,000	GDOT/SPLOST/General Fund/Grants, Georgia Port Authority
Economic Development	Support the implementation of the Georgia Int'l Business Park (GIBP) – Phase II	2025-2027	Troup County/DAL/LaGrange	\$2,000,000	SPLOST/General Fund
Economic Development	LaGrange/Callaway Airport and Aero Tron for the development of 15.5 acres for an industrial aviation complex	2025-2030	Troup County	\$3,000,000	SPLOST/General Fund/Grants
Economic Development	LaGrange/Callaway Airport to attract a National Airline Freight Carrier.	2025-2030	Troup County/DAL	\$2,000,000	SPLOST/General Fund/Grants
Economic Development	Collaborate and financially support “Visit LaGrange” to promote tourism for Troup County’s wide range of Local Tourism Venues especially rural and agritourism site development.	2025-2030	Troup County	\$75,000	Hotel/Motel Tax
Economic Development	Implement Pyne Road Park Enhancements to include expanded commercial amenities in a public-private partnership	2025-2030	Troup County, Lovejoy Capital	unknown	SPLOST/General Fund/Grants
Economic Development	Fund and assist in the implementation the “Citizen Academy”.	2025-2030	Troup County, Community Development	\$25,000	General Fund
Economic Development	Develop a Comprehensive Aviation Program for Pilots and Aircraft Maintenance Technicians.	2025-2030	Troup County/DAL/WGTC	\$1,500,000	SPLOST/General Fund/Grants
Economic Development	Facilitate and host annual workshops for small and new business owners, including home occupations.	2025-2030	Troup County, Community Development	\$10,000	General Fund
Housing	Facilitate and host annual informational workshops for building permits.	2025-2030	Troup County	\$10,000	General Fund

Objective	Description	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Housing	Facilitate and host annual informational workshops for the Unified Development Ordinance for citizens, businesses, realtors, and local officials	2025-2030	Troup County	\$15000	General Fund
Housing	Collaborative Leadership with the Cities to expand the necessary Infrastructure to support a variety of Residential Housing Developments and Market Segments.	2025-2030	Troup County/LaGrange	unknown	SPLOST/General Fund/Grants
Housing	Completed a Historic Resources Assessment Study.	2025-2030	Troup County	unknown	SPLOST/General Fund/Grants
Housing	Facilitate the development of Local Historic Districts from the Comp Plan Character Areas, to activate architectural standards for development near historic districts	2025-2030	Troup County	unknown	SPLOST/General Fund/Grants
Housing	Expand GeoPermits to facilitate a more user-friendly interface for Citizen Work Orders and/or Complaints.	2025-2030	Troup County	\$30,000	General Fund
Community Facilities	Provide New Aerial Photography/LIDAR Services to the Citizens of Troup County via Q-Public. To ensure aerial photography reflects changes in the past 3 years.	2026-2029	Troup County, City of LaGrange, City of West Point, City of Hogansville	\$240,000	General Fund
Community Facilities	Conduct a study on the feasibility of pocket parks in unincorporated Troup County	2025-2030	Troup County	\$75,000	SPLOST/General Fund/Grants
Community Facilities	Support Broadband Technology Expansion throughout the Unincorporated Troup County Area by expediting Permit Applications.	2025-2030	Troup County	unknown	SPLOST/General Fund/Grants
Community Facilities	Implement Recommendations from the New Parks & Recreation Master Plan: New Soccer	2025-2030	Troup County	\$3,000,000	SPLOST/General Fund/Grants
Community Facilities	Conduct a study to assess the feasibility of community gardens at county locations throughout the unincorporated county	2025-2030	Troup County	unknown	SPLOST/General Fund/Grants
Community Facilities	Implement Impact Fee Assessments to help Fund the Necessary Facilities Improvements & Expansion to support Quality Growth.	2025-2030	Troup County	\$125,000	General Fund

Objective	Description	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Community Facilities	Create a social media campaign and citizen workshops for public awareness on pet safety and welfare	2023-2025	Troup County	\$15,000	General Fund
Community Facilities	Construct an animal shelter to enhance the services of Animal Control	2025-2027	Troup County, Marshal's Office, Community Development	\$1,000,000	SPLOST/General Fund/Grants
Natural and Cultural Resources	Expansion of Fire Department locations and facilities	2025-2030	Troup County	\$1,500,000	SPLOST/General Fund/Grants
Community Facilities	Facilitate a public education campaign concerning code enforcement and public health and safety.	2025-2030	Troup County/Marshal's Office	\$20,000	Marshal's Office, General Fund
Natural and Cultural Resources	Pyne Road Park Enhancements to expand lodging facilities and commercial amenities.	2022-2024	Troup County	\$7,000,000	SPLOST/General Fund/Grants
Natural and Cultural Resources	Provide facilities support to Animal Control with the expansion of services to include housing livestock	2025-2028	Troup County, Marshal's Office, Community Development	unknown	SPLOST/General Fund/Grants
Natural and Cultural Resources	Conduct a Tree Canopy Change Analysis to evaluate how the tree canopy has increased or decreased over time.	2025-2030	Troup County	unknown	General Fund/Grants
Natural and Cultural Resources	Continue Support "Visit LaGrange" to provide Information on our Rural Recreation Facilities & Nearby Campsite	2025-2030	Troup County	\$75,000	Hotel/Motel Tax
Natural and Cultural Resources	Support the creation of a Community Vegetable Garden and Seedbank with the UGA R&D Satellite Office.	2025-2030	Troup County, Community Development	unknown	SPLOST/General Fund/Grants
Natural and Cultural Resources	Expansion of Fire Department locations to assist in wildfire prevention and protection of natural resources	2025-2030	Troup County, TCFD	\$1,500,000	SPLOST/General Fund/Grants
Land Use	Facilitate and host annual workshops for Agritourism Regulations, to inform prospective and existing owners of regulations and available programs	2025-2030	Troup County, Community Development	unknown	General Fund/Grants

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Objective	Description	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Land Use	Implement Recommendations from the New Parks & Recreation Master Plan: New Soccer Fields	2025-2030	Troup County	\$3,000,000	SPLOST/General Fund/Grants
Land Use	Facilitate and host social media campaign and workshops for existing and potential short term rental owners to better inform the public of regulations regarding vacation rentals in Troup County.	2025-2030	Troup County, Community Development	\$75,000	General Fund/Hotel/Motel Tax/ Grants
Land Use	Collaborative Leadership with the cities to provide positive growth for the benefit of all citizens.	2025-2030	Troup County/LaGrange	unknown	General Fund
Land Use	Develop an education program for the public and local government regarding community development, codes and ordinances. Host the educational videos on the county website.	2025-2030	Troup County, Community Development and Commission	\$5,000	General Fund/Grants
Transportation	Construct the Hwy 27 By-Pass as part of the Troup County Long Range Transportation Plan (LRTP)	2025-2030	GDOT / Troup County	\$79,000,000	GDOT/General Fund/SPLOST
Transportation	Construct the West Point Road Widening Project as part of the Troup County Long Range Transportation Plan (LRTP)	2025-2030	GDOT / Troup County	\$42,000,000	GDOT/General Fund/SPLOST
Transportation	LaGrange/Callaway Airport Improvement Projects (right of way, runway, lighting, radar	2025-2027	Troup County	\$3,000,000	SPLOST/General Fund/Grants
Transportation	Bridge Replacements: Tucker Road at Polecat Creek, Mountville-Hogansville Road at Beech Creek, Adams Road at Big Branch, Liberty Hill Glenn Road at Whitewater Creek, and Dallas Mill Road at Big Springs Creek.	2025-2030	Troup County	\$5,000,000	GDOT/SPLOST
Transportation	Upgrade Unimproved Roads from Gravel to Asphalt: Camp Viola Road, County Line Church Road, Eason Road, and Hood Road.	2025-2030	Troup County	\$2,850,000	SPLOST/General Fund
Transportation	Arterial widening SR 219, Callaway Church Road to Meriwether County	2025	Troup County	\$3,711,209.70	SPLOST/General Fund
Transportation	Arterial widening, SR 219, from US 27 to Davis Road	2025-2026	Troup County	\$1,652,012	SPLOST/General Fund

Objective	Description	YEARS	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE
Transportation	Arterial widening, SR 219, from I-85 to Bartley Road	2026-2027	Troup County	\$1,787,330	SPLOST/General Fund
Transportation	Arterial widening, US 27, from I-85 to I-185	2027-2028	Troup County	\$3,115,287.07	SPLOST/General Fund
Transportation	Arterial widening, US 27, from I-85 to Old Chipley Road	2028-2029	Troup County	\$2,384,637.18	SPLOST/General Fund
Transportation	Arterial widening, US 29, from Young's Mill Road to SR-54	2029-2030	Troup County	\$76,559,182.53	SPLOST/General Fund
Transportation	Continue to support the implementation "The Thread" Multipurpose Trail System for better Connectivity/Access between our residential, commercial, and industrial areas.	2025-2030	Troup County	\$2,000,000	SPLOST/General Fund/Grants
Transportation	Provide the Troup Transit System with additional resources and expanded services.	2025-2030	Troup County	\$500,000	SPLOST/General Fund/Grants