

## COMMENTS FROM PUBLIC WORKSHOP JULY 26, 2007

These are the comments received at the second workshop on the Troup County Comprehensive plan. In parenthesis and in italics are comments that I (Nancy Seegar) have put in to clarify a statement or to ask a question about a meaning of a statement. If you have any other comments or would like to respond please contact me at [nseegar@troupco.org](mailto:nseegar@troupco.org). Thank you

### What does Balanced Growth mean to you?

1. Increase in land uses – stay within the same percentages (of different land uses).
2. Economic theory – Detroit and Flint Michigan simultaneously supporting growth that is cyclical.
3. What area can sustain what people want
4. Nobody gets everything Growth – make a dollar, not growth – I want my ten acres, not going to be isolated anymore, need and art of making needs intersect.
5. Look at change and progress from all sides. Industrial land identified, listen to people and how they want to live, everyone has to have a voice, pleasantly surprised with Troup County.
6. Schools, roads, fire, police, and recreation in line with population.  
Work and live infrastructure
7. Depends on what happens with water and sewer.
8. Sound mix of business, provide services.
9. No balanced growth without water or industrial uses being contained or designated.
10. Not Newnan
11. Balanced growth is a plan where existing industrial, commercial, residential and agriculture land is utilized and infrastructure (water, sewer, police, fire, schools and recreation) is available in identified areas.
12. Include public transportation to relieve congestion and for seniors
13. Make sure seniors are remembered – their needs, not just newcomers
14. Housing options
15. Recreation for adults (community center, funerals, family meetings, etc.) for more than one use.
16. Could use existing shuttle buses, for nominal fee, for people who can't drive at night.
17. Ways for seniors to use their skills without income penalties.
18. Smaller, senior housing – affordable – spread out in different locations
19. New growth seems to be for younger newcomers
20. Is \$80,000.00 house “low income”.
21. Are DASH homes really affordable?
22. What about baby boomers who will not have jobs?

23. Incentives to local employers to keep jobs
24. Revamp education system so is for kids that are not on par with other students. Don't have all school programs with programs above their heads.
25. Assess kid's needs early on.
26. Integrate newcomers with people already here.
27. Balance – old businesses (body shops, junk yards) – should be held to same standards as new businesses.
28. Balance growth of Latino's – number of people per house.
29. Treat everyone equally – seniors, newcomers – gear your ordinances to treat all the same.
30. Can require paved parking lots –encourage with streetscape (*the County already does this with the Quality Development Corridors which places standards on non residential buildings*).
31. Costs of growth shouldn't outpace County's ability to pay (costs of education).
32. Crunch the numbers on increasing sales tax vs. ad volorem
33. Is it fair to pay school taxes if you have no kids?
34. Plan schools for more than 5 years out.
35. Troup transit is cutting some of its services to seniors.
36. Need transportation for people living out toward Pine Mountain.
37. Concentrate growth and reduce sprawl.
38. Retain hometown feeling/character
39. Maintain all the green
40. community pride ( maintain/improve cleanliness) and maintain support of DASH
41. Need economic base
42. Use infrastructure/infill available for new growth/development
43. Encourage and or give incentives to recycle old structures
44. Protect aquifer/conduct study to see how it will be impacted by growth
45. Not overdeveloping property without buyers
46. Save the road frontage from strip development (do nodal development with large setbacks)
47. Jobs created balanced with character of community where impact to trees lost, water, identity is minimal
48. Provide and/or accommodate senior citizens services (800 members currently use center)

### **What does Retain Rural Character mean?**

1. Atmosphere or ambience of County remains intact – Small town feel – Large scale motel out of scale – offer more options. No homeowners associations
2. Rural Character – country, sense of community – know your neighbors – keep rural residential – industrial, commercial. Greenspace – residential and infrastructure balanced. Growth no.
3. Ability to maintain livestock – farming – pasture, cows. Ability to farm – buffers
4. Open space - clusters with considerable distance. Agricultural land use

5. Rural Character – open space, individual character – build your own house the way you want. Hunting or fishing. Slower pace of life – no schedule, sit on porch – sizes of lots
6. Goats, ducks and chickens.
7. Rural character – out of city limits – no traffic lights are needed – less government control – more physical space. Forestry as well as agriculture
8. Enjoying countryside to the fullest, slower pace of life, value for resources (like timber) and for recreation.
9. Subdivisions are not rural. Population density is key to defining “rural”. Use of groundwater for commercial entertainment is not wise (Wild Animal Park). How much water do we have? Number of wells?
10. Preserving farmland and other green space. Preserve farms, forest, protect parks, open areas. Need to reserve, protect it.
11. Wildlife is now being pushed into cities. Losing habitats. We will lose wildlife. Wildlife needs a place to live. Think beyond dollars. Draw a line. This is as far as we’re going to grow.
12. Subdivision standards should be more than minimum building code (county codes are online) (subdivision codes have been improved).
13. Privacy, trees, chickens.
14. Troup is fast becoming like Coweta County. Retain greenspace.
15. People from or in rural areas should have input into planning. Consider rural people’s needs.
16. How much rural area is left? (Liberty Hill) – residential lots = 2 acres, rural = 5 acres.
17. 50 years ago farm economy collapsed, then timber → timber prices low now → subdivisions – need agricultural economy to sustain agricultural life.
18. People with large acres (18-30) want to live there.
19. Others want to speculate. Can people afford to live there if property taxes go up?
20. Part of rural character is the town itself, town square.
21. Can you have town meetings, work sessions like this one?
22. Lower density, lower traffic (not having through traffic on secondary roads and keeping them on the highways), maintaining productive land.
23. No “spot zoning”.. i.e... no out of place zoning. Ex. Industrial park in the middle of an agricultural area.
24. Utilizing existing industrial park space for expanded industrial growth.
25. Keeping through traffic out of rural destination roads.
26. Not using up land in rural areas for development if there is land and infrastructure available within the city limits.
27. Having a defined urban growth area and not develop outside of it.
28. Not spreading growth outward.. sprawl.
29. Saving the viewshed along roadways. Through development regulations.
30. Maintaining “the green”
31. New England style development pattern... high density but retaining community character.
32. Utilizing the units per acre requirement to influence rural character.

33. Having a strong county government and retaining strong political will.
34. More cooperation between LaGrange and the County.
35. Utilizing mitigation ordinances.
36. Utilizing Transfer of Development Rights (TDR).

### **How do we protect Natural Resources?**

1. Leave them natural. Forests → If you change the nature of the land and method of harvesting trees erosion and sedimentation will result. Water – protect
2. Enforcing regulations. Make sure there are enough people to enforce regulations. Balancing act.
3. Public meetings help protect resources.  
Education  
Benefits of trees  
Ad campaigns – Smokey Bear an example of successful in protecting forest, water, etc. Critical to conserve
4. Tree ordinance. Education. Anti-litter campaign
5. Clean up litter from lakes and creeks. Use solar energy and other alternative energy sources. Conserve all natural resources
6. Well survey
7. Animal protection – except armadillos and coyotes. Armadillos eat yellow jackets
8. Protect habitat
9. Just say “no”.
10. Lakes and streams have sewage dumped from Atlanta.
11. All have a part to play. Recycle all we can.
12. Put a fine system in place for big polluters then if they don’t comply they would be out of business.
13. Water. Vigorously and aggressively enforce laws, rules we have (silt fencing, etc.) Need more than one county code enforcer
14. Water supply. Need tri-state agreement to always protect out water supply.
15. Join West Point Coalition. Strength in numbers. Politicians will listen to large numbers of people.
16. No county water system (*does this mean you don’t want a county water system or we need a county water system?*). Need to know how many wells, how much growth expected. We have obvious violations of codes. Code enforcers can help get this info. WATER- WATER – WATER Need info on groundwater supply, especially in the south end of the county
17. Infrastructure – check on bursting pipes etc. water loss (*since we do not have a county water system this is not an option*).
18. Concentrate on Troup rural properties, will help protect natural resources.
19. More recycling convenience center. Grater citizen awareness of illegal dumping. Citizens can monitor. Enforce litter laws.

20. City of LaGrange sells utilities for profit to areas out of City. Incentive to use water, not conserve.
21. Moratorium in place.
22. Fire hydrants releasing water(*sometime the Fire Department checks hydrants by releasing water to check flow rates*).
23. Use mitigation, ordinances and use of transfer development rights (TDR).
24. Protecting by defining urban growth area.
25. Adhere to no industrial zoning in rural portions of the county.
26. Keep high density in the City.
27. Protect bodies of waters we have, conduct a major water study
28. Educate on importance of natural resources and conservation and increase cost of water usage.
29. Enforcing existing ordinances/requirements

### **How do we achieve a balanced community**

1. Well written plan for growth and to be enforced
2. Has to be realistic plan
3. Incorporate everyone's ideas
4. Get community involvement (hold meetings throughout community)
5. Utilize media resources
6. Test the plan before implementation (*I would very much like some suggestions on how to do this?*)
7. Communication
8. Tools such as codes, ordinances
9. Consistency in enforcement and equality
10. Hierarchy of accountability
11. Suggestion of a commission (*what type of commission?*)
12. Right to question (*right to question who and/or what?*)

### Vision Statement

All people treated equally.

Troup is one the best counties: cultural diversity, favorable economic conditions, educational standards are higher, we are neighbors, growth is controlled, we live in harmony, seniors know they will be taken care of.

Troup County will act with a progressive ent. (?) spirit while it prioritizes the interests of its citizens to make decisions that will protect, preserve and oversee it citizens and resources to make informed development decisions to preserve the character and reflect the will of its supporting citizens.

Troup has employment opportunities for everyone.

Major manufacturers in county with major investments and ongoing jobs.

Areas can be marked for growth or not and will remain as no-growth area.

Have textile mills, but no industries to fill them

Kia will create supply jobs

Kia will have three supplies on site, but will be need for others

Cheap labor is our draw for manufacturing

Annexation – Troup has zoning, cities do too. County has no control over annexations.

Troup's zoning scheme should be revisited. (*This is underway*).

Vision statement should be backed by zoning (*through this process the comp plan and zoning will be updated and revised as necessary*).

Counties and cities should listen to each other and coordinate their zoning.

County has tax power over cities (*I am not sure what this comment is referring to, but property taxes are collected for unincorporated Troup County and the City of LaGrange (because LaGrange has no city taxes), the Cities of West Point and Hogansville collect property taxes for their respective cities.*

Where can you find examples of communities that have done comp planning, vision? In or out of Georgia. Maryland is an example and some communities in North Carolina. (*the Georgia Department of Community Affairs has examples of Georgia comp plans on their website. You may also search the web for plans and will get a lot of results*).

Annual GA Academy of Economic Development training – 4 sessions Newnan Coweta Fairgrounds \$ 150.00 dollars starting in late August.

Troup will be proactive – prioritize – progressive entrepreneurial spirit

More technical courses in High Schools – A tech high school?

What do we want to be? (Manufacturing mecca? Retirement community? Need a community consensus to use as a decision filter.

We were mill center of West Georgia, and are always thinking of getting big manufacturing plant

Is manufacturing the trend for the next 100 years?

Our young people will need manufacturing jobs.

Won't get another Kia

Long term, will take years to retain workers. Existing workers are not equipped to move into service sector.

Is Kia a one trick pony? Or should we diversify? Should we all jump on that bandwagon?

Build on industries that are not dependent on movement of capital, but instead, use our resources.

Have a short-term plan and a long-term vision/plan. (*Short term work programs and long term planning is the essence of the comp plan*).

Population growth should be controlled wisely. Population growth is a good thing. Need it for quality of life, diverse base.

Growth will come – let's be ready

State has marked us out for growth (Interstate, etc.)

All the gateways cleaned up

A great place to live

A safe place

More aesthetics

Good employment

Clean environment

Adequate water supply

More high tech jobs

Quality education for all students

Community services and arts

Value what we have.

A vibrant community that provides jobs, cultural and educational opportunities and protects natural and historic resources to preserve rural character while managing growth.