Troup County
Comprehensive Plan
2007

1.0 POPULATION

1.1 General Population

Between 1980 and 1990 the population of Troup County increased by 9.9%. From 1990 to 2000 the increase was 5.5%. From 2000 to 2005 the population shows an increase of 7%. The projected increase uses an average of population growth from 1980 to 2000 and continues that same trend over the planning period. Figure 1 shows the steady increase in population over the planning period that ends in 2030.

Figure 1. Population Projection Based on Past Trends

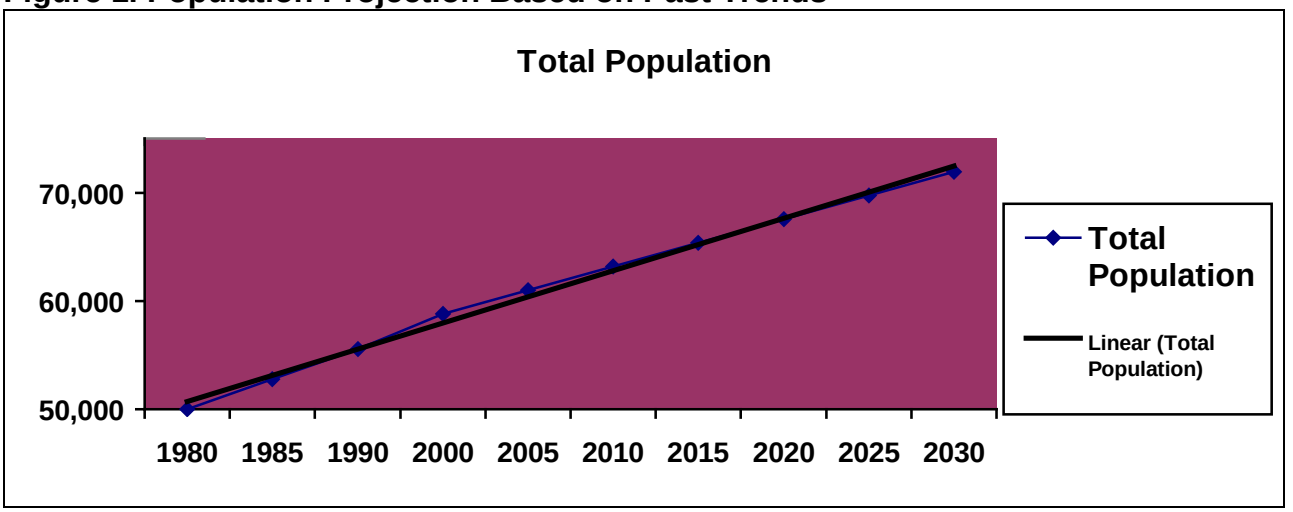
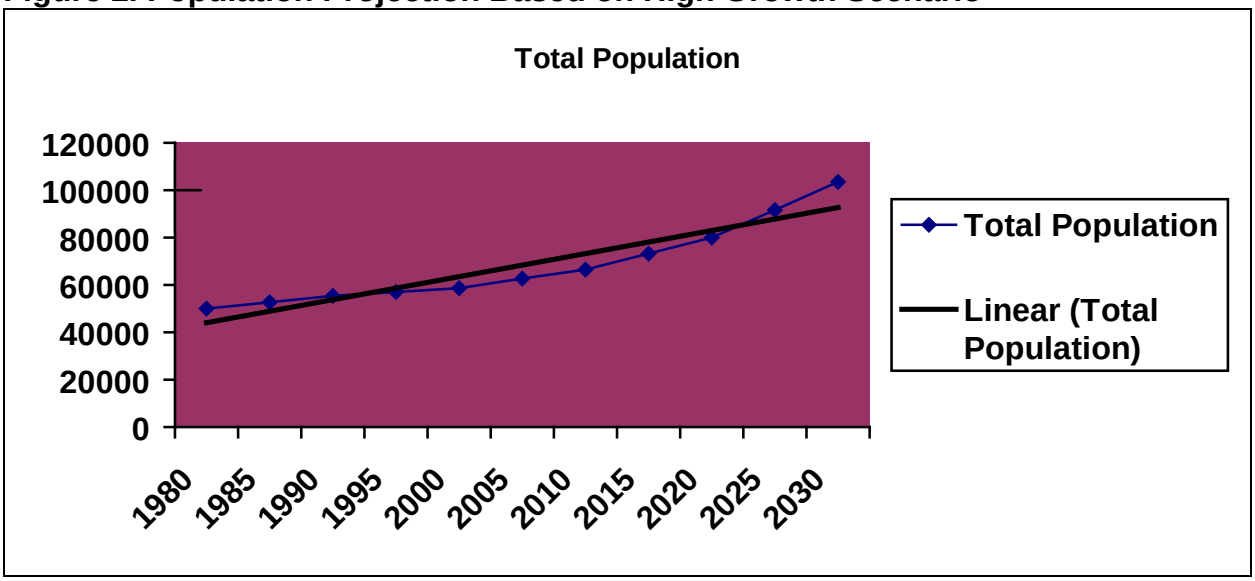


Figure 2. Population Projection Based on High Growth Scenario



However, from the beginning of 2005 through a nineteen month period Troup County, the City of LaGrange, the City of Hogansville and the City of West Point submitted seven Developments of Regional Impact (DRI) for review and comments. The combined population increase of all of these developments will increase the county's population by 75% over the planning period. The following tables represent the projected growth of population using three scenarios. The first scenario is based on past trends while the second assumes some of the DRI's will be completed and does not include impact from Kia. The third scenario assumes all DRI's are completed and includes impact from Kia but not supplier companies.

Table 1. Troup County Population Past Trends - Low Growth Scenario

Troup County: Population											
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
Total population	50,003	52,770	55,536	57,158	58,779	60,973	63,167	65,361	67,555	69,749	71,943

Original Source: U.S. Bureau of the Census (SF1)

Table 2. Troup County Population Medium Growth Scenario

Troup County: Population											
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
Total population	50,003	52,770	55,536	57,158	58,779	62,070	65,361	70,298	75,234	82,639	90,044

Original Source: U.S. Bureau of the Census (SF1)

Table 3. Troup County Population High Growth Scenario

Troup County: Population											
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
Total population	50,003	52,770	55,536	57,158	58,779	62,619	66,458	73,177	79,896	91,655	103,413

Original Source: U.S. Bureau of the Census (SF1)/DCA

These scenarios make several assumptions that may or may not become reality. These projections should be reviewed every five years to ensure their validity. Since most of any comprehensive plan recommendations and goals are based on the projected population it is very important that the projections be as accurate as possible. If the trends do not develop as projected new projections should be added to the plan and other amendments made as necessary.

Table 4. Population Comparison to State and Surrounding Region and Counties

Population Comparison						
Category	**1980**	**1990**	**2000**	**2010**	**2020**	**2030**
Troup County	50,003	55,536	58,779	66,458	79,896	103,413
Georgia	5,457,566	6,478,216	8,186,453	9,550,897	10,915,340	12,279,784
Atlanta Region	1,989,518	2,653,613	3,698,679	4,223,300	5,073,400	6,005,300
Coweta County	39,268	53,853	89,215	114,189	139,162	164,136
Heard County	6,520	8,628	11,012	13,258	15,504	17,750

Original Source: U.S. Bureau of the Census; Atlanta Regional Commission

Table 5. Population Average Percentage Increase

Average Percentage Increase						
Category	**1970 To 1980**	**1980 to 1990**	**1990 to 2000**	**2000 to 2010**	**2010 to 2020**	**2020 To 2030**
Troup County	10	10	5.5	11.5	16.8	22.7
Georgia	16	15.7	20.8	14.2	12.5	11.11
Atlanta Region	23	25	28.2	12.4	16.7	15.5
Coweta County	18	27	39.6	21.8	17.9	15.2
Heard County	17.8	24.4	21.6	16.9	14.4	12.4

Original Source: U.S. Bureau of the Census; Atlanta Regional Commission

These percentage increases are based Table 4 and use the high growth scenario. Note that the percentages are based on ten year intervals and show changes in those intervals. While all surrounding areas show an overall increase in population over the planning period the changes from decade to decade fluctuate and do not always increase from the previous decade.

1.2 Population by Age

Table 6. Troup County Population by Age

Troup County: Population by Age			
Category	**1980**	**1990**	**2000**
0 – 4 Years Old	3,830	4,334	4,256
5 – 13 Years Old	7,509	8,525	9,400
14 – 17 Years Old	3,404	2,647	2,717
18 – 20 Years Old	2,559	2,482	2,404
21 – 24 Years Old	3,523	3,267	2,998
25 – 34 Years Old	7,703	8,733	7,989
35 – 44 Years Old	4,941	8,010	8,722
45 – 54 Years Old	4,940	5,145	8,017
55 – 64 Years Old	5,029	4,767	4,875
65 and over	6,565	7,626	7,401

Source: DCA data and U.S. Bureau of Census

The age distribution shows a dramatic increase in 35-44 year olds from 1980 to 1990 and an increase in the 45-54 year olds from 1990 to 2000. The 55-64 year olds has remained steady over the last ten years with a slight increase from 1980. The 35-44 age range doubled from 1980 to 1990 and has risen slightly from 1990 to 2000. This indicates an increasing thriving workforce with a population that is aging along the same trend as Georgia and the nation. Many workers commuting from surrounding counties in Georgia and Alabama come to Troup County for employment opportunities.

The population of persons under the age of twenty had an overall increase by 8% from 1980 to 2000. However, there has been a slight decrease in 18-24 year olds between 1980 and 2000. This could be a trend toward younger people out migrating for jobs or more people are moving out of the county to attend college or technical schools. The population of 25 to 34 year olds shows a slight decrease.

Table 7.

Troup County: Daytime Population		
Category	**1990**	**2000**
Daytime population inside county	60,298	65,239
Number of people leaving the county during the day to work	2,303	3,225
Number of people coming into the county during the day to work	7,065	9,685
Total number of workers during the day	28,493	31,759

Source: U.S. Bureau of the Census (SF1)

The number of people leaving Troup County to work increased slightly from 1990 to 2000. With the Kia plant proposed in Troup County this number should start to decline with the 2010 census results. The County has a strong industrial base and provides many jobs to surrounding counties. The decline in the textile industry has however, had an effect on the job market in Troup County.

The number of people coming into the County to work is larger than the number leaving and has increased by 27% from 1990 to 2000. The daytime population has increased 7.6% from 1990 to 2000. This is good for local retail establishments and provides a better market for restaurants and other service oriented businesses.

A strong daytime population in the County is essential to continued economic development and should increase over the next ten to twenty years due to the Kia plant and supplier companies that locate within fifty miles of the main plant. This is an excellent opportunity for the County to lower its present 5.9% unemployment rate.

1.3 Race and Ethnicity

Table 8. Racial and Ethnic Composition

Troup County: Racial Composition			
Category	**1980**	**1990**	**2000**
White alone	34,185	38,458	38,676
Black or African American alone	15,633	16,694	18,734
American Indian and Alaska Native alone	24	56	95
Asian or Pacific Islander	130	288	375
other race	31	40	899

Source: U.S. Bureau of the Census (SF1)

Table 9. Hispanic Composition

Troup County: Hispanic Ethnic Composition			
Category	1980	1990	2000
Persons of Hispanic origin	412	289	1,004

Source: U.S. Bureau of the Census (SF1)

The racial composition of the County has remained relatively unchanged since the 1980's. The population of the County that has changed is the ethnic population. There are 41% more people in Troup County of Hispanic ethnicity now than in 1980. This increase in the Hispanic ethnic population will require the County to look at human services, housing and other community services in order to determine if the present level of community services is adequate for this increase in Hispanic population.

Table 10. Racial Composition Using Low Growth Past Trends

Troup County: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	34,185	36,322	38,458	38,567	38,676	39,799	40,922	42,044	43,167	44,290	45,413
Black or African American alone	15,633	16,164	16,694	17,714	18,734	19,509	20,285	21,060	21,835	22,610	23,386
American Indian and Alaska Native alone	24	40	56	76	95	113	131	148	166	184	202
Asian or Pacific Islander	130	209	288	332	375	436	498	559	620	681	743
other race	31	36	40	470	899	1,116	1,333	1,550	1,767	1,984	2,201

Original Source: U.S. Bureau of the Census (SF1)

Table 11. Hispanic Composition Projection Using Low Growth Past Trends

Troup County: Hispanic Ethnic Composition											
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
Persons of Hispanic origin	412	351	289	647	1,004	1,152	1,300	1,448	1,596	1,744	1,892

Original Source: U.S. Bureau of the Census (SF1)

An increase in the Hispanic population increases the need for housing options in municipalities to include multi-family availability and other affordable housing. Increasing Hispanic populations require greater diversity in language and culture for the County and its municipalities.

Table 12. Racial Composition Using Projected High Growth Trends

Troup County: Racial Composition											
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
White alone	34,185	36,322	38,458	38,567	38,676	40,641	42,606	46,044	49,482	55,500	61,517
Black or African American alone	15,633	16,164	16,694	17,714	18,734	20,091	21,447	23,822	26,196	30,351	34,505
American Indian and Alaska Native alone	24	40	56	76	95	126	157	211	266	361	456
Asian or Pacific Islander	130	209	288	332	375	482	589	777	965	1,293	1,621
other race	31	36	40	470	899	1,279	1,659	2,323	2,988	4,151	5,314

Original Source: U.S. Bureau of the Census (SF1)

Table 13. Hispanic Composition Using High Growth Scenario

Troup County: Hispanic Ethnic Composition											
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
Persons of Hispanic origin	412	351	289	647	1,004	1,263	1,522	1,975	2,429	3,222	4,015

Original Source: U.S. Bureau of the Census (SF1)

1.4. Households

The following tables are an inventory and analysis of the households in Troup County. This inventory and assessment is necessary to project the amount of housing now available and future needs. Future needs will be more fully discussed in the housing section.

Table 14. Number of Households

Troup County: Number of Households			
Category	**1980**	**1990**	**2000**
Total households	17,455	20,371	21,920

Source: U.S. Bureau of the Census (SF1

There has been an approximate 20% increase in housing stock over the past twenty years and a corresponding increase of 15% of population over the same period. This number is expected to dramatically increase in the next twenty years due to the location of a Kia plant in the City of West Point and supplier companies. There are also expectations of a much increased military population in the surrounding area due to the expansion of Fort Benning in Columbus, Georgia. At present, the housing stock appears to have outpaced the population, but this trend is projected to be reversed in the next ten years.

Table 15. Average Household Size

Troup County: Average Household Size			
Category	**1980**	**1990**	**2000**
Persons per household	2.81	2.68	2.61

Source: U.S. Bureau of the Census (SF1)

Table 16. Seasonal Units

Troup County: Seasonal Units		
Category	1990	2000
Seasonal housing units	158	170

1.5 Income

Table 17. Average Household Income in Dollars

Troup County: Average Household Income (in dollars)		
Category	1990	2000
Mean Household Income	31,326	46,062

Source: U.S. Bureau of the Census (SF3)

Table 18. Household Income

Troup County: Household Income Distribution		
Category	1990	2000
Total	20,394	21,930
Income less than $9999	4,324	2,939
Income $10000 - $14999	1,970	1,584
Income $15000 - $19999	1,894	1,772
Income $20000 - $29999	3,788	3,073
Income $30000 - $34999	1,494	1,461
Income $35000 - $39999	1,379	1,405
Income $40000 - $49999	2,277	2,282
Income $50000 - $59999	1,265	1,927
Income $60000 - $74999	946	2,040
Income $75000 - $99999	600	1,699
Income $100000 - $124999	165	768
Income $125000 - $149999	77	402
Income $150000 and above	215	578

Source: U.S. Bureau of the Census (SF3)

The household income in Troup County is increasing. Table 16 shows a decrease in wages below $35,000.00 per annum while the wages earned above $35,000.00 have increased. This area appears to have a stable workforce with increasing wages.

Table 19. Household Income as a Percentage

Troup County: Household Income Distribution		
Category	**1990**	**2000**
Total	100.0%	100.0%
Income less than $9999	21.2%	13.4%
Income $10000 - $14999	9.7%	7.2%
Income $15000 - $19999	9.3%	8.1%
Income $20000 - $29999	18.6%	14.0%
Income $30000 - $34999	7.3%	6.7%
Income $35000 - $39999	6.8%	6.4%
Income $40000 - $49999	11.2%	10.4%
Income $50000 - $59999	6.2%	8.8%
Income $60000 - $74999	4.6%	9.3%
Income $75000 - $99999	2.9%	7.7%
Income $100000 - $124999	0.8%	3.5%
Income $125000 - $149999	0.4%	1.8%
Income $150000 and above	1.1%	2.6%

Source: U.S. Bureau of the Census (SF3)

Table 18 indicates a dramatic decline in the household income below $10,000.00. There is also a less dramatic change in household income below $50,000.00 and above $10,000.00. Household income is increasing and the per capita income has increased by 6.7% from the 1990 census. This increase indicates that Troup County has a stable workforce and employment opportunities are available. This will impact the overall population numbers as young people will tend to stay in an area if jobs are available with good housing options.

Table 20. Per Capita Income

Troup County: Per Capita Income (in dollars)			
Category	1980	1990	2000
Per Capita Income	5,680	11,581	17,626

Source: U.S. Bureau of the Census (SF3)

Table 21. Educational Attainment

Troup County: Educational Attainment			
Category	1980	1990	2000
Less than 9th Grade	10,335	6,379	3,273
9th to 12th Grade (No Diploma)	6,650	7,073	6,587
High School Graduate (Includes Equivalency)	6,673	11,108	12,360
Some College (No Degree)	2,347	4,007	6,328
Associate Degree	NA	1,086	1,493
Bachelor's Degree	1,940	3,247	4,399
Graduate or Professional Degree	1,241	1,432	2,186

Source: U.S. Bureau of the Census (SF3)

Educational attainment in Troup County has increased over the last twenty years. Those receiving graduate and professional degrees have increased by approximately 33% since 1980. Persons receiving Bachelor's degrees have more than doubled since 1980. The deficiency in education attainment appears to be between the ninth grade level and twelfth grade. In 1980 6,650 persons did not receive diplomas and in 2000 6,587 did not receive diplomas. However, the rate for high school graduates almost doubled from 1980 to 2000. Table 19 shows that the number for high school graduates includes persons that passed the equivalency test. This indicates that about the same number of people are dropping out of high school, but more of them are taking the equivalency test than in the past.

Education is essential to the future of Troup County. It must be a priority for the County to increase the graduation rate of the school system. The graduation rate for 2006-2007 school years was 69.7%. This number will not sustain an adequate workforce for the 21st century. The Troup County Board of Education should look for innovative ways to increase graduation rates and increase the number of students who

further their education by either going to four colleges or getting technical training and associate level degrees.

Education is vital to economic development for any area. Troup County has many opportunities for advanced education with LaGrange College, West Georgia Technical School located in Troup County. The residents of Troup County are also within commuting distance to the University of West Georgia in Carrollton and Auburn University in Auburn, Alabama. There is also Southern Union State Junior College with campuses in Wadley and Valley Alabama. Opelika State Technical College is located in Opelika, Alabama and is also within commuting distance of Troup County.

2.0 ECONOMIC DEVELOPMENT

2.1 Employment by Industry

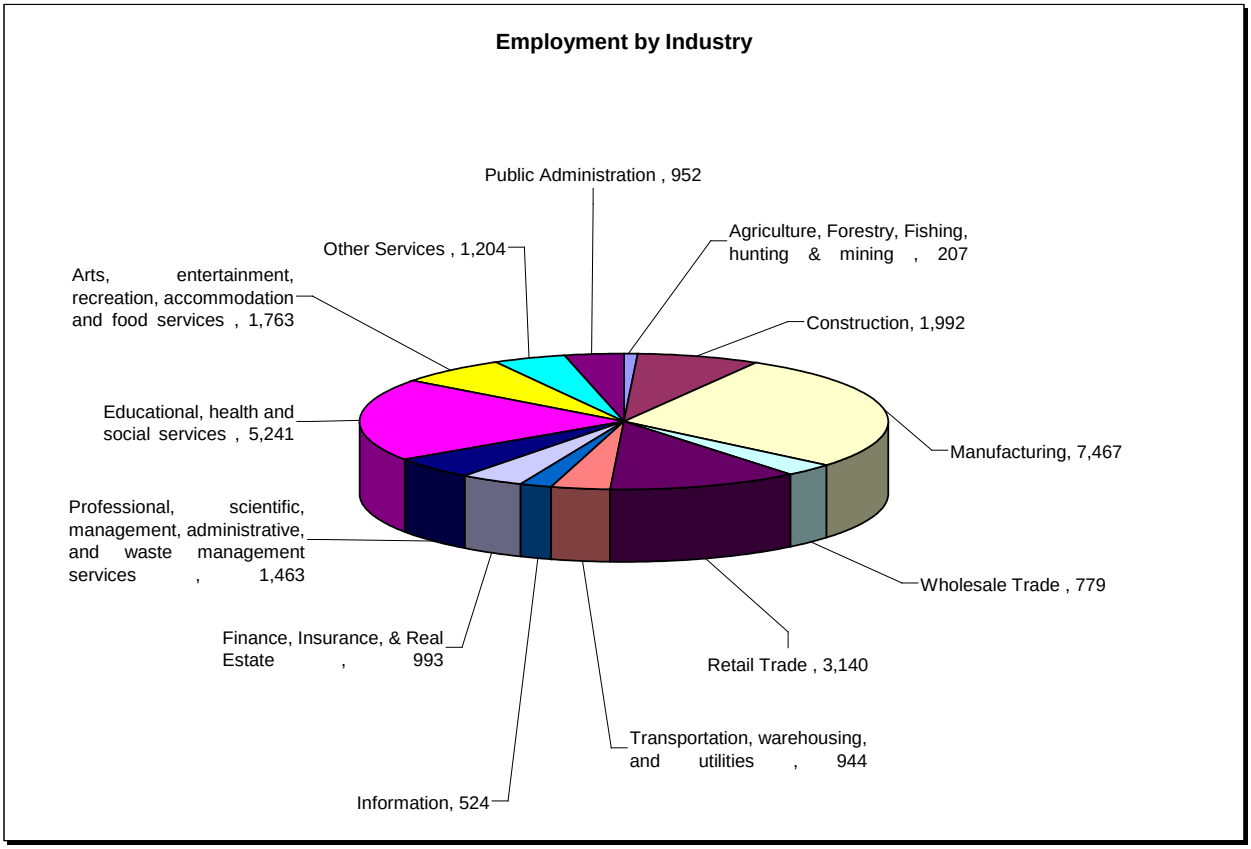
Troup County: Employment by Industry			
Category	**1980**	**1990**	**2000**
Total Employed Civilian Population	20,885	25,071	26,669
Agriculture, Forestry, Fishing, hunting & mining	349	476	207
Construction	1,222	1,495	1,992
Manufacturing	8,842	8,958	7,467
Wholesale Trade	764	783	779
Retail Trade	2,787	3,686	3,140
Transportation, warehousing, and utilities	633	1,115	944
Information	NA	NA	524
Finance, Insurance, & Real Estate	633	1,064	993
Professional, scientific, management, administrative, and waste management services	590	957	1,463
Educational, health and social services	2,672	3,715	5,241
Arts, entertainment, recreation, accommodation and food services	1,007	184	1,763
Other Services	650	1,895	1,204
Public Administration	736	743	952

Source: U.S. Bureau of the Census (SF3)

Table 22. Troup County Employment by Industry

While manufacturing is still the largest employer in Troup County the number has declined steadily over the last twenty years. However, it is still the largest employment industry in Troup County. In 1980, 42.3% of the total employed civilian population was employed in the manufacturing industry. In 2000, only 28% of the population worked in manufacturing. These existing manufacturing jobs were textile manufacturing. The focus however, will change from predominately textile manufacturing to the automobile assembly line with the addition of the new Kia plant, scheduled to open for operation in 2009. The plant will also bring supplier companies that will be located within thirty minutes of the plant. The plant with the supplier will bring a significant amount of commuters to the County.

Figure 3. Troup County Employment by Industry

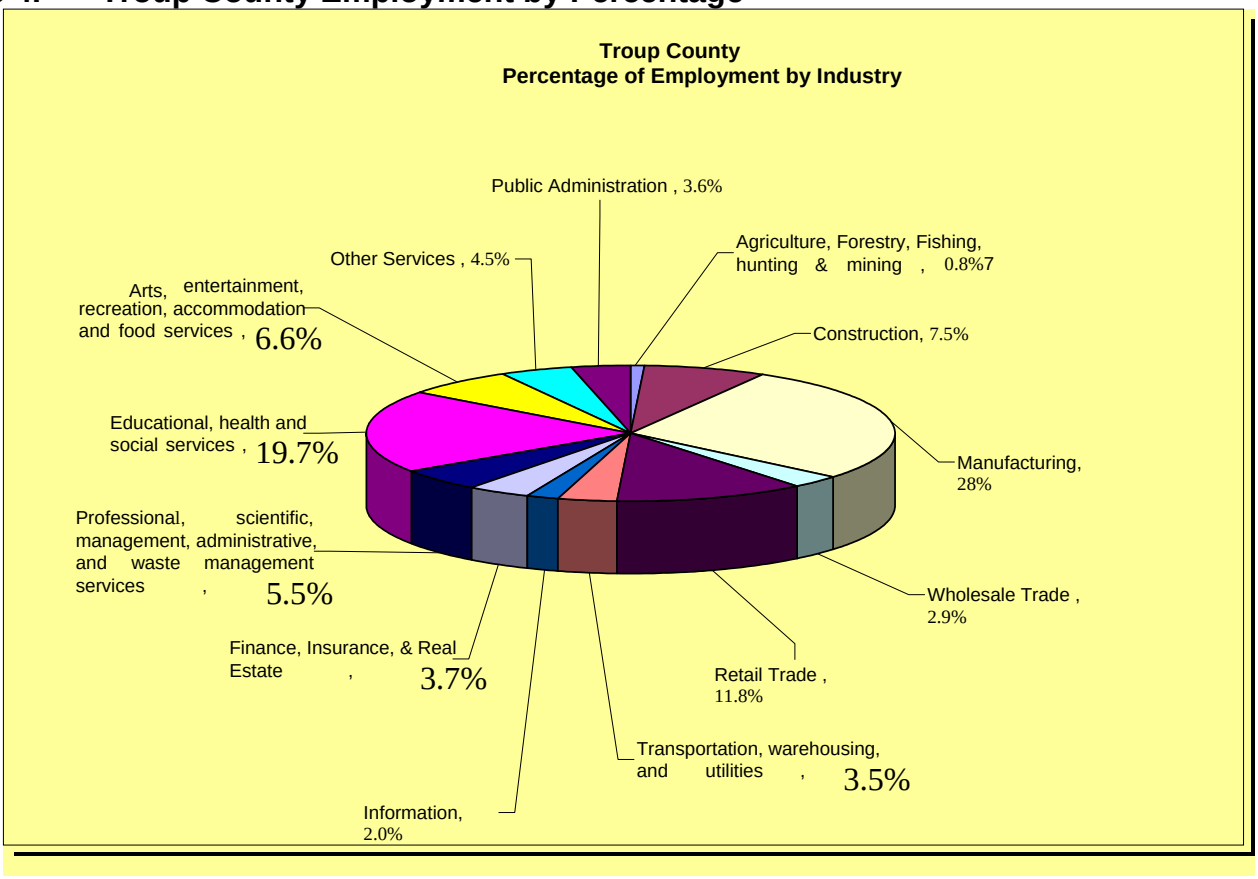


Source: U.S. Bureau of the Census (SF3)

The next largest employer is educational, health and social services industry. This employment sector has steadily increased over the past twenty years. In 1980, 12.8% of the available workforce was employed in education, health or social services, this number increased to 19.7% in 2000. This increase is likely due to the increase in population that requires additional human services and education.

Retail trade is the third largest employer in the County. The percentage of the available workforce in the retail trade in 2000 was 11.8% of the total workforce. This percentage has declined by 1.5% from the 1980 percentage of 13.3%.

Figure 4. Troup County Employment by Percentage



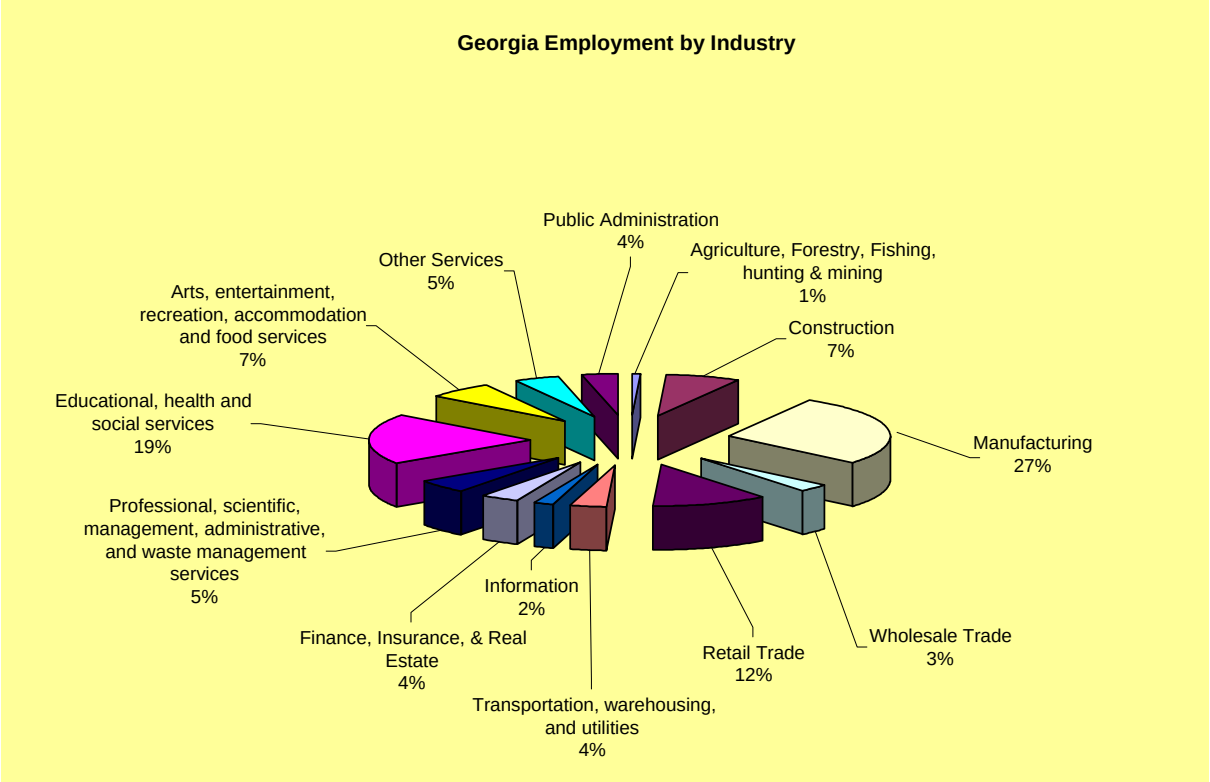
A comparison of Troup County with Georgia employment by industry numbers shows that Troup County is in line with the Georgia percentages. Manufacturing leads the state in jobs for the available work force as well as for Troup County. Troup County also follows the state with an increase in educational, health and social services industry. Social services and education will rise due to the demand of baby boomers and an 8% increase in school age children.

Table 23. State of Georgia Employment by Industry

Georgia: Employment by Industry			
Category	**1980**	**1990**	**2000**
Total Employed Civilian Population	NA	3,090,276	3,839,756
Agriculture, Forestry, Fishing, hunting & mining	NA	82,537	53,201
Construction	NA	214,359	304,710
Manufacturing	NA	585,423	568,830
Wholesale Trade	NA	156,838	148,026
Retail Trade	NA	508,861	459,548
Transportation, warehousing, and utilities	NA	263,419	231,304
Information	NA	NA	135,496
Finance, Insurance, & Real Estate	NA	201,422	251,240
Professional, scientific, management, administrative, and waste management services	NA	151,096	362,414
Educational, health and social services	NA	461,307	675,593
Arts, entertainment, recreation, accommodation and food services	NA	31,911	274,437
Other Services	NA	266,053	181,829
Public Administration	NA	167,050	193,128

Source: U.S. Bureau of the Census (SF3)

Figure 5. Georgia Employment by Industry

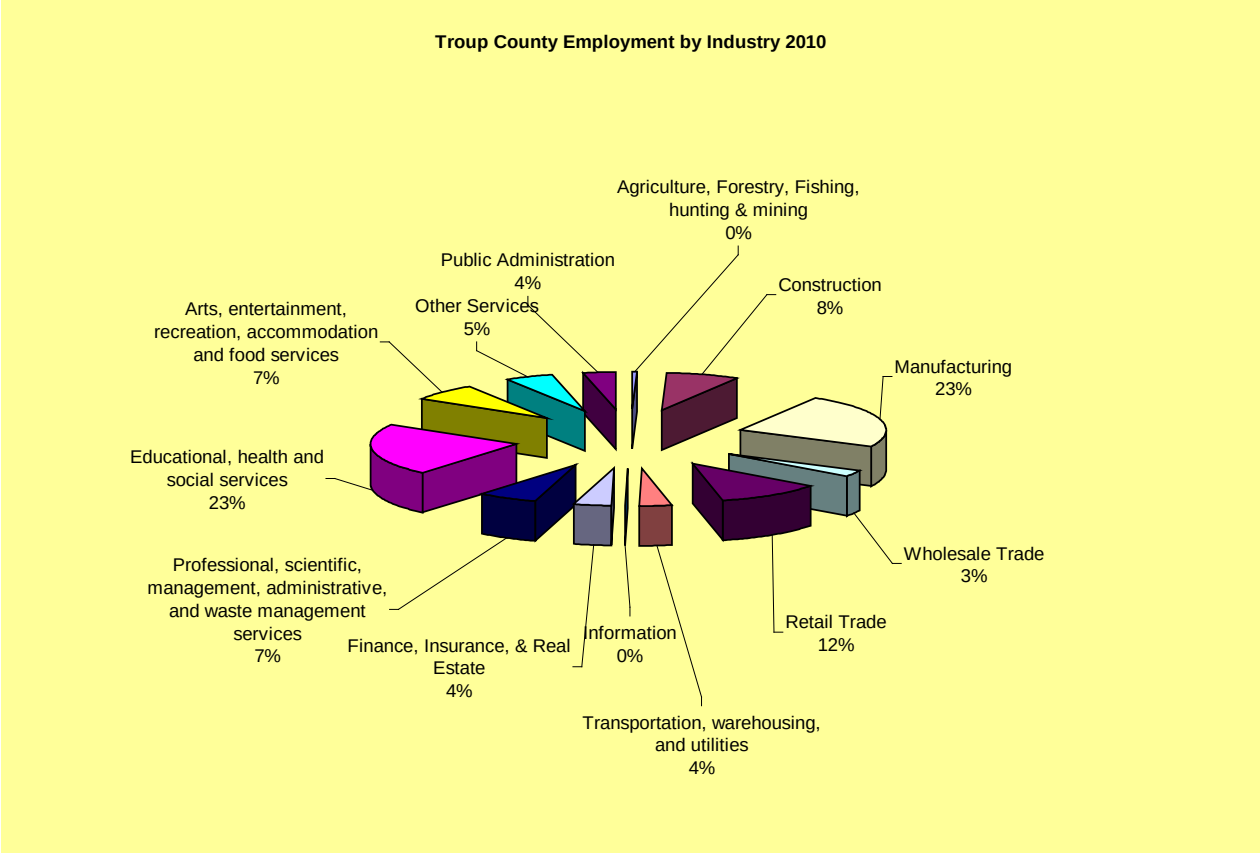


The information technology industries will likely increase over the next twenty year planning period. The 2010 census should indicate many more opportunities in this industry as those types of jobs have increased dramatically since the 2000 census. The projection for this job category is impossible to predict as past trends analysis cannot be used for projections. When the 2000 census was taken this was a new industry. We now know that technology markets are stable or thriving and this will only increase.

Table 24. Employment by Industry Projection

Troup County: Employment by Industry											
Category	**1980**	**1985**	**1990**	**1995**	**2000**	**2005**	**2010**	**2015**	**2020**	**2025**	**2030**
Total Employed Civilian Population	20,885	22,978	25,071	25,870	26,669	28,115	29,561	31,007	32,453	33,899	35,345
Agriculture, Forestry, Fishing, hunting & mining	349	413	476	342	207	172	136	101	65	30	0
Construction	1,222	1,359	1,495	1,744	1,992	2,185	2,377	2,570	2,762	2,955	3,147
Manufacturing	8,842	8,900	8,958	8,213	7,467	7,123	6,780	6,436	6,092	5,748	5,405
Wholesale Trade	764	774	783	781	779	783	787	790	794	798	802
Retail Trade	2,787	3,237	3,686	3,413	3,140	3,228	3,317	3,405	3,493	3,581	3,670
Transportation, warehousing, and utilities	633	874	1,115	1,030	944	1,022	1,100	1,177	1,255	1,333	1,411
Information	NA	NA	NA	NA	524	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	633	849	1,064	1,029	993	1,083	1,173	1,263	1,353	1,443	1,533
Professional, scientific, management, administrative, and waste management services	590	774	957	1,210	1,463	1,681	1,900	2,118	2,336	2,554	2,773
Educational, health and social services	2,672	3,194	3,715	4,478	5,241	5,883	6,526	7,168	7,810	8,452	9,095
Arts, entertainment, recreation, accommodation and food services	1,007	596	184	974	1,763	1,952	2,141	2,330	2,519	2,708	2,897
Other Services	650	1,273	1,895	1,550	1,204	1,343	1,481	1,620	1,758	1,897	2,035
Public Administration	736	740	743	848	952	1,006	1,060	1,114	1,168	1,222	1,276

Figure 6. Troup County Employment by Industry 2010

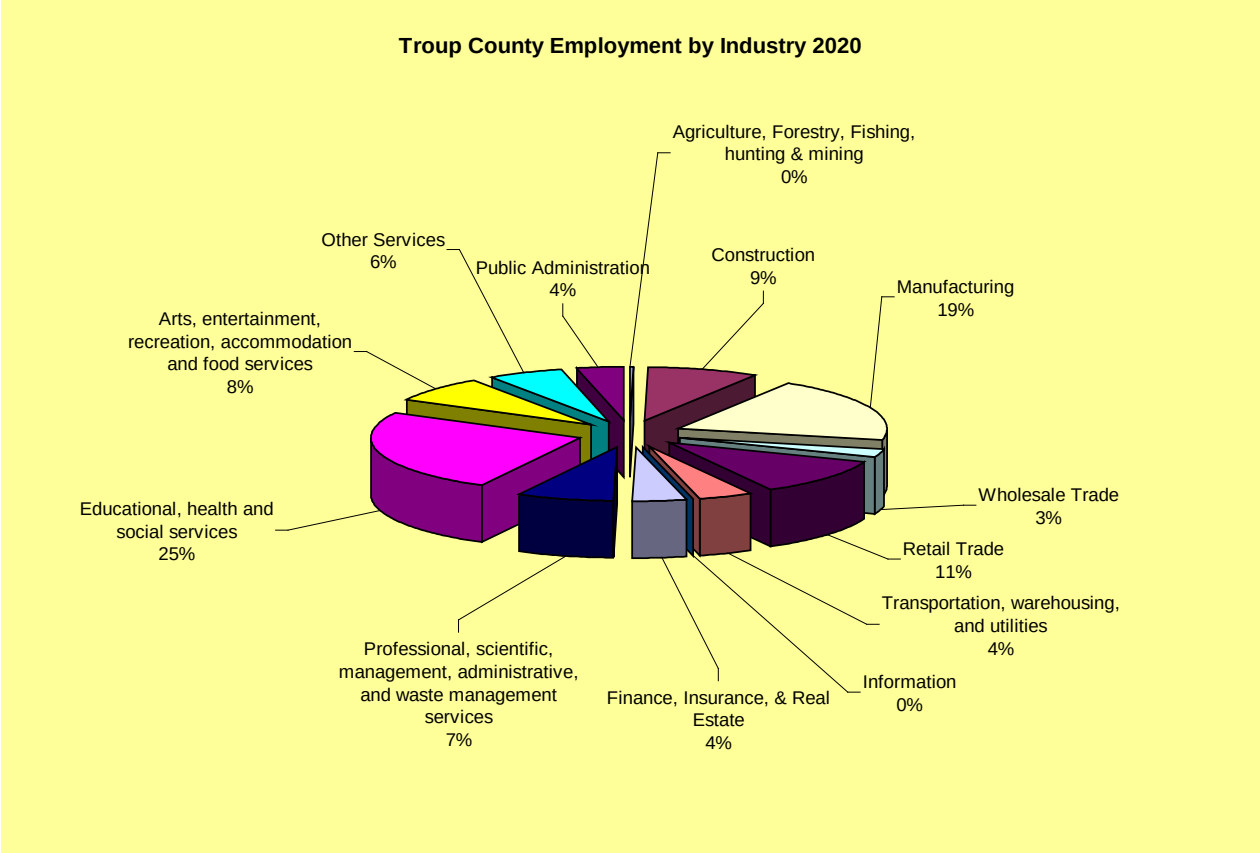


Source: U.S. Bureau of the Census (SF3)

In the projections for employment Troup County manufacturing employment decreases and education, health and social services increase.

The projected decline of agricultural, forestry, fishing, hunting and mining is troubling to the farmers that are now located in the County. Forestry companies are taking land that has historically been used to grow and harvest trees and developing that land into residential subdivisions and multiple use developments. This promotes sprawl and adds to concerns over disappearing farmland.

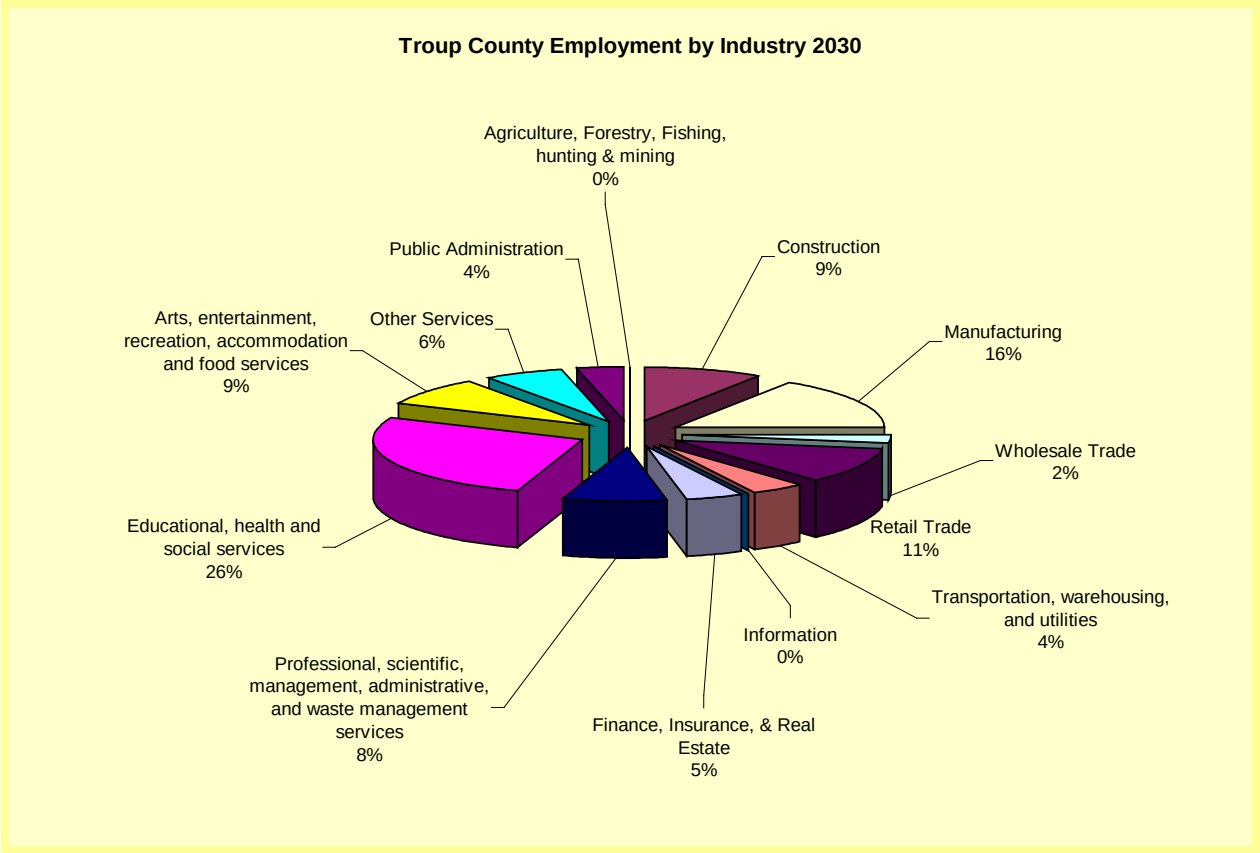
Figure 7. Troup County Employment by Industry 2020



Source: U.S. Bureau of the Census (SF3)

The projected increase in educational, health and social services industries indicate an increase in population that will need these types of services. It is noteworthy that the 2020 projections have these types of jobs increasing beyond the traditional employment in the County of manufacturing. This could indicate that the population will overpower the available jobs. This however, is not likely to happen as manufacturing jobs will increase over the next planning period.

Figure 8. Troup County Employment by Industry 2030



Source: U.S. Bureau of the Census (SF3)

As noted by this graphic the projections for manufacturing jobs decreases as the demand for educational, health and social services increases. These projections do not take the Kia manufacturing plant and associated supplier companies into account. The true nature of the future in manufacturing for Troup County is not yet available. However, manufacturing in Troup County has historically been the main employer and this is not likely to change in the future.

In 2009 the production is scheduled to start at the Kia Automotive plant located in the City of West Point. This industry and accompanying supplier companies will greatly change the current employment projections and employment by industry numbers. The 2010 census will show the dramatic increase in manufacturing jobs that will skew the tables and projections presently available. At this time, at least two tier one supplier companies are committed to locating in the West Point area on the same site as the Kia plant. These jobs along with the 2500 to 3000 jobs predicted to be available from the plant itself will increase median income levels, population numbers, housing needs and housing prices. Economic development in the County will likely take a turn from actively

pursuing industries to concentrating on services and accompanying businesses to support the Kia plant and suppliers. This will also increase retail, educational, professional services and information technology jobs in the County. The resulting population increase will affect land use, transportation, historic and cultural resources and well as development.

2.2 Labor Force

Table 25. Troup County Labor Force

Troup County: Labor Force by County		
Category	**1990**	**2000**
Total population	55,536	58,779
Worked in State of residence	23,731	25,299
Worked in county of residence	21,428	22,074
Worked outside of county of residence	2,303	3,225
Worked outside of state of residence	1,025	1,040

Source: U.S. Bureau of the Census (SF3)

The numbers for the County labor force that work in Troup will likely change also due to the Kia facility bringing in an increased daytime population as workers from outside the County will increase. Commuting patterns will change and require the transportation network surrounding the plant to carry traffic as efficiently as possible. Traffic patterns will change depending on locations of supplier companies and housing prices in the region.

Table 26 Average Household Income

Troup County: Average Household Income (in dollars)		
Category	**1990**	**2000**
Mean Household Income	31,326	46,062

Source: U.S. Bureau of the Census (SF3)

The mean household income has increased by 32% from 1990 to 2000. In 1990, the mean household income was $31,326 and in 2000 it was $46,062.

Table 27. Labor Force Participation

Troup County: Labor Force Participation		
Category	**1990**	**2000**
Total Males and Females	41,794	44,259
In labor force:	26,843	28,151
Civilian Labor force	26,804	28,127
Civilian Employed	25,071	26,669
Civilian unemployed	1,733	1,458
In Armed Forces	39	24
Not in labor force	14,951	16,108
Total Males	19,089	20,609
Male In labor force:	14,059	14,580
Male Civilian Labor force	14,020	14,556
Male Civilian Employed	13,365	13,768
Male Civilian unemployed	655	788
Male In Armed Forces	39	24
Male Not in labor force	5,030	6,029
Total Females	22,705	23,650
Female In labor force:	12,784	13,571
Female Civilian Labor force	12,784	13,571
Female Civilian Employed	11,706	12,901
Female Civilian unemployed	1,078	670
Female In Armed Forces	0	0
Female Not in labor force	9,921	10,079

Source: U.S. Bureau of the Census (SF3)

2.3 Personal Income

Troup County: Personal Income by Type (in dollars)		
Category	**1990**	**2000**
Total income	638,148,681	1,009,684,000
Aggregate wage or salary income for households	486,724,684	779,888,100
Aggregate other types of income for households	7,359,586	20,096,800
Aggregate self employment income for households	39,508,390	42,020,500
Aggregate interest, dividends, or net rental income	37,958,048	49,769,500
Aggregate social security income for households	41,387,779	63,089,700
Aggregate public assistance income for households	6,480,428	8,347,000
Aggregate retirement income for households	18,729,766	46,472,400

Source: U.S. Bureau of the Census (SF3)

Table 28. Troup County Personal Income (Dollars)

The aggregate wage income for households makes up the largest portion of household income for Troup County. The retirement income for households has risen from 1990 to 2000 by 1.7%, this is indicative of the aging population for the County. Public assistance households have declined by 0.2% percent in the 2000 census from 1990.

The unemployment rate for Troup County has fallen slightly from 2006 rate of 6.0. The unemployment rate for Troup County in August of 2007 is 5.5. The unemployment numbers however only count the number of unemployed that are actually in the workforce and do not account for people who are of working age and are not applying for unemployment. This rate also does not factor in homeless or disenfranchised populations.

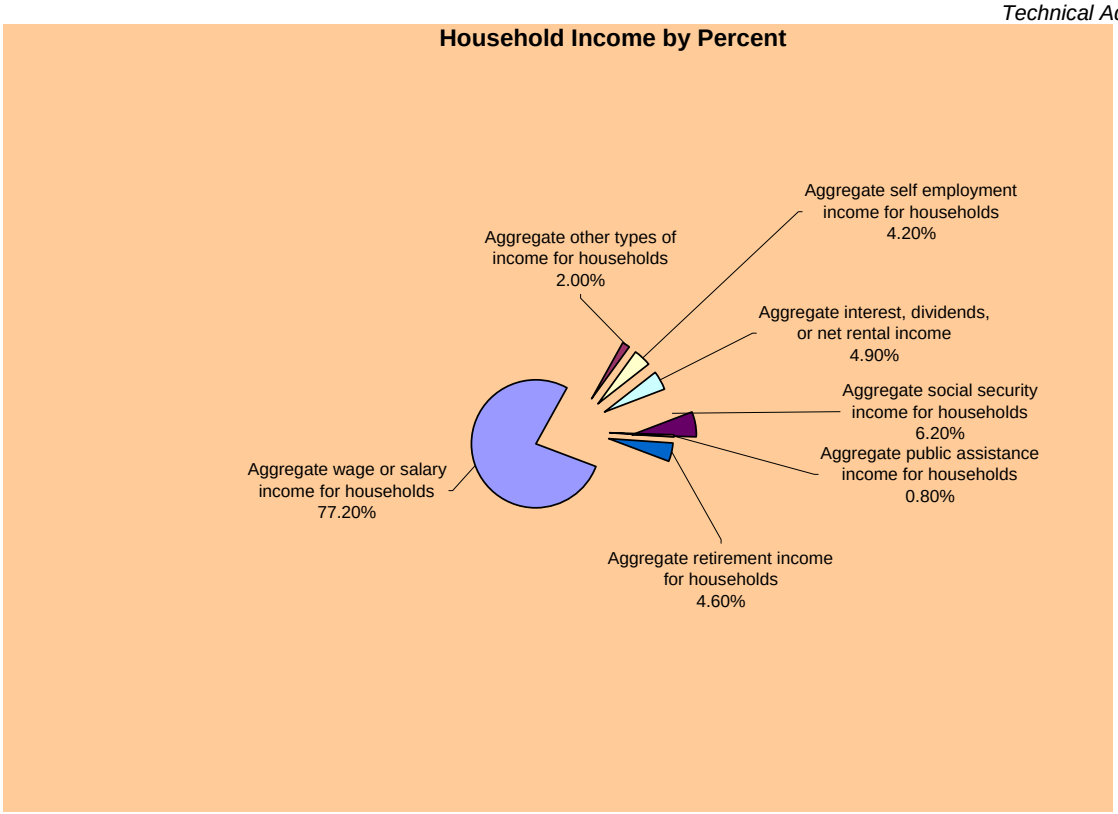


Figure 8. Household Income by Percent

The remaining 32.8% of income types (not including aggregate wage income) indicate that only 4.2% of total income for the County comes from self-employment. It is apparent from this chart that the majority of household income comes from working for a wage rather than entrepreneurial pursuits, retirement, social security, public assistance or interest dividends. It is of interest to note that this chart breaks out retirement income from social security income (6.2%). More citizens in the County depend on social security than people who have made other plans for retirement (4.6%).

Table 29. Troup County Personal Income by Percent

Troup County: Personal Income by Type %		
Category	**1990**	**2000**
Total income	100.0%	100.0%
Aggregate wage or salary income for households	76.3%	77.2%
Aggregate other types of income for households	1.2%	2.0%
Aggregate self employment income for households	6.2%	4.2%
Aggregate interest, dividends, or net rental income	5.9%	4.9%
Aggregate social security income for households	6.5%	6.2%
Aggregate public assistance income for households	1.0%	0.8%
Aggregate retirement income for households	2.9%	4.6%

Source: U.S. Bureau of the Census (SF3)

11.6% of income comes from either public assistance (.8%) or some type of retirement income (10.8%). With 10.8% of population is retirement age human services increase including the need for doctors, hospitals, home health care, libraries and medical equipment. This also explains the projected rise in health and social services employment opportunities.

2.4 Jobs Housing Balance

A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. Troup County has a consistent number of 1.1 between 1990 and the 2000 Census. This is a stagnant trend, and reflects Troup County's need to develop strategies to increase live/work neighborhoods.

Table 30. Jobs Housing Balance

Category	1990	2000
Population	55,536	58,779
Average Household Size	2.68	2.61
Number of Households	20,371	21,920
Housing Units	22,426	23,824
Employment	25,071	26,669
Employment/Population Ratio	.45	.45
Employment/Housing Unit Ratio	1.1	1.1

3.0 HOUSING

The housing data from the U.S. Census Bureau appears flawed when totaling up the units from each municipality and the unincorporated County. While this data should be viewed with skepticism it is an indicator of trends.

3.1 Housing Characteristics

Table 31. Houses by Type in Troup County

Category	1980	1990	2000
TOTAL Housing Units	18,341	22,426	23,824
Single Units (detached)	14,513	16,100	17,594
Single Units (attached)	196	221	286
Double Units	770	847	809
3 to 9 Units	1,236	1,706	1,627
10 to 19 Units	148	559	321
20 to 49 Units	28	84	110
50 or more Units	182	220	396
Mobile Home or Trailer	1,268	2,487	2,662
All Other	0	202	19

Source: U.S. Bureau of the Census (SF3)

Table 29 shows housing by type for all of Troup County. This includes the housing in Hogansville, LaGrange and West Point. After subtracting the housing units in each municipality the total number of housing units for unincorporated Troup County is 10,182.

The majority of double units (duplex) are located in the individual municipalities as well as all other types of multi-family housing. While there are a few duplex units in unincorporated Troup County the lack of a public water or sewer system, larger multi-family dwellings, other than duplexes, is not cost effective.

Because of apparent flaws in the Census data and the lack of a recent housing assessment for Troup County housing needs are difficult to calculate. The numbers that are shown in this assessment and the goals stated should be immediately backed up by a complete housing assessment as soon as possible and this document should be amended as necessary to reflect accurate data.

Table 31. Age of Housing Troup County

Category	1990	2000
Built 1970 - 1979	4,526	4,373
Built 1960 - 1969	2,332	2,621
Built 1950 - 1959	2,851	2,906
Built 1940 - 1949	2,698	2,036
Built 1939 or earlier	3,540	2,837

Source: U.S. Bureau of the Census (SF3)

With total housing units of 23,824 and 14,773 units built before1980, 62% of the available housing stock of Troup County is older than twenty seven years. This cannot be confirmed without a complete housing assessment that should be completed as soon as possible.

Table 32. Age of Housing in Georgia

Category	1990	2000
Built 1970 - 1979	646,094	608,926
Built 1960 - 1969	453,853	416,047
Built 1950 - 1959	309,335	283,424
Built 1940 - 1949	168,889	144,064
Built 1939 or earlier	212,938	192,972

Source: U.S. Bureau of the Census (SF3)

Table 33. Condition of Housing Troup County

Category	1990	2000
Total housing units	22,426	23,824
Complete Plumbing Facilities	22,134	23,528
Lacking Plumbing Facilities	292	296
Complete kitchen facilities	22,213	23,523
Lacking complete kitchen facilities	213	301

Source: U.S. Bureau of the Census (SF3)

Table 34. Condition of Housing State of Georgia

Georgia: Condition of Housing		
Category	**1990**	**2000**
Total housing units	2,638,418	3,281,737
Complete Plumbing Facilities	2,609,956	3,252,197
Lacking Plumbing Facilities	28,462	29,540
Complete kitchen facilities	2,614,404	3,250,020
Lacking complete kitchen facilities	24,014	31,717

Source: U.S. Bureau of the Census (SF3)

1.2% of houses in Troup County lack plumbing facilities and complete kitchen facilities compared to .9% in Georgia.

Table 35. Occupancy Characteristics of Houses in Troup County

Troup County: Occupancy Characteristics		
Category	**1990**	**2000**
TOTAL Housing Units Built	22,426	23,824
Housing Units Vacant	2,055	1,904
Housing Units Owner Occupied	13,058	14,132
Housing Units Renter Occupied	7,313	7,788

Source: U.S. Bureau of the Census (SF3)

The majority of houses in Troup County are owner occupied. The vacancy rate at the time of the 2000 census was 8%. Units renter occupied in 2000 was 32%.

Table 36. Occupancy Characteristics of Houses in State of Georgia

Georgia: Occupancy Characteristics		
Category	**1990**	**2000**
TOTAL Housing Units Built	2,638,418	3,281,737
Housing Units Vacant	271,803	275,368
Housing Units Owner Occupied	1,536,829	2,029,293
Housing Units Renter Occupied	829,786	977,076

Source: U.S. Bureau of the Census (SF3)

30% of houses in Georgia are renter occupied. Troup County follows that trend with slightly more of its population renting rather than owning their own home. While this number would suggest that there is a need for rental housing, most of those units are located in the municipalities of the County. While Troup County has few multi-family units there is a market for rental single-family housing.

Table 37. Cost of Housing in Troup County

Troup County: Housing cost (in dollars)		
Category	**1990**	**2000**
Median property value	55,000	83,700
Median rent	348	482

Source: U.S. Bureau of the Census (SF3)

Table 38. Cost of Housing in State of Georgia

Georgia: Housing cost (in dollars)		
Category	**1990**	**2000**
Median property value	70,700	111,200
Median rent	433	613

Source: U.S. Bureau of the Census (SF3)

The median property value and median rent for Troup County is 24.8% and 21.4 %, lower, respectively, than that of Georgia. The median property value increased 34.3% between 1990 and 2000 and median rent increased 27.9% over the same period.

Table 39. Cost Burdened Troup County

Troup County: Cost Burdened		
Category	**1990**	**2000**
30% - 49%	4,588	2,702
50% and greater	NA	2,145
Not computed	524	827

Source: U.S. Bureau of the Census (SF3)

Cost burdened households in Troup County declined significantly from 1990 to 2000 census. Cost burdened household means that a specific household is paying 30 – 49% of household income on utilities, mortgages and insurance. The 50% or greater number in the table means that 2,145 households are paying 50% or more of household income on utilities, mortgages and insurance. 12.6% of households are in the 30-49% range of being cost burdened and 10% are in the greater than 50% range. Cost burdened households in Troup County are slightly lower (12.6% and 10% respectively) than Georgia households (13.2% and 9.2% respectively), but are following the state trend. The foreclosures in Troup County jumped from 159 in 2003 to 200 in 2004. In 2005 and 2006 the numbers were consistent with the 2004 numbers. It appears in 2007 that the number of foreclosures will drop back to the 2003 numbers.

Table 40. Foreclosures

Foreclosures in Troup County					
	2003	**2004**	**2005**	**2006**	**2007**
	159	200	182	198	158*

Source: Troup County Tax Assessor

* 2007 total is a projection. There were 132 foreclosures from January to October 2007

Table 41. Cost Burdened State of Georgia

Georgia: Cost Burdened		
Category	**1990**	**2000**
30% - 49%	298,998	397,964
50% and greater	NA	278,401
Not computed	54,838	97,216

Source: U.S. Bureau of the Census (SF3)

Table 42. Average Price of House in Troup County

Year of Sale	Sales Average	Units
1999	$107,844	748
2000	$109,162	715
2001	$112,860	765
2002	$119,562	817

Source: U.S. Bureau of the Census (SF3)

Table 43. Household Overcrowding in Troup County

Troup County: Overcrowding		
Category	**1990**	**2000**
Total occupied housing units	20,371	21,920
More than 1 person per room	824	782

Source: U.S. Bureau of the Census (SF3)

Table 44. Household Overcrowding in Georgia

Georgia: Overcrowding		
Category	**1990**	**2000**
Total occupied housing units	2,366,615	3,006,369
More than 1 person per room	95,828	145,235

Source: U.S. Bureau of the Census (SF3)

3.2 Special Needs Housing

Troup County Special Needs Population						
AIDS Cases 1981-2000	**Family Violence, # of Police Actions Taken, 2000**	**Total, # Age 62+, 2000**	**Total, % Age 62+, 2000**	**Disability (Any) % Age 16+, 1990**	**Adult Substance Abuse Treatment Need, 2001**	**Adult Substance Abuse Treatment Need, % of Total Population, 2001**
82	779	8,720	14.84%	33.15%	3,215	5.47%

Table 45. Special Needs Populations

The following is a Special Research Summary report by the Housing Finance Division of the Department of Community Affairs. It summarizes the condition of special needs housing in Georgia. There is limited information available on special needs populations. This report is included in the technical addendum in order to gain some insight into what is meant by special needs.

3.2.1 People Living with AIDS

According to the Centers for Disease Control, Georgia reported 23,575 cumulative AIDS cases in June 2001.[1] Georgia is ranked ninth in the nation for reporting the highest number of cumulative AIDS cases among residents. The Atlanta metropolitan statistical area reported 16,423 cumulative AIDS cases among residents in June 2001. In addition, the CDC rates Atlanta as the tenth leading metropolitan area in the nation reporting the highest number of cumulative AIDS cases among residents.

According to a statewide consumer survey conducted by the Center for Applied Research and Evaluation Studies, participants that had tested positive in the Atlanta Eligible Metropolitan Area (consisting of twenty counties) within the last three years had the highest report of services needed.[2] Specifically, 33% reported needing emergency help with paying rent, but had not received it.[3] These participants were also consumers at Ryan White funded sites.

Survey participants identified information issues, service capacity, and personal issues as barriers to receiving emergency help with paying rent. "Information barriers…were fairly evenly divided between being unaware of the service and didn't know where to go or whom to ask…"[4]

Only 4% of the survey participants from the North Georgia region reported using emergency help to pay rent. However, "…it was among the top ten of all services in this region needed but not received, reported by almost 13% of participants."[5] These

participants were also consumers at Ryan White funded sites. Participants identified service capacity, information issues, and personal issues as barriers to receiving emergency help with paying rent.

Seventeen percent of the survey participants from the Middle Georgia region reported needing emergency help paying rent, but had not received it.[6] Blacks/African Americans more frequently reported needing help than non-Blacks/African Americans. These participants were also consumers at Ryan White funded sites. "Information, most frequently being unaware of the service and not knowing where to go for the service, was the most frequently reported barrier for emergency help paying rent."[7]

In the South Georgia region, "…Black/African American participants (26%), females (31%), individuals testing positive for HIV less than six years ago (27%), and individuals whose annual income was less than $8,053 (27%) each showed higher levels of needing but not receiving emergency help paying rent when compared to all participants (22%)."[8] These participants were also consumers at Ryan White funded sites. Participants identified information issues, mainly being unaware of the service, as being the most frequent barrier to receiving emergency help with paying rent.

Works Cited

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[3] Center for Applied Research and Evaluation Studies at the Southeast AIDS Training and Education Center p. 1:25.

[4] Center for Applied Research and Evaluation Studies at the Southeast AIDS Training and Education Center p. 1:35.

[5] Center for Applied Research and Evaluation Studies at the Southeast AIDS Training and Education Center p. 2:19.

[6] Center for Applied Research and Evaluation Studies at the Southeast AIDS Training and Education Center p. 3:22.

[7] Center for Applied Research and Evaluation Studies at the Southeast AIDS Training and Education Center p. 3:28.

[8] Center for Applied Research and Evaluation Studies at the Southeast AIDS Training and Education Center p. 4:22.

3.2.2 Homeless

The Census Bureau will not be releasing an official tally of all homeless people from counts obtained during Census 2000. The bureau determined that it is impossible to accurately count homeless people who live outside traditional shelters.[1] However the Census Bureau has released a special report that presents the count of homeless people in shelters during Census 2000.

The special report, entitled "Emergency and Transitional Shelter Population: 2000," shows that 4,774 persons, or 2.8% of the total shelter population in the United States, were counted at Georgia shelters in March 2000.[2] In Census 1990, 3,930 persons were counted at Georgia shelters.[3] In the Atlanta MSA, 3,736 persons in emergency and transitional shelter were counted in Census 2000.[4] In the City of Atlanta, 1,653 persons were counted; 236 persons were counted in the City of Columbus, while 153 persons were counted in the City of Savannah.[5] The census also found that most of the shelter population lived in the Northeast and in the South. The typical person was an adult male that reported being White or Black/African American.

According to the United States Conference of Mayors 16th annual "Status Report on Hunger and Homelessness in America's Cities," the average demand for emergency shelter that went unmet in 2000 was 23%.[6] The demand for emergency shelter increased by 15% from 1999 - the highest one-year increase of the decade. On average, single men comprise 44% of the homeless population, families with children 36%, single women 13%, and unaccompanied minors 7%. Lack of affordable housing, substance abuse, mental illness, domestic violence, poverty, low paying jobs, and changes in public assistance were cited as causes of homelessness. "However, nearly every city in the survey cited the lack of affordable housing as the primary cause of homelessness." [7]

Works Cited

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[3] United States Census Bureau p. 5.

[4] United States Census Bureau p. 11.

[5] United States Census Bureau p. 15.

[6] United States Conference of Mayors. (2000). *Status Report on Hunger and Homelessness in America's Cities* [Press Release]. Retrieved June 14, 2002, from the United States Conference of Mayors web site: <http://www.usmayors.org/uscm/news/press_releases/documents/hunger_release.htm>

[7] United States Conference of Mayors p. 2.

3.2.3 Victims of Domestic Violence

"Georgia family violence programs served approximately 18,000 adults and 10,000 children during 1999, including providing shelter for 3,299 women and 3,742 children."[1] In a survey conducted by the U.S. Conference of Mayors, 56% of cities surveyed cited domestic violence as a primary cause of homelessness.[2] Approximately 29% of women return to abusive environments because they are unable to find safe and affordable housing.[3]

Domestic violence survivors can have trouble finding housing since they may have poor credit, rental, and employment histories due to the abuse.[4] Domestic violence also appears to increase as household income decreases. "A sizable portion of the welfare population experiences domestic violence at any given time; thus, without significant housing support, many welfare recipients are at risk of homelessness or continued violence."[5] Long-term efforts to address homelessness must include increasing the supply of affordable housing, ensuring adequate incomes, and providing support services.[6]

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[5] National Coalition for the Homeless. (1999, April). *Domestic Violence and Homelessness* [NCH Fact Sheet #8]. Retrieved June 14, 2002, from the National Coalition for the Homeless web site: <http://www.nationalhomeless.org/domestic.html>.

[6] National Coalition for the Homeless.

3.2.4 Substance Abusers

In 2001, a total of 35,212 people were admitted to substance abuse treatment facilities in Georgia.[1] Males accounted for 64.1% of the total admissions, whereas females accounted for 35.9%. Whites were represented in 52.9% of the total admissions and Black/African-Americans were represented in 37% of the total admissions. According to the Georgia Department of Human Resources (1999), an estimated 7.7% of Georgians over the age of 11 need treatment for substance abuse.[2]

An apparent relationship exists between chronic homelessness and substance abuse. "For those with below-living wage incomes…the onset or exacerbation of an addictive disorder may provide the catalyst to plunge them into residential instability. And for people who are addicted and homeless, the health condition may be prolonged…"[3] The National Coalition for the Homeless also describes several barriers to treatment and recovery, including the lack of health insurance, wait lists for addiction treatment, lack of transportation, lack of documentation, lack of supportive services, and abstinence-only programming.

The National Coalition for the Homeless claims that the destruction of single-room occupancy housing is a major factor in the growth of homelessness among substance

abusers. Furthermore, housing stability seems to be vital for successful treatment of addictive disorders.

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3.2.5 Elderly Over the Age of 62

According to the Georgia Department of Human Resources, "Georgia has the fourth fastest growing 60+ population and the third fastest growing 85+ population in the United States."[1] The population of 60 and older is expected to increase 52.6% between 1990 and 2010. In Census 2000, persons 65 and over occupied 16.5% of housing units in Georgia.[2]

A study conducted by AARP in 2000 found that home ownership among Americans age 55 and over is at its highest level since the AARP studies began in 1986.[3] In addition, 89% of survey participants age 55 and over expressed agreement that they would like to stay in their current residence as long as possible. Climbing up and down stairs was the most commonly reported functional problem (35%). Most survey participants (86%) had made at least one simple modification to their home. However, "When asked why they have not modified their home, or have not modified it as much as they would have liked, respondents most often cite not being able to do it themselves (37%) and not being able to afford it (36%)."[4] More than half of the survey participants would like to receive information about staying in their own home as they get older.

A working paper by Kathryn Lawler of the Joint Center for Housing Studies of Harvard University also explores the housing needs of the elderly population. She emphasizes that in order "to develop an efficient method of service delivery, the long-term care system must reflect this interrelationship between health and housing….Issues of senior housing and senior health can not be dealt with in isolation."[5] In sum, health and housing services should work together to coordinate care for the elderly.

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[5] Lawler, K. (2001, October). *Aging in Place: Coordinating Housing and Health Care Provision for America's Growing Elderly Population* [Working Paper]. Retrieved June 18, 2002, from the Joint Center for Housing Studies of Harvard University web site: <http://www.jchs.harvard.edu/publications/seniors/lawler_w01-13.pdf> p. 1, 5.

3.2.6 Mental, Physical, and Developmental Disabilities

Georgia has a higher percentage of persons with disabilities (19.6%) than the national average of 18.4%.[1] They are also more likely to be poor. According to the findings of *Priced Out in 2000,* a report issued by the Housing Center for People with Disabilities, people with disabilities are the poorest people in the nation.[2] Yet, they "…were still the low-income group with the highest levels of unmet need for housing assistance."[3] Persons with disabilities only represent 13% of households assisted by federally subsidized housing programs.[4] The report concludes that the response to the housing problem could be to provide those with disabilities more access to all HUD mainstream programs, target new Section 8 vouchers to people with disabilities, and address and prevent housing discrimination.

Persons with disabilities need housing that offers accessibility features; in addition, suitable access to treatment facilities must also be considered.[5] This can pose a difficult problem for those living in rural areas. Municipal water and sewer services are often limited in rural areas, which impede the development of accessible housing. Transportation to distant treatment facilities is often more difficult, as well.

Works Cited

[1] Georgia Department of Rehabilitative Services. (1999, October 1*). State Plan: Comprehensive, Statewide Assessment* [Attachment 4.12(a)]. Retrieved June 21, 2002, from the Georgia Department of Rehabilitative Services web site: <http://www.vocrehabga.org/pln412a.pdf>. Original source is the United States Census Bureau, 1990.

[2] O'Hara, A. & Miller, E. (2001, June). *Priced Out in 2000: The Crisis Continues*. Retrieved June 14, 2002, from the Housing Center for People with Disabilities web site: <http://www.tacinc.org/hc/POin2000.html>

[3] O'Hara & Miller.

[4] O'Hara & Miller (original source is HUD data).

[5] Housing Assistance Council. (2001, January). *Information About…Housing for Persons with Disabilities in Rural America*. Retrieved June 14, 2002, from the Housing Assistance Council web site: <http://www.ruralhome.org/pubs/infoshts/dis.htm>

Special needs housing in Troup County is limited. There are very few homeless shelters. There is a problem identifying homeless in the County for two reasons. One reason is the universal problem of never being able to accurately count the homeless population. The other is that some homeless people in the County stay with different relatives for some period of time. This segment of the population, while not technically "on the street" are nonetheless homeless in that they have no permanent residence and depend on the kindness of friends and family.

There is one domestic violence safe house in Troup County. It provides shelter and food for abused women and their children.

There are few statistics available for elder abuse victims.

One of the largest problems in Troup County is with the mentally ill population. This segment of the population has few options in housing when they when they cannot return home to family or have no family. When a patient shows violence to family members alternative living arrangements must be made if patient is not in a treatment facility.

This population can also be counted among the drug abusers of the County.

Many times this population is not capable of taking medicine on time or handling day to day functions.

Families are also limited in what they can provide because mental health workers are bound by HIPPA regulations in patients over 21 years of age. Getting treatment for patients and knowing exactly what is wrong is virtually impossible for families and providing housing is a strain on finances when searching alternative living quarters.

The National Alliance for the Mentally Ill is beginning to have some influence in the County and mental illness awareness is gaining support due to the diligent efforts of private citizens. This effort should be supported by the County as much as possible.

Efforts to identify the special need segments of the population are vital to providing adequate housing options that are affordable, safe and located near needed services. Cooperation between DFACS, Pathways and local police and sheriff departments is vital to aiding the community in providing needed services to the homeless, domestic violence, elder and child abuse, drug abuse and mental illness.

4.0 COMMUNITY FACILITIES

4.1 Water Supply and Treatment

Troup County does not have any public water or wastewater treatment systems that are owned and operated by the County. Publicly owned water and wastewater facilities are located in the three municipalities, the City of Hogansville, the City of LaGrange and the City of West Point.

Water and wastewater systems have limited the growth in the County to large lot sizes with well and septic tanks. In order to conform with accepted smart growth principles the County should explore the decentralized sewer system and some type of community wells or expansion of existing public water systems into the unincorporated areas.

The natural resources portion of this community assessment goes into detail concerning existing types of individual wells and septic systems for the area. It also examines the geology of the area.

The existing septic systems in the County for the past five years are evaluated in the following table

Table 46 . On Site Individual Septic Systems in Troup County

On Site Individual Sewerage Disposal Systems (Septic Tanks) Residential						
	January, 2002 to January 2003	January, 2003 to January 2004	January, 2004 to January 2005	January, 2005 to January 2006	January, 2006 to January 2007	Total
Site Evaluations	229	537	508	474	449	**2,197**
Permits Issued	179	344	353	295	337	**1,508**
Permits Denied	3	2	0	3	2	**10**
Systems Installed	361	519	466	413	402	**2,161**
Failing Systems	0	0	0	85	107	**192**
Systems Repaired	49	156	134	129	118	**586**
Failing Systems Re-visits	0	49	32	70	33	**184**

Source: Troup County Health Department

Note: Some totals do not always add up due to inspections overlapping from one month to another.

There are three major types of septic systems used in Troup County today. They are Chamber, Polystyrene and Gravel.

4.2 Other Facilities and Services

4.2.1Fire Protection

The Fire Department serves the entire unincorporated county, as well as the City of Hogansville. Each county station operates within a fire district but does not act alone; instead, the stations operate as a network to provide fire protection services. Today, there are 12 stations and 36 heavy vehicles in thesystem. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. In the event of a fire alarm one station will respond, with two other stations providing back up. This is the essence of good fire protection planning. As such, an improvement in any part of the unincorporated county provides a benefit throughout unincorporated Troup County and Hogansville.

There has been a recent proposal to move several fire stations to new locations and to build new stations in other areas to improve service to the citizens of Troup County.

Troup County fire department is a combination department with volunteers and paid personnel. The Fire Department provides fire suppression, basic medical life support responses, performs rescue operations and performs Life Safety Programs. The Life Safety Program includes inspections, investigations, and education to all citizens in the unincorporated service district and includes the City of Hogansville.

The following is an inventory of stations and equipment currently available for use by the Fire Department. The total paid personnel is and are unpaid volunteers.

FIRE STATIONS

STATION I	TROUP COUNTY HEADQUARTERS 2471 HAMILTON RD.
STATION 2	HILLCREST 28 HILLCREST ROAD
5TATION 3	LIBERTY HILL 1506 LIBERTY HILL ROAD **VOLUNTEER STATION**
STATIOIN 4	LOYD TATUM 711 OLD WEST POINT RD. Temporarily located at Callaway Airport
STATION 5	ROSEMONT 20 SOUTH SMITH ROAD **VOLUNTEER STATION**
STATION 6	REED RD 170 REED RD. Located off West Point Road
STATION 7	GRAYHILL 67 GRAY HILL SCHOOL ROAD **VOLUNTEER STATION**
STATION 8	HARRISONVILLE 2063 MOBLEY BRIDGE ROAD **VOLUNTEER STATION**
5TATION 9	MOUNTVILLE STATION 103 RAILROAD STREET
STATION 10	ABBORTSFORD STATION 5605 ROANOKE ROAD
STATION 11	HOGANSVILLE STATION 100 I EAST MAIN STREET
STATION12	OAK GROVE STATION 6544 HAMILTON RD.
STATION 13	TRAINING CENTER 2495 HAMIl.TON ROAD

Table 47. Troup County Vehicle Inventory

1.Engine 4	1978	Ford	F-800
2. Rescue 5	2007	Ford	F-150
3. Staff Vehicle	1994	Ford	Crown Victoria
4. Tanker 4	1976	Chevrolet	C·60
5. Engine 7	1979	Ford	F-600
6. Tanker 10	1976	Chevrolet	C·60
7. Rescue \2	1999	Ford	F·S50
8. Staff Vehicle	1997	Ford	Crown Victoria
9. Engine 10	1979	Ford	F-600
10. Tanker 2	1976	Chevrolet	C-60
11. Tanker 1	1976	Chevrolet	C·60
12. Engine 5	1978	Ford	F-800
13. Tanker 8	1976	Chevrolet	C-60
14. Utility 4x4	1986	GMC	Sierra 1500
15. Engine 3	1983	Ford	F-800
16. Tanker 9	1976	Chevrolet	C-60
17. Tanker 3	1976	Chevrolet	C-60
18. Tanker 15	1983	Mack	MS-300
I9. Engine 11	1981	Ford	F-8000
20. Staff Vehicle	1998	Ford	Crown Victoria
21. Engine 12	1989	Grumman	Fire Cat
22. Engine 14	1990	Grumman	Panther
23. Engine 16	1990	Grumman	Panther
24. Engine 18	1990	Grumman	Panther
25. Staff Vehicle	2001	Ford	Crown Victoria
26. Engine 22	1993	Pierce	Arrow
27. Engine 21	1991	Pierce	Arrow
28. Engine *2*6	1994	GMC	Top Kick
29. Engine 24	1994	GMC	Top Kick
30. Engine 28	1994	GMC	Top Kick
3 I. Engine 29	1999	Freightliner	GL80
32. Engine: 25	1996	Hummer	111 Brush Truck
33. Tanker 5	1997	International	4900
34. Tractor 6	1988	Kenworth	Kl00
35. CP-4		Chevrolet	Step-Van
36. Staff Vehicle	2007	Ford	Explorer

Source: Troup County Fire Department

4.2.1 Sheriff's Department

The County Sheriff's Office operates the County Jail and also provides primary law enforcement to the unincorporated portion of the county through the Sheriff's patrol. In addition, the Office provides investigatory services throughout the County, as well as court security, warrant issuance, and other related activities.

The Sheriff's Office serves both incorporated and unincorporated areas of the county. In addition to providing inmate housing for the county, the Office serves the court system, provides primary law enforcement in the county, and is responsible for transportation of inmates into and out of the County.

Currently, the Sheriff's Office occupies 136,909 square feet of facility space and has deputies with accompanying administrative personnel.

The Office has plans for an additional jail pod (about 30,000 square feet) and structures to complement the firing range (about 4,500 square feet in total), and it is expected that these improvements will serve the county for about ten years before further expansions are required. It is also expected that future expansions or replacement of the detention facility will be necessary as the county continues to grow.

4.2.2 Library Services

Library service is provided in the county through two facilities—the LaGrange Library and Hogansville Library—which are part of the Troup-Harris-Coweta Regional Library System. Capital planning for library facilities is carried out in partnership between the Library Board and the County.

An inventory of the square footage of facility space (34,591 square feet) and the number of collection materials (139,115) is available.

It is anticipated that, as the county grows in population, increasing demands on the library system will prompt construction of new facilities and/or expansion of existing libraries. In addition, collection material demands will increase with population growth. The Library System has plans for future facilities and expansions, based upon this concept.

4.2.3 Parks and Recreation

The Troup County Parks and Recreation Department have approximately 509 acres of parks, sports fields, walking trails and youth programs throughout the unincorporated area and the three municipalities of Hogansville, LaGrange and West Point. The main complex located in LaGrange features an indoor pool, exercise rooms, skate park and

meeting rooms that may be used for various exercise classes including dancing, martial arts classes and other programs. Troup County Parks and Recreation is very proud of its First Tee Program and won a County of Excellence award in 2006 for the program.

Table 48 lists the county facilities and what amenities are available at each facility.

In addition to the Troup County Parks and Recreation department the U.S. Army Corps of Engineers owns and operates approximately 18,000 acres of parks and open space including the West Point Lake Wildlife Management area in northern Troup. These areas of parks include camping facilities, day use parks and primitive camp sites.

Table 48. Parks and Recreation Facilities

Amenities	Walking Trail	Restrooms	Concessions	Community Building	Gymnasium	Pavilion	Picnic Tables.	Swim. Pool	Multi-PurposeArea	Meeting Rms.	Aerobics	Exercise Eqt.	Showers	Skate Park	BMX	In-Line Hock.	Playground	Track	Ath. Fields	Tennis Cts.	Baseball Fld.	Softball Fld.	Football Fld.	Soccer Fld.	Camping	Boat Ramp
Boyd Park		X	X				X	X					X									X				
Callaway Stadium		X	X										X										X			
Calumet Park		X	X			X	X		X								X					X				
Dixie Park																						X				
Dunson Park		X															X				X					
Eastside Park		X	X						X								X				X					
Easy Street Park									X								X									
Edgewood Park									X								X									
Granger Park		X	X			X	X		X			X					X	X	X	X	X	X	X			
Gray Hill Park	X	X		X		X	X		X	X							X									
Harris BB Complex	X	X		X		X				X											X					
Jackson St. Park						X	X										X									
LaGrange Track		X																X					X			
Lindsey St. Park						X	X		X								X				X					
McCluskey Tennis		X	X																	X						
Pyne Road Park	X	X	X			X	X		X													X			X	X
Shuford Fields	X	X	X																			X				
Troup Co. Rec. Ctr.		X	X		X			X	X	X	X	X	X	X	X	X										
Troup Co. Sen. Ctr.	X	X		X			X		X	X	X								X							
Union St. Park						X	X		X								X									
Westside Park		X	X			X	X		X								X		X			X				
Wm. Griggs Rec. Ctr.		X	X	X	X	X	X	X	X	X		X	X				X		X	X	X					

4.2.5 Solid Waste

Troup County is working on an updated Solid Waste Management Plan that is due to be adopted in October of 2008. The County is currently working under an adopted Regional Solid Waste Management Plan that is current with state requirements.

The City of LaGrange provides the majority of solid waste collection for Troup County. Troup has eleven recycling centers in various parts of the County. One important issue is the lack of recycling opportunities in Troup County. This should be an important goal for this plan.

4.2.6 Consistency with Service Delivery Strategy

All services in Troup County are consistent with the adopted Service Delivery Strategy.

5.0 INTERGOVENMENTAL COOPERATION

5.1 Adjacent Local Governments

There are three municipalities in Troup County. They are the City of Hogansville, the City of LaGrange and the City of West Point. These municipalities and unincorporated Troup County work together in many ways. There is a mutual aid agreement for fire services, the police departments and the Sheriff's Department work together on many projects and Troup County provides inmate care at the County Work Camp for the municipalities.

There is a lack of coordination between these entities in the planning process for land use, however, the cities and County just completed a coordinated Transportation Plan. This is a good first step in coordinating efforts in other areas.

5.2 Independent Special Authorities and Districts
5.2.1 Troup County Public Facilities Authority

This authority is active and assisted the County in building the Government Center that was built with SPLOST dollars. This authority will also be instrumental in assisting the County with its efforts to allow decentralized sewer systems in major developments in designated areas of the County.

5.2.2 The Troup-LaGrange Chamber of Commerce

This group works very closely with the City of LaGrange and Troup County to market the County to various economic development opportunities and to provide information to new residents. This organization has regular meetings with County and city officials to develop strategies and implement goals.

5.2.3 The West Point Lake Coalition

This organization is vital to the continued viability of West Point Lake. The County and cities work very closely with this organization to address lake issues such as lake levels, economic impact and environmental issues.

5.3 School Boards

The Troup County Board of Education and the County work together on many projects. The lack of coordination with the County on the location of schools presents problems in land use planning.

5.4 Federal, State or Regional Programs

Troup County works very closely with the Chattahoochee-Flint Regional Development Center on economic development plans, local planning assistance and grant writing. This organization has been extremely helpful and professional on many projects.

The County has a close albeit sometimes contentious relationship with the U.S. Army Corps of Engineers especially concerning the management plans of West Point Lake.

6.0 NATURAL AND CULTURAL RESOURCES

6.1 INTRODUCTION

The natural resources discussed in this section of the community assessment include the geology of the area as well as water and air quality with an emphasis on environmentally sensitive areas. Areas such as wetlands, groundwater recharge areas, watersheds and other natural resources also include endangered flora and fauna, soil characteristics, floodplains, plant and animal habitat, steep slopes and prime agricultural land. Recreation and conservation areas and scenic areas are also identified in this section of the community assessment.

Troup County also, has many cultural resources including historic districts and areas, community landmarks and general locations of archaeological sites that are significant to the county's history and culture.

This assessment of these resources includes information on what each resource is and what Troup County is doing to protect it. It also provides a picture of the importance natural resources have on our daily lives. Water and air are essential to life. These are not infinite resources. Protecting and being wise stewards of the environment will afford us continued prosperity in the years ahead.

In order to implement any strategies that are developed form this plan and allow the wise management of these resources, the resources, must first be understood and identified. There is also the need to understand the limitation of these resources and ensure that the best management practices are identified and implemented.

6.1.1 The Piedmont

Troup County lies in the Piedmont region. The geology of a place is important in determining the soils, ground water resources and topography. These things become especially important when determining land use policies and zoning regulations. The Piedmont is a region of moderate-to-high-grade metamorphic rocks, such as schist, amphibolites, gneisses and migmatites, and igneous rocks like granite.

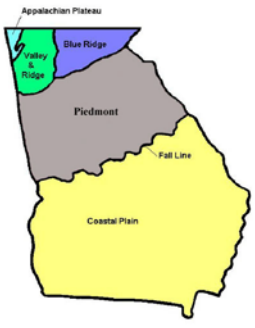


Figure 1 The Piedmont

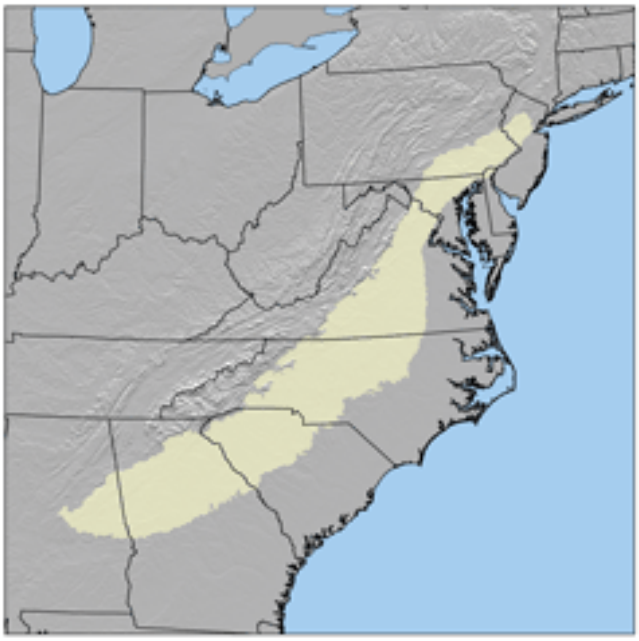
Topographically, the Piedmont mostly consists of rolling hills, although faulting has produced the impressive ridge of Pine Mountain near Warm Springs. Isolated granitic plutons also rise above the Piedmont landscape to give prominent features like Stone Mountain.

One major feature cutting across the Piedmont (as defined here) is the Brevard Fault zone. The Brevard Fault Zone runs SW-NE and passes through Centralhatchee in Heard County, northwest Atlanta, Duluth, Buford, and Gainesville before leaving Georgia at the westernmost point on the Tugaloo River in northernmost Stephens County. The Chattahoochee River follows the Brevard Zone too. However, the regional extent of the Brevard Zone is reflected by the fact that it is named after the town of Brevard, NC. The Brevard Zone has been interpreted as a variety of different kinds of faults or discontinuities, and its true nature remains enigmatic.

Figure 2 Pine Mountain

Mineral resources of the Piedmont include hard crushed stone, which is quarried by such companies as Vulcan Materials. Granite has long been quarried for tombstones and other monuments in the eastern Piedmont near Elberton, and it was once quarried from the Stone Mountain granite at Stone Mountain Park. Soapstone was mined by Native Americans in southwestern Dekalb at Soapstone Ridge. One well-known kyanite mine in the Piedmont was at Graves Mountain. Groundwater in the Piedmont largely flows along faults and fractures, making it difficult to find but often locally abundant.

The granitic rocks of the Piedmont make radon a potential concern in the region. The USGS map of geologic radon potential shows the Piedmont, as well as the Blue Ridge, as a region of "moderate" radon potential, whereas that potential is "low" in the Valley and Ridge and Coastal Plain.



Athens and Atlanta are two cities in the Georgia Piedmont. The Piedmont extends a little bit westward into Alabama before it pinches out between the Valley and Ridge and the Coastal Plain. To the northeast, it cuts a broad swath across South Carolina, North Carolina, and Virginia. Spartanburg, SC, and Greensboro and Winston-Salem, NC, are Piedmont cities to the northeast of Georgia.

Figure 3 The Piedmont Region

6.1.2 Geology

Geologists continue to study the origins of the rocks in the Piedmont Province. The area is large and includes rocks ranging widely in age. The dynamic changes over time in this area are complex, but research has revealed the broad patterns of origin and development and specific structures in zones of special interest. The plateau of the Piedmont region has been formed largely on the edges of steeply upturned and altered rocks. Topographically, the Piedmont is made up of low hills and narrow valleys. The worn-down rocks of the Piedmont region pass below the sedimentary rocks of the Atlantic Coastal Plain for more than 150 miles from the fall line. The period of rise of the Appalachians was about 500 million years ago, at the end of the Cambrian Period.

A thick pile of variably metamorphosed sedimentary rocks from the late Precambrian Period to early Paleozoic Period mantle the basement rocks of the Piedmont. Several periods of volcanism have occurred, and the sedimentary rocks have been intruded by magma from deeper layers of the Earth, forming dikes and platons of granitic rocks and carrying important metals and minerals toward the surface. Gold was discovered in north Georgia in the early 1800s, and the race to find gold in the region near Dahlonega was the country's first gold rush.

Rocks in the Piedmont are frequently overlaid by a thick layer of decomposed rock called saprolite, which is the red clay of Georgia. Saprolite is made up of clay minerals rich in silicon, aluminum, and some other elements, plus more or less pigmentary iron oxides and resistant minerals such as quartz. Saprolite is highly erodible if the vegetation cover of oak and hickory trees is removed. When the Piedmont was settled by Europeans, the removal of the mature forest and replacement of the vegetation with tobacco or cotton crops resulted in rapid erosion of the soil followed by reduction in yield of the crops. Fields were sometimes abandoned after only a few years of cultivation. Forests dominated by pine trees, today used for paper products, later grew on these sites.

The different soil derived from a different geologic history and supporting different vegetation, produces the two major geographical provinces of Georgia, the Piedmont and the Coastal Plain.

In Troup County the depth to bedrock is generally greater than five feet. Rock outcroppings are present in small pockets throughout the county. The most frequent occurrences of outcrops are a band across the south-central portion from Bartley Road area through the Salem community.

Construction in these areas is difficult where the soil depth is shallow. The potential for soil erosion is high and the installation of adequate on-site individual sewage disposal is costly. Small lot subdivisions and commercial/industrial development should avoid the areas of shallow soil depth.

6.1.3 Highlights of the Piedmont Dimension

Stone (used for construction blocks and monuments) is quarried from large granitic batholiths, such as the Elberton batholith, in east Georgia, while significant amounts of crushed stone, the main component of roads and other construction projects, are quarried from bodies of gneiss and granite in the Piedmont, including sites around Augusta, Atlanta, and Columbus. Additionally, Stone Mountain is world-class granite mass. The clay deposits in central Georgia formed from the weathering of such Piedmont granite bodies.

Graves Mountain is known for kyanite, pyrophyllite, lazulite, pyrite, and rutile as well as many other minerals. The aluminum-rich mineral kyanite was mined at Graves Mountain from about 1963 to 1984 for use in ceramics and insulators. Some of the last kyanite mined was used in insulating tiles for space shuttles. The rutile found at Graves Mountain is the only mineral occurrence in Georgia noted in the classic *Dana's Manual of Mineralogy*. Mining for well-formed rutile crystals began in the nineteenth century.

Figure 4 Graves Mountain

Gold deposits found near Dahlonega in 1829 caused what many consider to be the first major gold rush in the United States, and mining technology developed at Dahlonega traveled west to California with the forty-niners. Soapstone Ridge in Atlanta, as well as numerous amphibolite bodies in other parts of the Piedmont, is the remnants of an ancient oceanic lithosphere (the earth's crust and upper mantle).

The Pine Mountain ridge, extending from the Chattahoochee River to east of the Flint River, consists of Hollis quartzite, a metamorphosed quartz sandstone, as well as metamorphosed mudstone and (in Alabama) marble. This ridge was formed by a suite of sedimentary rocks deposited on the shallow shelf of the North American continent hundreds of millions of years ago.

Numerous dikes of diabase, a fine-grained rock that cut through the Piedmont are evidence of the fracturing and igneous activity during the final mountain-building event of the Paleozoic era, when Pangaea, the early supercontinent, was torn apart. This event produced the Atlantic Ocean, leaving North and South America on one side, and Europe and Africa on the other.

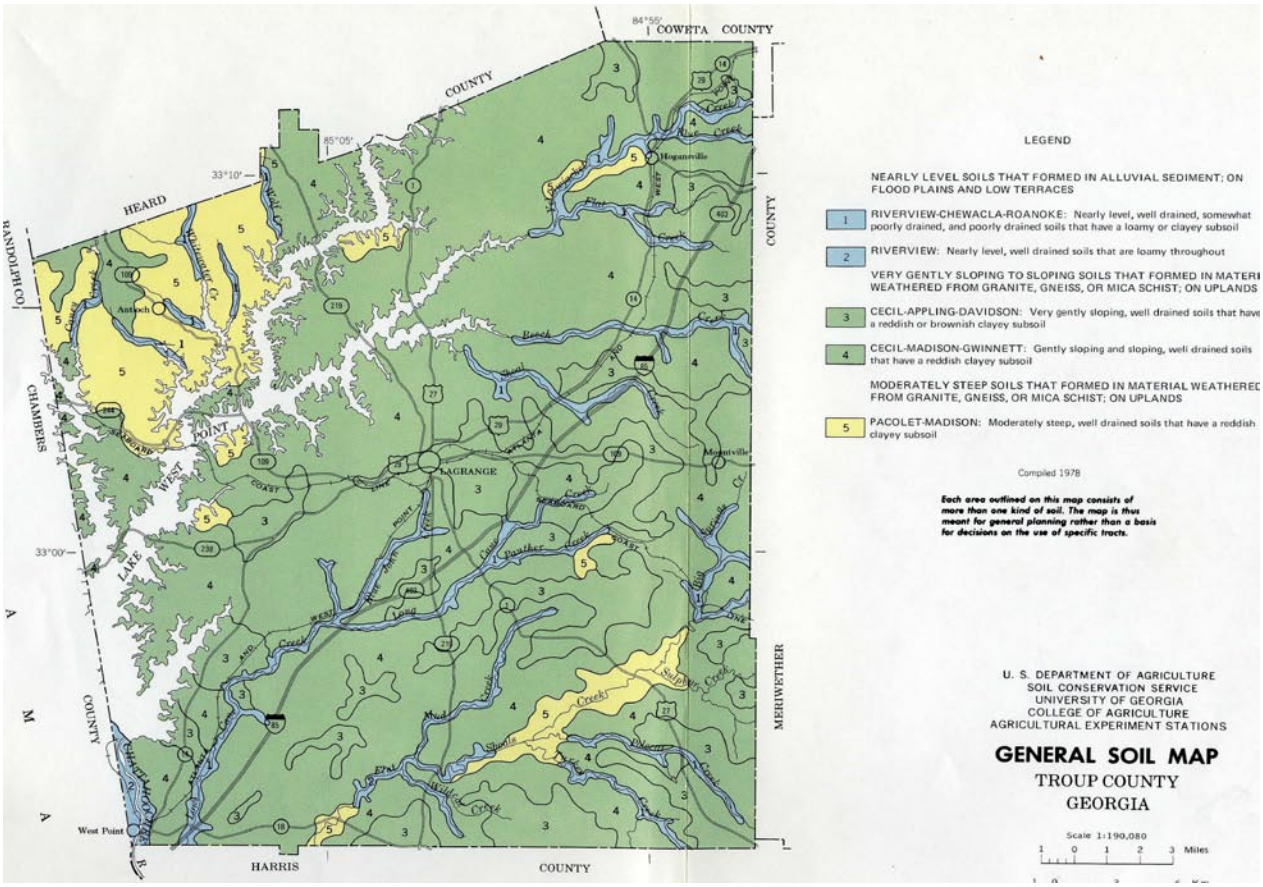
Figure 5 The Chattahoochee River

6.1.4 The Fall Line

The fall line forms the transition between the Coastal Plain and the Piedmont. Along this line, the hard rocks of the Piedmont start cropping out to produce rapids and waterfalls. The communities of Augusta, Columbus, Macon, and Milledgeville developed at such places, where modes of water transportation had to change. The power of the rivers was also harnessed at these sites for manufacturing.

It is necessary to discuss and explain the geology of Troup County when considering water supplies for the county. The fact that the county does not have a public water supply limits the land use opportunities and in order to implement any policies or land use regulations that are in this plan, the county must first have a supply of water. A water supply for the county is critical in order to steer growth to the proper character areas and locations identified on the Future Land Use map.

6.2 Soils



Piedmont soils are commonly a red color for which Georgia is famous. Those soils consist of kaolinite and halloysite (1:1 aluminosilicate clay minerals) and of iron oxides. They result from the intense weathering of feldspar-rich igneous and metamorphic rocks. This intense weathering dissolves or alters nearly all minerals and leaves behind a residue of aluminum-bearing clays and iron-bearing iron oxides because of the low solubilities of aluminum and iron at earth-surface conditions. Those iron oxides give the red color to the clay-rich soil, yielding the red clay that has come to be almost synonymous with central Georgia, and the abundance of clay has contributed to a tradition of folk potter in central and north Georgia.

The soils identified in Troup County are grouped into five associations with distinctive patterns of soil types. These associations are grouped into three categories according to type and location, as indicated in following summary. Soil maps for Troup County may be found in *Soil Survey of Coweta, Heard, and Troup Counties Georgia,* which was prepared by the USDA Natural Resources Conservation Service. Many soil maps may be accessed on line at the USDA website. However, Troup County soils are not yet listed in digital format.

The nearly level soils on flood plain and stream terraces:

- Riverview-Chewala-Roanoke: Nearly level soils ranging from well drained to poorly drained and with a loamy or clayey subsoil.

- Riverview: Nearly level soils that are well-drained and are loamy throughout.

These soils lie along the Chattahoochee River and the larger streams and creeks and comprise about 10% of the County. Because of the flooding hazard, these soils have severe limitation for all construction activity. Areas with these two soil associations provide good habitat for wildlife and have moderate potential for both recreational development and forestry.

The very gently sloping to sloping soils on upland areas:

- Cecil-Appling-Davidson: Very gently sloping soils that are well-drained and that have reddish or brownish clayey subsoil.

- Cecil-Madison-Gwinnett: Gently sloping to sloping soils that are well-drained and hat have reddish clayey subsoil.

These soils cover the vast majority of land (approximately 74%) in Troup County. Development limitations are primarily dependent upon slope; however, the slow percolation rate places moderate limitations on all areas with these soil limitations. These soils generally have good productivity for agricultural and forestry uses.

The moderately steep soils on upland areas:

- Pacolet-Madison: Moderately steep soils that are well-drained and have reddish clayey subsoil.

This soil association lies along Flat Shoals, Yellow Jacket and Panther Creeks as well as covering a large portion of the county north of West Point Lake; it comprises approximately 16% of the county. Limitations for development are moderate to sever, depending on slope. In addition, slow percolation and clayey subsoils limit development. These areas also have moderate to severe limitations to forestry and wildlife habitat.

Soil types in Troup County are not severely limiting for urban development. Areas where the soils are unfavorable for moderately dense development are not extensive. The Riverview and Riverview-Chewala-Roanoke soils are generally located flood plains, where flooding and wetness are severe limitations.

The Pacolet-Madison soil has poor potential because of slope and because subsoils have a slow rate or percolation. Large areas of Cecil-Madison-Gwinnett and Cecil-Appling-Davidson soils are more easily and economically developed. These are also the soils best suited for agricultural uses.

Soils in the Piedmont are easily erodible therefore erosion in the Piedmont can be a problem. Troup County has adopted Erosion and Sedimentation Control ordinances that provide for oversight of land disturbance. There are approvals required at the time of construction plan submittal. On site inspections of erosion and sedimentation control measures are conducted in conjunction with Troup County Roads and Engineering for compliance with adopted ordinances.

6.3 Prime Agricultural Land

Prime Agricultural land is defined as those soil types ideally suited for the production of crops. A number of soil types designated by the Natural Resources Conservation Service as prime agricultural land occurs in Troup County. Those soils well suited for crop production occurring in acreage in the County are: Appling sandy loam, Cecil sandy loam, Davidson loam all at 2-6% slopes, and Madison areas adjacent to waterways. The Madison areas however, are naturally occurring to accommodate the overflow of water during periods of flood.

Agriculture in Troup County
Average size of farms: 208 acres
Average value of agricultural products sold per farm: $10,381
Average value of crops sold per acre for harvested cropland: $137.06
The value of livestock, poultry, and their products as a percentage of the total market value of agricultural products sold: 77.20%

Average total farm production expenses per farm: $18,102
Harvested cropland as a percentage of land in farms: 8.29%
Average market value of all machinery and equipment per farm: $23,180
The percentage of farms operated by a family or individual: 89.80%
Average age of principal farm operators: 58 years
Average number of cattle and calves per 100 acres of all land in farms: 14.25
Land in orchards: 25 acres

6.4 Environmental Planning Criteria

6.4.1 Wetlands

A freshwater wetland is defined as an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands contribute to the ecology of Troup County by helping to maintain and enhance water quality by filtering out sediments and non-point source pollution.

Wetlands do more than provide habitat for plants and animals in the watershed. When rivers overflow, wetlands help to absorb and slow floodwaters. This ability to control floods can alleviate property damage and loss and can even save lives. Wetlands also absorb excess nutrients, sediment, and other pollutants before they reach rivers, lakes, and other water bodies. They are great spots for fishing, canoeing, hiking, and bird-watching, and they make wonderful outdoor classrooms for people of all ages.

Despite all the benefits provided by wetlands, the United States loses about 60,000 acres of wetlands each year. The very runoff that wetlands help to clean can overload and contaminate these fragile ecosystems. In addition, nonnative species of plants and animals and global climate change contribute to wetland loss and degradation.

6.4.1.1 Wetland Regulatory Requirements

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), and infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g. certain farming and forestry activities).

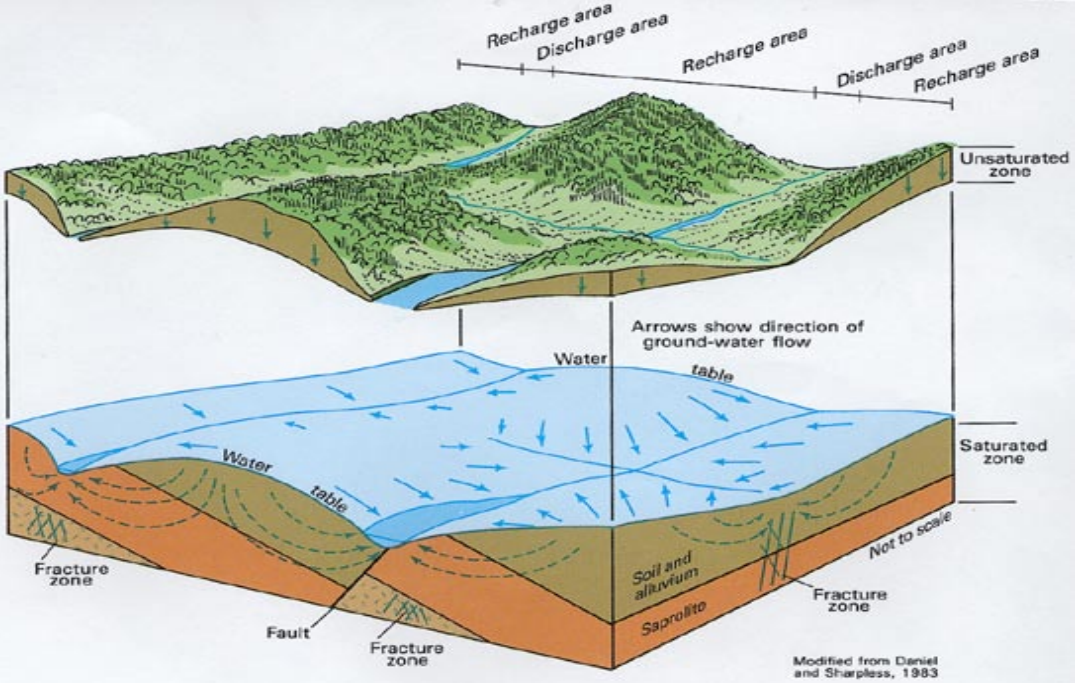


Figure 92. *Ground water percolates downward through the unsaturated zone (shown lifted up) to the water table, then moves laterally to discharge points. In the bedrock, the water is channeled through fractures.*

Troup County adopted a Wetland Protection Overlay District that was incorporated into the zoning ordinance in 1999. This ordinance is in compliance with the Rules for Environmental Planning Criteria and was approved by the Department of Community Affairs. Wetlands located in Troup County are shown on the Environmentally Sensitive Area Map, in Appendix B Maps.

6.4.2 Groundwater Recharge Areas

Groundwater recharge is the process by which precipitation passes into the soil and rock adding to the volume of water stored below the surface. The rate of discharge varies from place to place depending upon the geological conditions present.

6.4.3 Ground Water Flow

Water in the rocks of the Piedmont and Blue Ridge aquifers generally is unconfined. Locally, artesian conditions exist when wells penetrate deeply buried fractures that are hydraulically connected to recharge areas at higher altitudes or in places where the regolith is clayey and forms a confining unit. A generalized sketch showing ground-water movement in the unsaturated and saturated zones of the Piedmont and Blue Ridge aquifers is shown in Figure 92. Water enters the ground in recharge areas, which generally include the entire land surface except the lower parts of valleys, and

percolates vertically downward through the unsaturated zone. Once the water reaches the saturated zone, or water table, it moves laterally to points of discharge. The water discharges as springs, seeps, base flow to streams, and as seepage to lakes. The water table is a subdued replica of surface topography; thus, the depth to the water table varies, depending largely on topography and to a lesser extent on rainfall. On hills and steep ridges, the water table lays tens to hundreds of feet below land surface; the water table is at or near the land surface in valleys and adjacent to lakes, ponds, and wetlands. The dashed arrows in Figure 92 show how water moves through the soil-and-alluvium and saprolite parts of the regolith. Water movement in the bedrock is restricted entirely to flow through fractures.

Groundwater recharge areas believed to be in Troup County are shown on the Environmentally Sensitive Areas Map in Appendix B of this document and are determined by Hydrologic Atlas 18 which delineates thick soils. Because Troup County has no hydrologic or geologic mapping the designated groundwater recharge areas are assumed not proven.

6.4.3.1 Groundwater Recharge Area Regulatory Requirements

Troup County adopted protection ordinances for groundwater recharge areas based on the areas of probable thick soils. The Environmental Planning Criteria for Groundwater Recharge required the adoption of an ordinance to limit uses and require larger lot sizes for homes located in the designated recharge area. Troup County adopted a Groundwater Recharge Protection District in 1999. This section of the zoning ordinance is in compliance with Georgia Department of Community Affairs and Georgia Environmental Protection Division of the Georgia Department of Natural Resources requirements.

6.4.4 Watersheds

A watershed is the area of land where all of the water that is under it or drains off of it goes into the same place. John Wesley Powell, scientist geographer, put it best when he said that a watershed is:

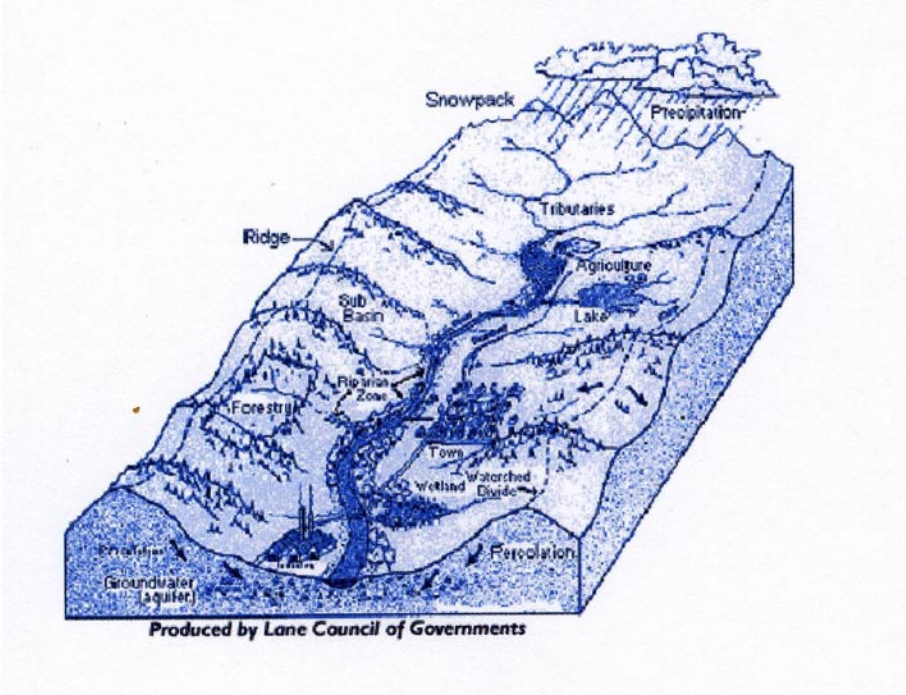
"that area of land, a bounded hydrologic system, within which all living things are inextricably linked by their common water course and where, as humans settled, simple logic demanded that they become part of a community."

Watersheds are geographic boundaries defined by drainage basins instead of political or jurisdictional boundaries. No matter where you live, everyone is in a watershed.

Troup County has two water supply watersheds in the county that are subject to state requirements for the protection of water quality. The first is the Flat Creek and Blue Creek Watersheds in Hogansville that is also partially located in Meriwether County, the

other is the Chattahoochee River just below the dam utilized by the City of West Point. The City of LaGrange gets water from West Point Lake which is exempt from the state regulations and therefore is not required to adopt a watershed protection ordinance. Troup County adopted watershed protection ordinances for the portions of the Flat and Blue watershed and the City of West Point watershed that lie in the unincorporated area of the County.

Both the West Point and Hogansville watersheds are multi-jurisdictional. In the case of West Point, the largest portion of their watershed is located in Alabama along the drainage basins Oseligee and Hadley Creeks. Both of the Hogansville watersheds extend into Meriwether County. The portions of the watersheds located in Troup County are shown on the Environmentally Sensitive Area Map.



The majority of the residents of unincorporated Troup County rely on groundwater for drinking water in the form of drilled or bored individual wells.

Troup County has no public water system for unincorporated areas. The City of LaGrange, Hogansville and West Point provide public water to some areas of unincorporated Troup County. However, the influx of residential development into the County and the zoning districts which allow for one acre minimums in agricultural and residential districts has made it apparent that developing a public water system for the entire county is essential to managing all resources wisely. Revising the zoning ordinance to protect groundwater pollutant intrusion is another measure that will aid in management strategies.

6.5 Plant and Animal Habitat

The following are listed on the Georgia Department of Natural Resources inventory as endangered or threatened plant and animal species for Troup County:

Animals

GA · *Cyprinella callitaenia* Bluestripe Shiner
· *Elimia boykiniana* Flaxen Elimia
US · *Haliaeetus leucocephalus* Bald Eagle
· *Lampsilis binominata* Lined Pocketbook
· *Lythrurus atrapiculus* Blacktip Shiner
GA · *Notropis hypsilepis* Highscale Shiner
· *Quincuncina infucata* Sculptured Pigtoe

Plants

· *Iris brevicaulis* Lamance Iris
GA · *Schisandra glabra* Bay Star-vine

"US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected.
"GA" indicates Georgia protected species.

There are no natural communities listed for Troup County.

6.6 Chattahoochee River/West Point Lake

The Chattahoochee River runs from the Chattahoochee Spring in the mountains of northeast Georgia, southwestward by Atlanta and through its suburbs, then turns southward to form the southern half of the Georgia/Alabama state line. It then merges with the Flint River at Lake Seminole near Bainbridge to form the Florida panhandle's short Apalachicola River, and is the largest part of the ACF River Basin watershed. The name Chattahoochee is thought to come from a Creek word for "painted rock," possibly referring to the many colorful granite outcrops along the northeast-to-southwest segment of the river. Much of this segment of the river runs through the Brevard fault zone.

Several lakes, including Lake Sidney Lanier, Walter F. George Lake, West Point Lake, and others are controlled by the U.S. Army Corps of Engineers, providing hydroelectricity, flood control, drinking water, recreation, and navigation. Several smaller and older lakes and dams also provide these services on a much smaller and more localized scale, including Bull Sluice Lake, which is created by Morgan Falls Dam.

It serves as the border between several counties and cities, including:

- Carroll and Coweta
- Carroll and Fulton
- Douglas and Fulton
- Cobb and Fulton
- Fulton and Gwinnett
- Forsyth and Gwinnett
- Habersham County and White County
- City of Roswell and City of Sandy Springs

The non-profit organization Upper Chattahoochee Riverkeeper is a watchdog group for the northern half of the river.

Controversy has come to the river because of the enormous growth of metro Atlanta, and the tremendous increase in water withdrawals from the river. The Apalachicola Bay depend on the brackish water mix and alternating freshwater and saltwater flows which the river and tides provide to support a variety of life.

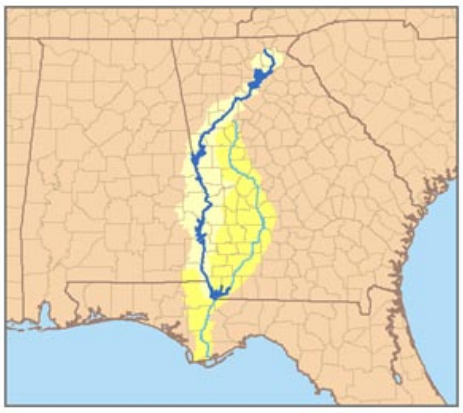
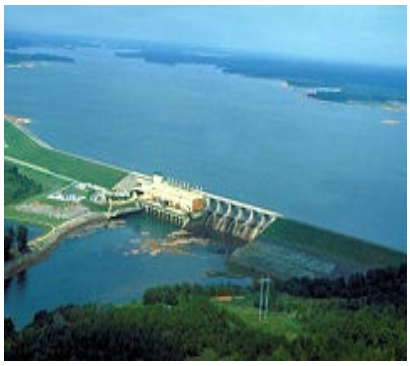


Figure 6 The Chattahoochee Basin

Interbasin water transfers also occur, where water is withdrawn from the Chattahoochee, but then discharged as treated sewage into another river, such as Hall County's Oconee River. The U.S. Congress has been asked to intervene to put navigation of the lower Chattahoochee (south of Columbus, Georgia) by barges last on the priority list, as most people view this as a complete waste of water during droughts, and a tremendous aggravation to the fight between Georgia, Florida, and Alabama over rights to the river. The case is now in court, and may take years to resolve.

The Chattahoochee River is a protected river corridor. Troup County adopted a River Corridor Protection district in 1999.



6.7 West Point Lake

Surrounded by deep forests and rolling fields, West Point Lake extends 35 miles along the Chattahoochee River on the Alabama-Georgia state line. The lake's 525 miles of shoreline provides excellent opportunities for fishing, camping, boating and other recreational activities.

Figure 7 West Point Lake Dam

The construction of West Point Dam was authorized by the Flood Control Act of 1962. Congress authorized the project for flood control, hydroelectric power, navigation, fish and wildlife development and general recreation.

West Point Dam controls flooding of the river by managing seasonal variations in water flow. The project provides water storage for navigation on the Apalachicola-Chattahoochee-Flint Waterway, running 260 river miles from Apalachicola, Florida to Columbus, Georgia. The powerhouse's three generators produce enough power yearly to serve 24,000 homes.

Shoreline Length	525 miles
Surface Acres	25,900 acres
Drainage Area	3,400 sq. mile
Length of Dam	7,250 feet
Summer Pool	635 msl

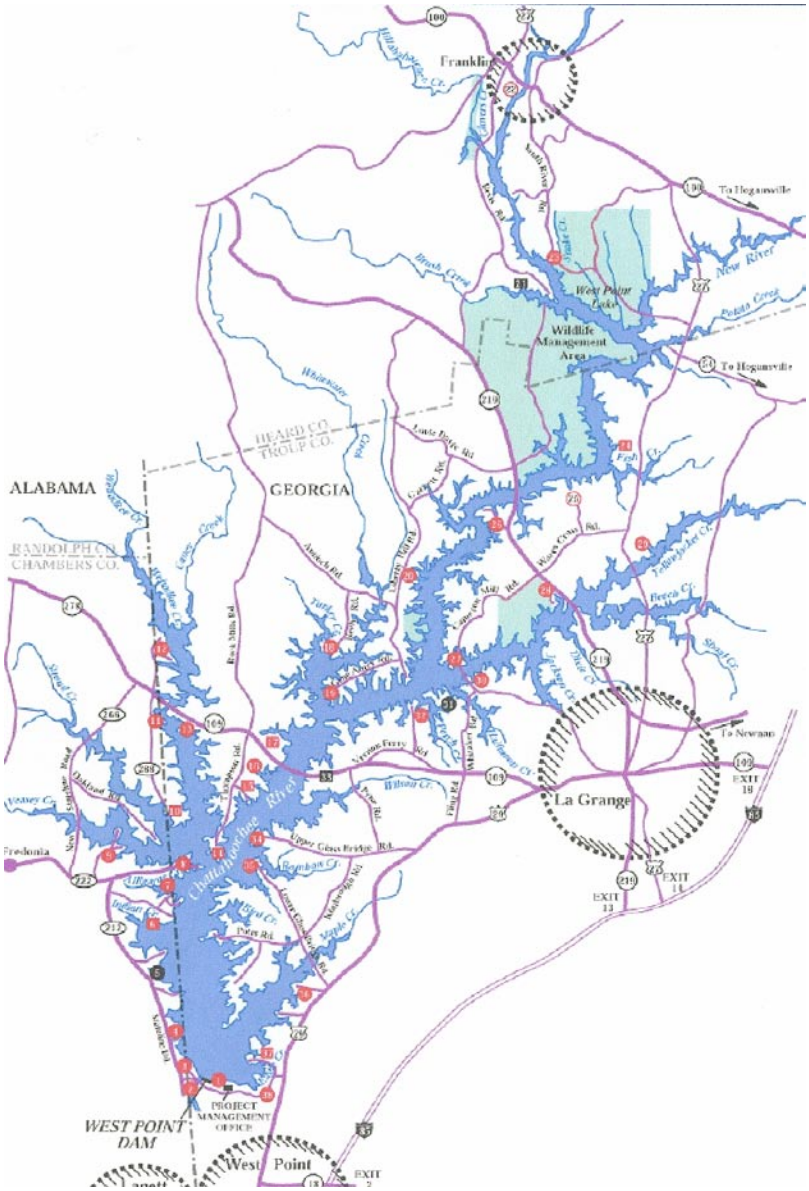
West Point Lake provides a variety of recreational activities for the citizens of Troup County and contributes many dollars to the local economy. At present, there are two studies underway to assess the impacts of lower lake levels on economy, ecology and water quality. The economic study is being produced by Basile, Bauhmann and Proste of Annapolis Maryland. When the studies are completed Troup County and other water users south of Atlanta may have justification for asking the Corps of Engineers to maintain a water level of not less than 630 msl (mean sea level).

Figure 8 West Point Lake at Dawn

While water appears to be an abundant resource in the

Southeast, droughts in the 1980's brought water abundance to the forefront, exposing the looming problem of supplying all desired uses in the Apalachicola-Chattahoochee-Flint (ACF) and Alabama-Coosa-Tallapoosa (ACT) River basins, particularly during low flow periods.

Water supply for municipal and industrial uses, hydropower, wildlife, recreation, irrigation, flood control and navigation all vie for this finite resource. Explosive growth in metro Atlanta near the upper portion of both basins has increased the population from one-half million people in 1950 to almost three million in 1990 and future growth projections predict that the trend will continue. Unfortunately, the limited water supply that these basins can provide has created a political firestorm for the three states that rely on them. Currently, Florida, Alabama and Georgia are locked in a courtroom controversy over the fair management of the waters that these states share *(Upper Chattahoochee Riverkeepers Website, 2007).*



The importance of the recreational aspect of West Point Lake, as an authorized use, has never been fully accepted by the Corps of Engineers. Lake levels are critical to maintain recreation uses on the lake. Much of Troup County's economy is dependent on the ability of the lake to draw tourists, fisherman and water enthusiasts to this area.

There are many recreational amenities available at West Point Lake, including camping, fishing, swimming and hunting.

The Corps of Engineers operates and maintains six campgrounds at West Point Lake. Registered campers are entitled to the full use of campground facilities such as grills and tables, dump stations, laundries and showers.

Figure 9 West Point Lake

Fishing is probably the most popular activity on West Point Lake. A dozen creeks and more than 40 square miles of lake provide plenty of good fishing spots for the thousands of anglers who fish here regularly. The lake abounds with bass, catfish, crappie and bream. Bank fishing is excellent at many locations, including public fishing piers at Hardley Creek Park, Rocky Point Park, and McGee Bridge Park. All of the piers provide access for persons with disabilities. Preteens and visitors with disabilities can also fish in a pond at Hardley Creek Park.

With its 525 miles of shoreline and 25,900 surface acres, West Point Lake is a boater's paradise. There is a boat launching ramp located in 34 public recreation areas (including 4 leased areas) around the lake. Two privately operated marinas provide fuel, storage, boat repair, rentals, supplies and other boater's needs.

The West Point Lake Wildlife Management area of nearly 10,000 acres, located at the upper end of the lake, provides habitat for many kinds of game and non-game wildlife. This area, operated by the Game and Fish Division of the Georgia Department of Natural Resources, offers the public excellent hunting opportunities. Hunters with a Georgia Wildlife Management Area stamp can hunt seasonally and participate in special quota hunts. Hunting is also permitted in specific Corps-managed areas, provided the hunter has a valid state hunting license and a West Point Lake Hunting Permit, and is using weapons designated for the area on a current Hunting Map.

Figure 10 West Point Lake

6.8 Floodplains

The Federal Emergency Management Agency has mapped areas of special flood hazard for Troup County. For portions of four major streams; Long Cane Creek, Yellowjacket creek, Dixie Creek and Shoal Creek the flood study provides flood profiles as well as floodway boundaries and surface elevation of the base flood year. Utilizing this data, the County adopted a floodplain management ordinance to regulate all new uses in flood hazard areas. Each of the three municipalities has its own floodplain ordinance enforced within the city limits.

6.9 Water Quality

Drinking water comes from surface water or ground water. The water that systems pump and treat from sources open to the atmosphere, such as rivers, lakes, and reservoirs is known as surface water. Water pumped from wells drilled into underground aquifers, geologic formations containing water, is called ground water. The quantity of water produced by a well depends on the nature of the rock, sand, or soil in the aquifer

from which the water is drawn. Drinking water wells may be shallow (50 feet or less) or deep (more than 1,000 feet). More water systems have ground water than surface water as a source (approx. 147,000 v. 14,500), but more people drink from a surface water system (195 million v. 101,400). Large-scale water supply systems tend to rely on surface water resources, while smaller water systems tend to use ground water.

Water quality in Troup County is measured in various ways by the Department of Natural Resources, Environmental Protection Division. The Troup County Health Department also tests individual, bored or drilled well water for citizens. Municipal water systems located in the incorporated areas of Hogansville, LaGrange and West Point get their water supply from surface water and are required to maintain quality standards of the Clean Water Act and the Safe Drinking Water Act.

The Clean Water Act (CWA) is the cornerstone of surface water quality protection in the United States. (The Act does not deal directly with ground water or with water quantity issues.) The statute employs a variety of regulatory and non-regulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support "the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water."

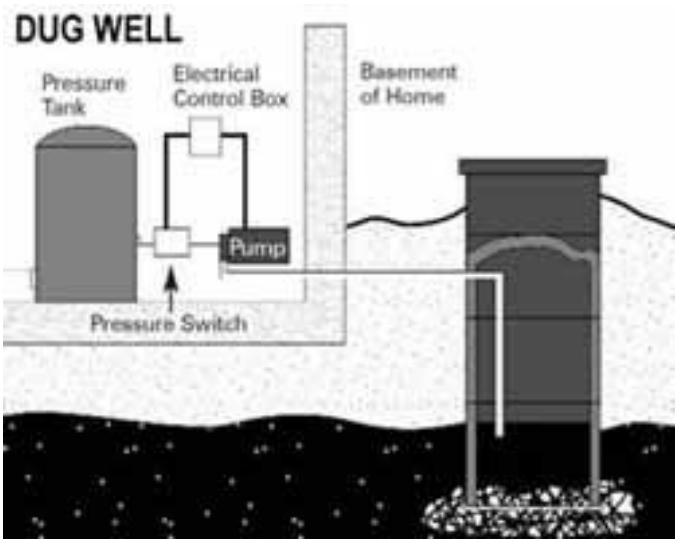
The following ten streams are identified by the US Environmental Protection Agency, as per the Georgia Environmental Protection Division (EPD), as not supporting Clean Water Act (CWA) standards. The list of waterways not meeting the CWA mandate is referred to as the 303(d) list, referring to the section of the CWA requiring the list. The table below summarizes the 303(d) listed streams and rivers in Troup County.

Name	**Location / County**	**Evaluation / Use**	**Criterion Violated**	**Potential Causes**	**Actions to Alleviate**	**Extent Priority 303(d)**
Blue John Creek LaGrange	LaGrange Troup	Partially Supporting Fishing	FC (Fecal Coli form)	UR (urban Runoff)	EPD will address non-point source (urban runoff) through a watershed protection strategy.	8 miles
Dixie Creek	LaGrange	Partially Supporting Fishing	FC	UR	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	3 miles
Lee Branch	LaGrange	Not Supporting Fishing	FC	UR	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for	1 miles

Name	Location / County	Evaluation / Use	Criterion Violated	Potential Causes	Actions to Alleviate	Extent Priority 303(d)
					problem resolution	
Long Cane Creek	Panther, Blue John & Long Cane Creeks(d/s LaGrange) to Chattahoochee River	Not Supporting Fishing	Bio, FC (Biological)	UR	EPD will address non-point sources (urban runoff) through a watershed protection strategy for the basin.	14miles
Park Branch	LaGrange	Partially Supporting Fishing	FC, Cu (Copper)	UR	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution. EPD will address non-point sources (urban runoff) through a watershed protection strategy.	2 miles
Pepperell Creek	LaGrange	Partially Supporting Fishing	FC	UR	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	1 miles
Shoal Creek	Headwaters (Mountville) to I-85/Ga. Hwy. 403	Partially Supporting Fishing	Bio	NP	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution	3 miles
Troup Branch	LaGrange	Not Supporting Fishing	FC	UR	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	1 miles
Tanyard Creek	LaGrange	Partially Supporting Fishing	FC	UR	EPD will address non-point source (urban runoff) through a watershed protection strategy.	2 miles
Yellowjacket Creek	Hogansville to West Point Lake	Partially Supporting Fishing	FC	NP	EPD will address non-point sources through a watershed protection strategy.	5 miles

Table

These streams should be protected with additional regulations to insure quality of water supplies.

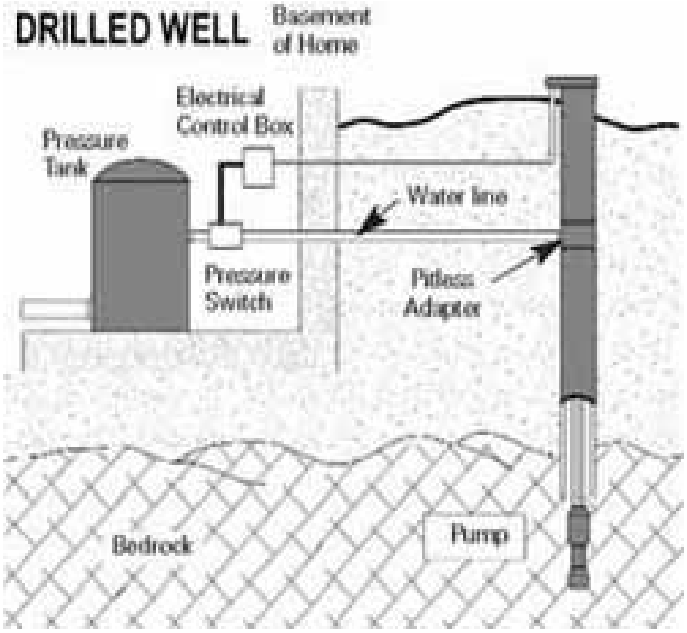


The Safe Drinking Water Act authorizes EPA to set enforceable health standards for contaminants in drinking water. It also requires public notification of water systems violations and annual reports (Consumer Confidence Reports) to customers on contaminants found in their drinking water. The Safe Drinking Water Act also establishes a federal-state partnership for regulation enforcement. It includes provisions specifically designed to protect underground sources of drinking water.

The Act also requires disinfection of surface water supplies, except those with pristine, protected sources. In addition the Act establishes a multi-billion-dollar state revolving loan fund for water system upgrades and requires an assessment of the vulnerability of all drinking water sources to contamination.

The unincorporated areas of Troup rely mainly on individual wells for drinking water. There are three types of individual wells available, but Troup County uses two of those methods, dug (bored) and drilled wells.

Dug wells are holes in the ground dug by shovel or backhoe. Historically, a dug well was excavated below the groundwater table until incoming water exceeded the digger's bailing rate. The well was then lined (cased) with stones, brick, tile, or other material to prevent collapse. It was covered with a cap of wood, stone, or concrete. Since it is so difficult to dig beneath the ground water table, dug wells are not very deep. Typically, they are only 10 to 30 feet deep. Being so shallow, dug wells have the highest risk of becoming contaminated. To minimize the likelihood of contamination, your dug



well should have certain features. These features help to prevent contaminants from traveling along the outside of the casing or through the casing and into the well.

- The well should be cased with a watertight material (for example, tongue-and-groove precast concrete) and a cement grout or bentonite clay sealant poured along the outside of the casing to the top of the well.
- The well should be covered by a concrete curb and cap that stands about a foot above the ground.
- The land surface around the well should be mounded so that surface water runs away from the well and is not allowed to pond around the outside of the wellhead.
- Ideally, the pump for your well should be inside your home or in a separate pump house, rather than in a pit next to the well.

While dug wells have been used as a household water supply source for many years, most are “relics” of older homes, dug before drilling equipment was readily available or when drilling was considered too expensive. If you have a dug well on your property and are using it for drinking water, check to make sure it is properly covered and sealed. Another problem relating to the shallowness of a dug well is that it may go dry during a drought when the ground water table drops.

Drilled wells penetrate about 100-400 feet into the bedrock. Where you find bedrock at the surface, it is commonly called ledge. To serve as a water supply, a drilled well must intersect bedrock fractures containing ground water.

In drilled wells the casing is usually metal or plastic pipe, six inches in diameter that extends into the bedrock to prevent shallow ground water from entering the well. Submersible pumps, located near the bottom of the well, are most commonly used in drilled wells. Wells with a shallow water table may feature a jet pump located inside the home.

Most modern drilled wells incorporate a pitless adapter designed to provide a sanitary seal at the point where the discharge water line leaves the well to enter your home. The device attaches directly to the casing below the frost line and provides a watertight subsurface connection, protecting the well from frost and contamination.

Older drilled wells may lack some of these sanitary features. The well pipe used was often eight-, 10- or 12- inches in diameter, and covered with a concrete well cap either at or below the ground’s surface. This outmoded type of construction does not provide the same degree of protection from surface contamination. Also, older wells may not have a pitless adapter to provide a seal at the point of discharge from the well.

The Troup County Health Department permits all wells used for drinking water. There are farm wells in the County that have never been counted. The lack of an inventory has seriously impaired the ability of the County to estimate the number of wells in use at the

present time. However, Troup County has recently entered into an agreement with the United States Geological Service (USGS) to survey all the wells in the County. At the completion of this survey the count can be maintained through the recent database of the Health Department.

The safety of well water in the County cannot be accurately assessed due to several limiting factors. One of those factors is people do not always call the health department if they feel their water is impaired. Sometimes they treat the water themselves, call the firm that installed their well or take a sample to the Extension Service. The most common contaminate for individual wells is a small animal or reptile getting into an improperly sealed well. These wells are most often bored or dug wells with a thirty inch opening. Drilled wells have a low number of contaminations.

6.9 Scenic Views

The topography of Troup County does not lend itself to broad vistas. While Troup County does not have any designated scenic vistas, it does have areas of visual impact that should be protected by additional land use overlays. The Salem Road and community in southern Troup and a portion of Liberty Hill Road in northern Troup will be designated as scenic corridor character areas in the land use section of the updated Comprehensive Plan.

Figure 11 Flat Shoals Church

The Salem community is an area of rolling farmland which appears very much as it did at the turn of the century. Salem has historic churches and homes, with a landscape that provides a glimpse of early Troup County with remarkably few intrusions.

Figure 12 Flat Shoals Creek

West Point Lake is another area that is known for scenic areas. The Corps of Engineers Lakeshore Management Plan restricts uses to an elevation of 640 feet and includes areas which are to be left in their natural state. Cutting and clearing of trees and vegetative cover are also regulated by the Corps. The Corps plan balances the environmental and aesthetic values of the lakeshore with its desirability as a location for development.

7.0 CULTURAL RESOURCES

7.1 Brief History of Troup County

The following is a condensed history of Troup County authored by Forest C. Johnson III, Troup County Historian.

Troup County

Troup County was created in 1826 on land the United States bought of the Creek Nation in 1825. The Creeks received money and equivalent land they selected west of the Mississippi. Creek history tells that when they had moved to this area, about 1500, they committed genocide on the Indians living here before them.

The county was named for Georgia Governor, George Michael Troup. The county seat was named LaGrange to honor American Revolutionary hero, the Marquis de LaFayette. He reportedly remarked on similarities between West Georgia and his French estate, the Chateau de LaGrange-Bleneau-en-Brie. Neither Troup nor LaFayette ever came to Troup County, though Georgia founder, James Oglethorpe, may have in 1739.

Troup County's fertile, well-watered rolling hills and ancient hardwood forests made it desirable. Wealthy planters accumulated large holdings and so quickly refined Troup's frontier that renowned American historian, U. B. Phillips, noted that in his landmark work Life and Labor in the Old South. In transplanting the "Old Virginia Civilization" to Troup, settlers brought the luxuries of wealth (carriages, classics, servants) and immediately built physical manifestations of it: large churches, schools and colleges, and rambling homes with formal gardens. There were three female colleges, one of which became a male university. The sole survivor of them is LaGrange College, founded in 1831.

Many planters lived in town for social and cultural reasons and to direct their diversified economic interests: law, politics, medicine, education, banking, business, mining, invention, investments, industry, architecture, bridge building, and railroads. The first railroad arrived in 1851. Many prominent statesmen had careers in LaGrange including: Hugh Haralson, Julius Alford, Benjamin Harvey Hill, John B. Gordon, A. O. Bacon, Walter and Alfred H. Colquitt, Logan Bleckley, John L. Stephens, and William Dougherty. In 1860, Troup was the fourth wealthiest county in Georgia. After 1865, diversification meant easier recovery for Troup.

War brought Confederate hospitals, a flood of refugees, and small battles: Cameron Bridge, Philpot's Ferry, West Point, Fort Tyler, and the Stand of the Nancy Hart Woman's Militia. The "Nancies" offered battle to save their LaGrange homes in 1865. The invading Union commander, coincidentally named Oscar Hugh LaGrange, was not a house burner, but the LaGrange ladies did not know that. He burned war support industries and the depot and destroyed the railroad and telegraph.

After 1865, whites helped blacks build their own schools and churches by donating land, money, and materials. Race relations were so good in Troup that Federal Occupation

troops withdrew in 1868. Prominent blacks such as Horace King, famous bridge builder, located his family and business to LaGrange where they dominated construction until 1900.

Robertson's Woolen Mill, 1846, began Troup's textile industry. Cotton manufacturing dated to Troup Factory in 1848. Textile manufacturing began booming in 1869, directed out of West Point. By 1889, it reached LaGrange and over a half dozen mills developed by 1920. Local mill owner/investors were all from the former planter aristocracy, including families of: Huguley, Lanier, Truitt, Callaway, Dallis, and Dunson.

Each mill included family neighborhoods. Besides housing, mills provided many amenities: schools, churches, playgrounds, pools, kindergartens, art and music, medical care, organizations, clubs, sports teams, and community houses. Foundations created to oversee mill philanthropy eventually extended benefits to the towns. The company which became Callaway Mills eventually incorporated their efforts into Callaway Foundation and Fuller E. Callaway Foundation which still support every public project imaginable. Industrial development, 1890 to 1920, meant Troup's three cities (LaGrange, West Point, and Hogansville) had to organize police and fire services, build public works, and establish public schools. By 1907, three railroads crossed the county.

During World War I, Troup's wealth came to national attention. In every War Bond and Red Cross drive, Troup was first in the nation to oversubscribe its quota, and did so the opening day of each drive. During the Great Depression, all textile mills, arranged that every family had at least one person employed. In World War II, all local plants won Excellence Awards for war production. The Nineteenth Century's hallmark diversification renewed itself in 1968. Textiles continued as the principal economic base, but leaders began seeking new and varied industries.

7.1 National Register of Historic Places in Troup County

The following listings are places in Troup County that are listed on the National Register on Historic Places. These listings are available for review at the Troup County Archives, in the "*The Historic Structure Survey of Troup County*", along with other valuable information. The Troup Count Archives offers a plethora of information concerning the history of Troup County. The Archives also offers many services to people researching Troup County history.

GEORGIA - **Troup County**
Bellevue *** (added 1972 - **Building** - #72000400)
Also known as **Benjamin Harvey Hill House**
204 Ben Hill St., La Grange
Historic Significance: Architecture/Engineering

Architect, builder, or engineer: Taylor.
Architectural Style: Greek Revival
Area of Significance: Architecture
Period of Significance: 1850-1874
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Secondary Structure, Single Dwelling
Current Function: Social
Current Sub-function: Meeting Hall

Broad Street Historic District (added 1984 - **District** - #84001264)
Also known as **See Also: Bellevue**
Roughly bounded by McClendon Circle, Gordon St., Vernon Rd., and Waverly Way, La Grange
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Multiple
Architectural Style: Late Victorian, Late 19th And 20th Century Revivals
Area of Significance: Architecture, Community Planning And Development, Landscape Architecture
Period of Significance: 1825-1849, 1850-1874, 1875-1899, 1900-1924
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

College Home/Smith Hall ** (added 1982 - **Building** - #82002488)
LaGrange College campus, La Grange
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Unknown
Architectural Style: Other
Area of Significance: Architecture, Education
Period of Significance: 1825-1849, 1850-1874, 1875-1899
Owner: **Private**
Historic Function: Education
Historic Sub-function: Educational Related Housing
Current Function: Education
Current Sub-function: College

East Main Street--Johnson Street Historic District (added 2000 - **District** - #00000788)
Centered on East Main and Johnson Sts., Hogansville
Historic Significance: Event, Architecture/Engineering
Architectural Style: Greek Revival, Queen Anne
Area of Significance: Community Planning And Development, Architecture

Period of Significance: 1825-1849, 1850-1874, 1875-1899, 1900-1924, 1925-1949
Owner: **Private**, **Local Gov't**
Historic Function: Domestic, Education, Funerary
Historic Sub-function: Cemetery, School, Single Dwelling
Current Function: Domestic, Education, Funerary
Current Sub-function: Cemetery, School, Single Dwelling

Fannin--Trutti--Handley Place (added 1998 - **District** - #98001541)
2159 Whitesville Rd., GA 219, LaGrange
Historic Significance: Event, Architecture/Engineering
Architectural Style: Classical Revival
Area of Significance: Agriculture, Architecture
Period of Significance: 1825-1849, 1850-1874, 1875-1899, 1900-1924
Owner: **Private**
Historic Function: Agriculture/Subsistence, Domestic
Historic Sub-function: Agricultural Outbuildings, Secondary Structure, Single Dwelling
Current Function: Agriculture/Subsistence, Domestic
Current Sub-function: Agricultural Outbuildings, Single Dwelling

Ferrell-Holder House (added 1979 - **Building** - #79000748)
Also known as **Holder House**
1402 Vernon Rd., La Grange
Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Et al., Ivey & Crook
Architectural Style: Greek Revival
Area of Significance: Architecture
Period of Significance: 1825-1849, 1900-1924, 1925-1949
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

Hawkes Children's Library of West Point (added 1990 - **Building** - #90001990) 100 W. 8th St., West Point
Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: Batson & Cook, Robert & Co.
Architectural Style: Colonial Revival, Other
Area of Significance: Architecture, Education
Period of Significance: 1900-1924, 1925-1949
Owner: **Local Gov't**
Historic Function: Education
Historic Sub-function: Library
Current Function: Education

Current Sub-function: Library

Heard-Dallis House (added 1975 - **Building** - #75000611)
206 Broad St., La Grange
Historic Significance: Person, Architecture/Engineering
Architect, builder, or engineer: Unknown
Architectural Style: Greek Revival
Historic Person: Heard, Mrs. Peter
Significant Year: 1842, 1888, 1835
Area of Significance: Architecture, Military
Period of Significance: 1825-1849, 1850-1874, 1875-1899
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

Jarrell, H. Frank, House (added 1992 - **Building** - #92001399)
Also known as **The Christian Science Society**
605 Hill St., LaGrange
Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Unknown
Architectural Style: Greek Revival
Area of Significance: Architecture
Period of Significance: 1825-1849
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Commerce/Trade
Current Sub-function: Specialty Store
Lagrange Commercial Historic District (added 2001 - **District** - #01000971)
Also known as **Downtown Lagrange Historic District**
Main St.--Ridley Ave., Bull St.--Church St., Broad and Greenville Sts., Vernon Rd.--LaFayette Pkwy, Haralson St., LaGrange
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: multiple
Architectural Style: Colonial Revival, Classical Revival
Area of Significance: Architecture, Politics/Government, Entertainment/Recreation, Commerce, Community Planning And Development
Period of Significance: 1825-1849, 1850-1874, 1875-1899, 1900-1924, 1925-1949, 1950-1974
Owner: **Private** , **Local Gov't**
Historic Function: Commerce/Trade, Domestic, Government, Industry/Processing/Extraction, Landscape, Recreation And Culture

Historic Sub-function: Business, City Hall, Department Store, Financial Institution, Organizational, Restaurant, Specialty Store
Current Function: Commerce/Trade, Education, Government, Industry/Processing/Extraction, Landscape, Recreation And Culture, Social
Current Sub-function: Business, Department Store, Library, Organizational, Professional, Restaurant, Specialty Store

Liberty Hill (added 1975 - **Building** - #75000612)
NW of La Grange on Liberty Hill Rd., La Grange
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Unknown
Architectural Style: Greek Revival
Area of Significance: Agriculture, Architecture
Period of Significance: 1825-1849, 1850-1874
Owner: **Private**
Historic Function: Agriculture/Subsistence, Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

Long Cane Historic District (added 1976 - **District** - #76000653)
N of West Point on U.S. 29, West Point
Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: Multiple
Architectural Style: Mixed (More Than 2 Styles From Different Periods)
Area of Significance: Agriculture, Architecture
Period of Significance: 1825-1849, 1850-1874
Owner: **Private**, **Local Gov't**
Historic Function: Agriculture/Subsistence, Domestic, Religion
Historic Sub-function: Religious Structure, Single Dwelling
Current Function: Agriculture/Subsistence, Domestic, Religion
Current Sub-function: Religious Structure, Single Dwelling

Mays-Boddie House (added 1982 - **Building** - #82002489)
GA 109, Mountville
Historic Significance: Information Potential, Event, Architecture/Engineering
Architect, builder, or engineer: Unknown
Architectural Style: Other
Area of Significance: Architecture, Historic - Non-Aboriginal, Exploration/Settlement, Landscape Architecture
Cultural Affiliation: American, rural
Period of Significance: 1825-1849, 1850-1874
Owner: **Private**
Historic Function: Agriculture/Subsistence, Domestic, Domestic

Historic Sub-function: Agricultural Outbuildings, Secondary Structure, Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

McFarland-Render House ** (added 1978 - **Building** - #78001008)
Also known as **Magnolias**
612 Hines St., La Grange
Historic Significance: Person, Architecture/Engineering
Architect, builder, or engineer: Rodgers, Collin
Architectural Style: Greek Revival
Historic Person: McFarland, Joseph D.
Significant Year: 1833, 1830
Area of Significance: Agriculture, Architecture
Period of Significance: 1825-1849
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

Nutwood *** (added 1974 - **Building** - #74000704)
N of Big Springs Rd. near Newsom Cemetery, La Grange
Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Rodgers, Cullen
Architectural Style: Greek Revival, Other, Federal
Area of Significance: Architecture
Period of Significance: 1825-1849
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Secondary Structure, Single Dwelling
Current Function: Vacant/Not In Use

Phillips--Sims House (added 1986 - **Building** - #86000791)
GA 54, Hogansville
Historic Significance: Person, Event, Architecture/Engineering
Architect, builder, or engineer: Unknown
Architectural Style: Other
Historic Person: Sims, William C.
Significant Year: 1855, 1833
Area of Significance: Agriculture, Architecture, Exploration/Settlement
Period of Significance: 1825-1849, 1850-1874, 1875-1899
Owner: **Private**
Historic Function: Domestic

Historic Sub-function: Secondary Structure, Single Dwelling
Current Function: Domestic
Current Sub-function: Secondary Structure, Single Dwelling

Potts Brothers Store (added 1983 - **Building** - #83000246)
Gabbettville Rd, La Grange
Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Hart, Mr.
Architectural Style: No Style Listed
Area of Significance: Architecture
Period of Significance: 1875-1899, 1900-1924
Owner: **Private**
Historic Function: Commerce/Trade
Historic Sub-function: Business
Current Function: Commerce/Trade
Current Sub-function: Business

Reid-Glanton House (added 1972 - **Building** - #72000401)
Also known as **Hutchinson House; See Also: Reid-Glanton House (Boundary Decree**
E of La Grange at jct. of GA 109 and Pattillo Rd., La Grange
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Unknown
Architectural Style: Other
Area of Significance: Agriculture, Architecture, Landscape Architecture
Period of Significance: 1825-1849, 1850-1874, 1875-1899
Owner: **Private**
Historic Function: Agriculture/Subsistence, Domestic
Historic Sub-function: Agricultural Fields, Single Dwelling
Current Function: Agriculture/Subsistence, Domestic
Current Sub-function: Agricultural Fields, Single Dwelling

Reid-Glanton House (Boundary Decrease) ** (added 1973 - **Building** - #72001544)
Also known as **Hutchinson Home; See Also Reid-Glanton House**
E of LaGrange at jct. of GA 109 and Pattillo Rd., LaGrange
Historic Significance: Architecture/Engineering
Area of Significance: Landscape Architecture
Period of Significance: 1825-1849
Owner: **Private**
Historic Function: Landscape
Historic Sub-function: Underwater
Current Function: Landscape
Current Sub-function: Underwater

Royal Theater ** (added 2001 - **Building** - #01000646)
301 E. Main St., Hogansville
Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: Tucker and Howell, Lam Amusement Company
Architectural Style: Art Deco
Area of Significance: Architecture, Social History, Black, Entertainment/Recreation
Period of Significance: 1925-1949, 1950-1974
Owner: **Local Gov't**
Historic Function: Recreation And Culture
Historic Sub-function: Theater
Current Function: Government
Current Sub-function: City Hall

Rutledge House (added 1977 - **Building** - #77000445)
Also known as **Rebel Hall**
S of LaGrange on Bartley Rd., La Grange
Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Urpe
Architectural Style: Greek Revival
Area of Significance: Architecture
Period of Significance: 1850-1874
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

Stark Mill and Mill Village Historic District (added 2000 - **District** - #00000754)
Roughly bounded by Lincoln, Askew, Church, Keith, and Brazil Sts, Whaley Ave. and the Hogansville city limits, Hogansville
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Lockwood, Greene & Co.
Architectural Style: Bungalow/Craftsman, Colonial Revival
Area of Significance: Industry, Architecture, Community Planning And Development
Period of Significance: 1875-1899, 1900-1924, 1925-1949, 1950-1974
Owner: **Private**
Historic Function: Commerce/Trade, Domestic, Industry/Processing/Extraction, Recreation And Culture, Religion
Historic Sub-function: Department Store, Manufacturing Facility, Multiple Dwelling, Religious Structure, Single Dwelling, Sport Facility, Water Works

Current Function: Commerce/Trade, Domestic, Industry/Processing/Extraction, Recreation And Culture, Religion
Current Sub-function: Department Store, Manufacturing Facility, Multiple Dwelling, Religious Structure, Single Dwelling, Sport Facility, Water Works

Strickland House (added 1976 - **Building** - #76000652)
Also known as **Homeplace**
NW of La Grange on Glenn Rd., La Grange
Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Et al., Strickland, Wilson
Architectural Style: No Style Listed
Area of Significance: Architecture
Period of Significance: 1850-1874
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

Troup County Courthouse, Annex, and Jail ** (added 1995 - **Building** - #95000721)
E. Haralson St., LaGrange
Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Honeycutt, A.J., Chase, W.J.J
Architectural Style: Other
Area of Significance: Architecture, Politics/Government, Landscape Architecture
Period of Significance: 1925-1949
Owner: **Local Gov't**
Historic Function: Government
Historic Sub-function: Correctional Facility, Courthouse
Current Function: Government
Current Sub-function: Correctional Facility, Courthouse

Van Boddie, Nathan, House ** (added 1977 - **Building** - #77000446)
Also known as **Boddie House**
W. of Mountville on GA 109, Mountville
Historic Significance: Architecture/Engineering
Architect, builder, or engineer: Rodgers, Collin
Architectural Style: Greek Revival, Other, Federal
Area of Significance: Architecture
Period of Significance: 1825-1849
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling

Current Function: Domestic
Current Sub-function: Single Dwelling

Vernon Road Historic District (added 1984 - **District** - #84001266)
Also known as **See Also: Ferrell-Holder House**
Vernon Rd. from Jenkins St. to Forrest Ave. incl. Ferrell Dr., Broad and Carter Sts., La Grange
Historic Significance: Architecture/Engineering, Event
Architectural Style: Late Victorian, Late 19th And 20th Century Revivals
Area of Significance: Exploration/Settlement, Architecture, Landscape Architecture
Period of Significance: 1825-1849, 1850-1874, 1875-1899, 1900-1924
Owner: **Private**
Historic Function: Domestic
Historic Sub-function: Single Dwelling
Current Function: Domestic
Current Sub-function: Single Dwelling

West Point Freight Depot (added 2005 - - #05000075)
305 W. 5th St., West Point

Historic Significance: Architecture/Engineering, Event
Architect, builder, or engineer: Atlanta & West Point RR
Architectural Style: No Style Listed
Area of Significance: Transportation, Architecture
Period of Significance: 1875-1899, 1900-1924, 1925-1949, 1950-1974
Historic Function: Transportation
Historic Sub-function: Rail-Related
Current Function: Work In Progress

West Point Public School (added 1999 - **Building** - #99000411)
Jct. of Ave. F and E. 8th St., West Point
Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: Dennis and Dennis
Architectural Style: Colonial Revival
Area of Significance: Architecture, Education
Period of Significance: 1925-1949
Owner: **Local Gov't** , **Private**
Historic Function: Education
Historic Sub-function: School
Current Function: Work In Progress

6.0 TRANSPORTATION

Troup County has a Joint Multi-Modal Transportation Plan that is made part of this document by reference.