



# COMPREHENSIVE PLAN 2021-2041

Plan prepared with assistance from:

Three Rivers Regional Commission P.O. Box 1600, Franklin, GA 30217



## Table of Contents

Introduction .....	3
Purpose Of The Plan.....	3
Comprehensive Plan Steering Committee and Public Participation.....	4
Community Snapshot and Demographic Data.....	5
Needs and Opportunities .....	6
SWOT Analysis.....	6
List of Needs and Opportunities .....	10
Community Goals.....	17
Vision Statement.....	17
List of Community Goals and Policies .....	18
Character Areas and Land Use .....	24
Narrative and Description .....	24
Downtown.....	24
Traditional Neighborhood - Stable.....	27
Traditional Neighborhood – Redevelopment .....	29
Neighborhood Centers.....	31
Established Neighborhood.....	33
Developing Neighborhood .....	34
Commercial Development .....	35
Commercial Redevelopment .....	37
Gateway Corridors .....	38
Parks and Greenspace.....	39
Professional Park Development.....	41
Industrial .....	42
Activity Centers .....	43
Mission Zero Corridor and Interstate 85.....	44
Character Area Map.....	45
Broadband.....	46
Community Work Program .....	48
Appendices.....	61

## Introduction

The City of LaGrange Comprehensive Plan was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning adopted in 2018.

### **PURPOSE OF THE PLAN**

The Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities which currently exist within the community. Goals, polices, and specific implementation measures are also listed to set policy for particular segments and specific areas of the city.

#### **ELECTED OFFICIALS**

**Jim Thornton**  
*Mayor*

**Jim Arrington**  
*District 1*

**Tom Gore**  
*District 1*

**W. T. Edmondson**  
*District 2*

**LeGree McCamey**  
*District 2*

**Nathan Gaskin**  
*District 2*

**Mark Mitchell**  
*District 1*

## COMPREHENSIVE PLAN STEERING COMMITTEE AND PUBLIC PARTICIPATION

A Comprehensive Plan Steering Committee was organized to assist and guide the update of this comprehensive plan. A series of meetings took place to address the various components of this plan update. The Steering Committee included various members of the community such as government officials, city staff, local businesspersons and other community stakeholders.

In 2015, a community wide survey was developed and conducted at the beginning of the plan update process to which there were more than 800 respondents. A detailed survey analysis can be found in the appendix to this document. Two public hearings were held in regards to the comprehensive plan update process in which citizens could obtain information about the planning process, review, and comment on the plan. Due to COVID-19, public engagement was limited.

### 2021 PLAN STEERING COMMITTEE

**Jim Arrington**  
*City Council Member*

**Alton West**  
*Director, Community Development*

**Bill Bulloch**  
*Assistant City Manager*

**Barbie Watts**  
*Downtown LaGrange Development Authority,  
LaGrange Historic Preservation Commission*

**Norma Tucker**  
*Local resident*

**Darby Pippin**  
*Real Estate Agent*

**Curtis Brown**  
*Manager, Build the Crowd*

**Lanona Jones**  
*Local non-profit and  
Calumet Neighborhood Association*

**Nate Crawford**  
*DASH LaGrange*

**Scott Malone**  
*Development Authority of LaGrange*

**Mark C. Kostial**  
*City Planner*

**Kelley Bush**  
*Development Authority of LaGrange*

## COMMUNITY SNAPSHOT AND DEMOGRAPHIC DATA

The City of LaGrange is located in West Central Georgia and is the county seat of Troup County. Along the Interstate 85 corridor, LaGrange is approximately 65 miles southwest of Atlanta and 90 miles northeast of Montgomery. The City was named for the country estate of Marquis de Lafayette, a hero in the American Revolution who visited the area in 1828 and whose statue is part of the fountain on the downtown square.

The City of LaGrange’s diverse cultural heritage makes it a tourism destination with such sites such as Hills and Dales Estate, Bellevue, Legacy Museum on Main, Exploration in Antiquities Center, LaGrange Art Museum, and the LaGrange Symphony Orchestra to name a few.

From its time as a leader in early industrial growth in the South, the City of LaGrange’s economy continues to grow and expand from a focus on textiles in the early 20<sup>th</sup> century into other sectors. The location of KIA Motors Manufacturing in nearby West Point will continue to influence the business economy in LaGrange.

<b>CITY OF LAGRANGE DEMOGRAPHIC SUMMARY</b>				
	<b>2000 Census</b>	<b>2010 Census</b>	<b>2013 ACS</b>	<b>2019 (Est.)</b>
<b>POPULATION</b>				
<b>Total Population</b>	25,998	29,588	29,903	30,400
<b>Median Income</b>	\$29,713	\$30,752	\$32,448	34,808
<b>Median Age</b>	34	33	32	34
<b>HOUSING</b>				
<b>Total Units</b>	11,005	12,846	12,610	12,773
<b>Occupied</b>	10,102	11,243	10,875	11,246
<b>Vacant</b>	903	1,603	1,735	1,527
<b>Owner</b>	4,803	4,728	4,427	4,345
<b>Rented</b>	5,299	6,515	6,448	6,901

Source: U.S. Census and American Community Survey

# Needs and Opportunities

## **SWOT ANALYSIS**

### **(Strengths, Weaknesses, Opportunities, Threats)**

To address needs and opportunities within LaGrange, a SWOT analysis was conducted by the community stakeholders to identify the strengths, weaknesses, opportunities and threats which exist. The information gathered was utilized in developing the subsequent needs and opportunities list.

#### **STRENGTHS**

- ✓ Small town atmosphere.
- ✓ Nearby West Point Lake.
- ✓ Arts community; performing arts including symphony and ballet.
- ✓ Museums, (Biblical History Museum, Legacy Museum on Main, LaGrange Art Museum and the Lamar Dodd Art Museum).
- ✓ Historic Downtown – boutiques and independent restaurants (better than chains and big box).
- ✓ Ample infrastructure to support growth (water and sewer capacity; roads).
- ✓ LaGrange College and West Georgia Technical College.
- ✓ LaGrange Callaway Airport.
- ✓ Access to I-85 and I-185.
- ✓ Strong Rail Presence.
- ✓ Strong Industrial Base.
- ✓ Tourism assets.
- ✓ Development of The Thread (30+ mile multi-use, non-motorized trail system).
- ✓ Georgia International Business Park

## WEAKNESSES

- ✓ Insufficient and/or deteriorating parks.
- ✓ Lack of diverse retail options; leave town to shop.
- ✓ Unattractive gateways.
- ✓ Limited entertainment options.
- ✓ Lack of jobs paying a living wage
- ✓ The need for additional quality affordable housing.
- ✓ Loss of neighborhood elements that encourage community
  - churches, parks, schools.
- ✓ Lack of affordable childcare, need 24-hour childcare.
- ✓ Lack of public transportation.
- ✓ Bottleneck at Morgan and Greenville Street/Lafayette Parkway.
- ✓ Overall lack of street connectivity and mobility especially along key corridors such as Vernon Road.

## OPPORTUNITIES

- ✓ Development of community gathering spaces. (parks/gardens) such as Granger Park, Sweetland Amphitheater, Southbend Park and Overlook Plaza.
- ✓ West Point Lake for eco-tourism and increased public amenities.
- ✓ Local efforts to increase the development of affordable housing.
- ✓ Development of The Thread (30+ mile multi-use, non-motorized trail system.
- ✓ Hamilton Road widening project to improve this gateway corridor.
- ✓ Workforce development/THINC Academy.
- ✓ Mission Zero Corridor.
- ✓ Continue Diversification of Industrial Base.
- ✓ Hospital - Wellstar West Georgia Medical Center.
- ✓ Increased positive social media, personal relations.
- ✓ Repurposing of closed neighborhood schools.
- ✓ Upgrade/Expand soccer complex.
- ✓ Current leadership's openness to change.
- ✓ Expand adult recreation options (soccer, kickball, softball).
- ✓ Chattahoochee Riverkeeper Office – more focus on the lake, river, and environmental education.
- ✓ Plan and partner with our local government counterparts representing Troup County and the cities of Hogansville and West Point.
- ✓ Center for Strategic Planning.
- ✓ Adaptive reuse projects such as the Dixie Mill loft apartments.
- ✓ Improving high school graduation rate (86.6% in 2019).
- ✓ Mixed use development and downtown housing options in order to attract the younger millennial generation.



## THREATS

- ✓ High rate of poverty as compared to the state (28.8% vs. 15.1% per ACS 2019 est.)
- ✓ Housing and commercial blight.
- ✓ Degraded commercial corridors with sign clutter, little to no landscaping and outdated design and architecture.
- ✓ Concentration of title loan stores on New Franklin Road.
- ✓ Perception of school system.
- ✓ Underprepared workforce.
- ✓ High teen pregnancy rate.
- ✓ Perception of crime.
- ✓ Perception that the High School graduation rate is too low.

## **LIST OF NEEDS AND OPPORTUNITIES**

### POPULATION

#### *Needs*

- Promote the development of housing options for the existing population and for new residents.
- Increased recreational activities for an ever growing and changing population.
- Develop and encourage a greater “live, work, and play” community in order to retain and attract young people.
- Expand mentoring programs such as the THINK Academy to aid at risk youth, reduce the dropout rate, and reduce overall crime.
- Promote living wage jobs to spur growth in the middle class.
- Affordable childcare is a barrier to employment and may be a catalyst for new business opportunities.
- Reduce the poverty rate.
- Increase the number of work ready students and job training opportunities.

#### *Opportunities*

- Population growth. According to the US Census, the City of LaGrange’s population grew from 25,988 in the year 2000 to an estimated population of 30,400 in 2019.
- Expansion of job training through non-profits.

## ECONOMIC DEVELOPMENT

### *Needs*

- Diversification of retail businesses. Many LaGrange residents leave the city to shop.
- A diverse and adequate mix of land uses within different neighborhoods.
- Diversification of employment opportunities such as high-tech jobs.
- Provide employment opportunities for all segments of the population.
- Expanded county wide access to broadband.

### *Opportunities*

- Attracting new industries and businesses with a continuous supply of skilled and educated workforce.
- The use of public incentives could assist in improving the overall attractiveness of commercial and shopping areas of the city.
- Promote the City of LaGrange as a retirement community while emphasizing key attributes such as The Thread, West Point Lake and our low cost of living.
- Development of a lodge at West Point Lake for use as a retreat/conference center to increase tourism.
- Existing educational institutions such as West Georgia Technical College and the THINC Academy foster workforce development skills for the local labor force.
- The existence of Kia Motors Manufacturing continues to allow for the expansion of industry by way of suppliers and other associated auto related businesses.
- Implementation of recommendations made as part of the 2015 Cushman-Wakefield Study.
- Creation of the Georgia International Business Park.

## HOUSING

### *Needs*

- A large portion of the current housing supply is in need of redevelopment as seen on the character area map.
- Address degraded neighborhoods, housing disrepair, and blight.
- Expand local programs dedicated to providing and maintaining affordable housing.
- Lack of quality, available, affordable housing adjacent to major employment centers.
- Increase enforcement of city building and environmental codes in order to address property maintenance issues and blight.

### *Opportunities*

- DASH, Community Action for Improvement (CAFI), and the LaGrange Housing Authority offer opportunities for the revitalization of blighted neighborhoods and substandard housing.
- Increase the mix of housing sizes, types, and price ranges within the city.
- Adaptive re-use of historic structures such as historic mill buildings for housing opportunities.
- “Pay as you save” program in collaboration with Ground Swell, Southface and the City.
- Increased flexibility with the update of our Unified Development Ordinance.
- The Thread connecting neighborhoods, increasing recreation amenities, and multi-modal transportation options.

## COMMUNITY FACILITIES AND SERVICES

### ***Needs***

- Community and neighborhood parks within the city need to be properly maintained.
- Additional community gathering spaces.
- Assess active recreational facilities and ensure that facilities represent the needs of different sports. (i.e. look at soccer/football compared to baseball/softball).
- Development/improvement of neighborhood parks.

### ***Opportunities***

- Implementation of the City of LaGrange 2020 Parks Master Plan.
- Collaboration with Troup County Parks and Recreation for park development and maintenance.
- Development of a “Friends of Parks” groups to promote, expand and maintain park amenities within the city.
- Expanded meeting space at the library.
- Network of sidewalks need to be expanded in underserved commercial corridors and residential areas.
- Visual Artists Alliance of LaGrange for the promotion of the arts and related programming.
- Development of The Thread (30+ mile multi-use, non-motorized trail system).

## NATURAL AND CULTURAL RESOURCES

### ***Needs***

- Inform the public on the importance of historic preservation and support the reuse of historic structures.
- Litter reduction along roadways.
- An updated historic resource survey and assessment.
- Underutilization of historic resources as tourism assets.
- Expanded historic districts.

## *Opportunities*

- Closed neighborhood schools and vacant mill buildings offer an opportunity for the productive reuse of historic structures.
- Promotion of national register historic districts and the tax incentive programs for the rehabilitation of historic structures.
- Inform citizens of the existence of urban waterways and encourage the use of the Adopt-a-Stream Program.
- The Chattahoochee RiverKeeper office in LaGrange offers the opportunity for increased education and promotion regarding local water resources such as West Point Lake, the Chattahoochee River, and its tributaries.
- The Adopt-a-Mile program offers opportunities for litter reduction.

## LAND USE

### *Needs*

- Residential and commercial development needs to be located in locations where public facilities and infrastructure already exist.
- Address unattractive gateways that give a negative first impression for those entering the city.
- Compact development needs to be encouraged to allow for higher density and greater greenspace.

### *Opportunities*

- Infill and revitalization opportunities exist within neighborhoods by working with DASH and the LaGrange Housing Authority.
- A gateway corridor planning study offers the opportunity for improved design standards and aesthetics within the built environment.
- The updated Unified Development Ordinance offers opportunities for alternative traditional zoning and development regulations including increased multi-use and higher densities.

## TRANSPORTATION

### *Needs*

- Traffic congestion and lack of connectivity along east-west corridors such as Vernon Road.
- Particular streets within the city need to be improved to accommodate pedestrian and bicycle travel.
- Future development of roadways need to be constructed with bike paths and sidewalks.
- Alternative or improved traffic flow at particular intersections such as Lafayette Parkway and Greenville/Morgan Streets should be addressed.
- Increase transit options.
- Tourism trolley to connect resources, shopping, retail and downtown.
- Welcome signage and beautification improvements.

### *Opportunities*

- The development of the Thread provides bike and pedestrian trails throughout the city creating greater connectivity between neighborhoods, commercial centers, and schools.
- The “Complete Streets” model of roadway offers opportunities to improve the design of new and existing streets.
- The installation of bike racks throughout the city would encourage increased bicycle use.
- The existence of active rail allows for increased industrial expansion.
- Specific accommodations for electric cars such as plug in stations.

## INTERGOVERNMENTAL COORDINATION

### *Needs*

- Jurisdictions which share mutual boundaries need to partner and plan together to maximize growth potential.

## *Opportunities*

- Promotion of partnerships between the city and community stakeholder groups.
- Opportunities for coordination and planning with adjacent communities exist by way of the Troup County Strategic Planning group.
- Troup County GICH (Georgia Initiative for Community Housing).

## QUALITY OF LIFE

### *Needs*

- The City of LaGrange currently has a limited number of venues for entertainment purposes but opportunities have increased with the development of the Sweetland Amphitheater and Overlook Plaza.
- The City of LaGrange has high quality recreational facilities for sports such as tennis but needs to develop parks for increasingly popular sports such as soccer.
- Perceptions exist of a lack of small neighborhood parks for community gathering.
- A Lack of diverse retail establishments forces citizens to shop elsewhere.

### *Opportunities*

- The City of LaGrange has the potential to become a live-work-play community with such amenities as West Point Lake, historic downtown, and rich cultural arts scene.
- Increasing amenities for residents and tourists.
- The development of the Thread provides bike and pedestrian trails throughout the city creating greater connectivity between neighborhoods, commercial centers, and schools.



# Community Goals

## **VISION STATEMENT**

Below is a vision statement developed by the community stakeholders which states what the community desires to become:

*The City of LaGrange will strive to be a community focused on maintaining its small town character and charm while encouraging quality development and sustainable growth and promoting its rich cultural heritage.*

On the following pages are the goals and policies which have been developed to guide policy decisions and promote the vision for the City of LaGrange.

Quality community objectives from the Department of Community Affairs are selected for each goal which further explains development principles to be applied. The quality community objectives definitions are found in the appendix of this document.

## LIST OF COMMUNITY GOALS AND POLICIES

**Goal #1:** Promote economic expansion and quality development throughout the City of LaGrange

**Policy 1.1:** Maintain downtown LaGrange and Lafayette Square as the economic and social focal point of the city by keeping it the center of culture, government, and community activity.

**Policy 1.2:** Encourage growth and redevelopment closer to the city core.

**Policy 1.3:** Encourage the increased diversification of employment opportunities.

**Policy 1.4:** Consider expanding façade grant program into other areas of the city such as commercial.

**Policy 1.5:** Encourage the redevelopment and reinvestment of vacant, abandoned or underutilized sites, which will strengthen the City’s tax base using methods such as property improvement incentives, promotion of the state and federal opportunity zones.

**Policy 1.6:** Support the expansion and creation of businesses which enhance our economic wellbeing.

**Policy 1.7:** Promote increased collaboration between the LaGrange Downtown Development Authority, the Chamber of Commerce, the Industrial Development Authority, DASH, LaGrange Housing Authority, Troup County Strategic Planning, the Thread, Wellstar-West Georgia Medical Center and Visit LaGrange.

**Policy 1.8:** Support economic expansion as part of the Georgia International Business Park (GIBP) in partnership with Troup County and the City of West Point.

Quality Community Objectives	
<ul style="list-style-type: none"> <li>• Economic Prosperity</li> <li>• Resource Management</li> <li>• Efficient Land Use</li> </ul>	<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Community Health</li> <li>• Local Preparedness</li> </ul>

**Goal #2:** Manage land use, infrastructure, and resources efficiently and sensitively

**Policy 2.1:** Continue environmental education regarding natural resources located within the city.

**Policy 2.2:** Utilize existing infrastructure when promoting new business and industry development.

**Policy 2.3:** Adopt and enforce ordinances which promote quality growth and proper use of resources.

**Policy 2.4:** Encourage the rehabilitation and the utilization of historic preservation grants and tax incentives for historic resources.

**Policy 2.5:** Invest in parks, open space, public space, and protect environmentally sensitive areas.

**Policy 2.6:** Ensure consistent code enforcement.

**Policy 2.7:** Promote the adaptive re-use of older structures including vacant mill buildings and closed schools.

**Policy 2.8:** Support solid waste reduction and recycling initiatives.

**Policy 2.9:** Support the protection and preservation of tree coverage.

**Policy 2.10:** Educate the public regarding the Unified Development Ordinance, Parks and Recreation Plan, Historic Preservation Ordinance and other planning documents.

**Policy 2.11:** Utilize the Historic Preservation Commission to educate the public on the importance of preservation, design review, and the possible expansion of local historic districts.

Quality Community Objectives	
<ul style="list-style-type: none"> <li>• Economic Prosperity</li> <li>• Resource Management</li> <li>• Efficient Land Use</li> </ul>	<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Community Health</li> </ul>

**Goal #3:** Promote the availability of quality, safe, affordable, and diverse housing options in the City of LaGrange.

**Policy 3.1:** Encourage the reinvestment and redevelopment of declining neighborhoods such as former mill villages.

**Policy 3.2:** Address degraded neighborhoods, housing maintenance, substandard or dilapidated housing and blight.

**Policy 3.3:** Support and expand programs such as DASH, LaGrange Housing Authority, and the GICH group, which play a key role in neighborhood reinvestment and redevelopment.

**Policy 3.4:** Encourage common open spaces, walking paths and bicycle lanes to promote connectivity and neighborhood cohesiveness.

**Policy 3.5:** Encourage a wide variety of housing types, including multi-family and the “missing middle,” to accommodate a range of income levels and lifestyles.

**Policy 3.6:** Encourage a variety of efficient urban residential densities inside the city.

**Policy 3.7:** Promote appropriate infill housing and development as appropriate for each neighborhood.

**Policy 3.8:** Consider incentives for housing rehabilitation.

**Policy 3.9:** Promote former mill sites for loft housing.

**Policy 3.10:** Promote the collaboration between public and private entities such as Ground Swell, Southface, Troup County Homeless Coalition to increase housing options within the City.

Quality Community Objectives	
<ul style="list-style-type: none"> <li>• Housing Options</li> <li>• Economic Prosperity</li> <li>• Resource Management</li> </ul>	<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Community Health</li> <li>• Efficient Land Use</li> </ul>

**Goal #4:** Maximize transportation network efficiency, options and alternatives

**Policy 4.1:** Maintain and expand sidewalk network to increase pedestrian safety and accessibility.

**Policy 4.2:** Increase pedestrian and bicycle infrastructure and connectivity through the City.

**Policy 4.3:** Utilize the “Complete Streets” concept when developing and upgrading the road network.

**Policy 4.4:** Promote walkable, compact, mixed use development.

**Policy 4.5:** Promote alternative transportation modes and mobility access for all citizens.

**Policy 4.6:** Encourage multi-modal transportation networks, design standards, and context sensitive solutions along major travel corridors.

**Policy 4.7:** Continue support of The Thread through the implementation of the master plan.

**Policy 4.8:** Study the feasibility of expanded transit options for citizens and workforce.

**Policy 4.9:** Promote the I-85 and “The Ray” initiative.

Quality Community Objectives	
<ul style="list-style-type: none"> <li>• Transportation Needs</li> <li>• Economic Prosperity</li> <li>• Resource Management</li> <li>• Efficient Land Use</li> </ul>	<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Community Health</li> <li>• Local Preparedness</li> </ul>

**Goal #5:** Enhance education standards and job training availability

**Policy 5.1:** Collaborate with the local board of education, West Georgia Technical College, and other institutions to promote workforce development.

**Policy 5.2:** Encourage early learning and support after school programs for students.

**Policy 5.3:** Support workforce development opportunities between local business, industry, and non-profit organizations.

**Policy 5.4:** Seek workforce development and job training opportunities for specific skill sets needed for local industry employment.

**Policy 5.5:** Promote and expand the THINC Academy.

Quality Community Objectives	
<ul style="list-style-type: none"> <li>• Economic Prosperity</li> <li>• Resource Management</li> <li>• Local Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Community Health</li> <li>• Regional Cooperation</li> </ul>

**Goal #6:** Strive to obtain the highest level of quality of life for every citizen of the City of LaGrange.

**Policy 6.1:** Maintain access to goods and services such as increased childcare options, transit, and parks.

**Policy 6.2:** Expand and maintain recreational facilities.

**Policy 6.3:** Promote local festivals and community activities.

**Policy 6.4:** Strive to create a greater “live, work, and play” community to maintain existing population and attract new residents.

**Policy 6.5:** Seek opportunities to allow the City of LaGrange to become a retirement community.

**Policy 6.6:** Recruit new businesses and retail to enhance the local economy and increase customer choice.

**Policy 6.7:** Utilizing the LaGrange Telecommunications Department and other private entities, expand broadband capabilities and access across the City.

Quality Community Objectives	
<ul style="list-style-type: none"> <li>• Economic Prosperity</li> <li>• Resource Management</li> <li>• Efficient Land Use</li> <li>• Local Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• Sense of Place</li> <li>• Transportation Needs</li> <li>• Community Health</li> <li>• Regional Cooperation</li> </ul>

# Character Areas and Land Use

## **NARRATIVE AND DESCRIPTION**

Character areas are specific geographic areas within a community which have a distinct look, feel, and function. According to the Department of Community Affairs, character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas which were identified in the City of LaGrange are: historic downtown, traditional neighborhood-stable, traditional neighborhood-redevelopment, neighborhood centers, established neighborhood, developing neighborhood, parks and recreation, industrial, activity centers, professional park development, commercial development, commercial redevelopment, and gateway corridors.

The following list identifies character areas found within the City of LaGrange. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included which depict each distinct character area.

### **Downtown**

The traditional central business district and immediately surrounding commercial and other mixed uses.

Historic downtown is the traditional central business district of LaGrange and has always been the heart and soul of the city. Downtown has been and continues to be the center of social life and government in LaGrange. Uniquely, it acts also as an ode to American culture and history as much of the built environment can be attributed to the freed slave bridge builder Horace King and at its center stands a monument to Revolutionary War hero, Marquis De Lafayette who visited LaGrange in 1825.



Improvements in recent years including the promenade, parking deck, and the new theater have continued to make downtown LaGrange a destination. The historic Kress Department Store building has been transformed into a world class event center which retains the old charm of the building while adapting to a new use. There is potential to increase number of residents living downtown as upper office spaces are converted into loft units.



Figure 1: Lafayette Square in Downtown LaGrange

#### Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Residential
- Office

#### Development Strategies:

- Encourage medium to high density type developments.
- Promote mixed use to increase the amount of citizens living within downtown.
- Encourage compatible infill development.
- Continue to utilize the square for community gathering and events
- Maintain sidewalks and streetscape to encourage pedestrian use and safety.
- Promote historic tax incentives for the rehabilitation and preservation of historic structures.
- Promote and encourage the use of a façade grant program for the maintenance of the fronts of commercial buildings.
- Encourage parking in the rear of buildings especially on downtown approach streets.
- Increase loft style residential opportunities.
- Continue to utilize grants and other funding sources such as the Georgia Downtown Revolving Loan fund for revitalization efforts.
- Enhance the pedestrian-friendly environment.



Figure 2: Historic Kress Building. Now Del'Avant Event Center



Figure 3: Downtown building containing historic metal facade.

## **Traditional Neighborhood - Stable**

Residential area in the older part of the community typically developed prior to World War II which contains high pedestrian orientation, sidewalks, street trees, street furniture, on-street parking, small regular lots, limited open space, and buildings close to or near the front property line with low building separation.

Traditional neighborhoods have developed around the historic downtown LaGrange since its founding. Architecture ranging in wide and contrasting historic styles makes up the bulk of the built environment. Styles range from antebellum Greek revival, Tudor revival, federal, Victorian and craftsman. Two National Register of Historic Places districts exist within this area. The Vernon Road Historic District and the

Broad Street Historic District. Of particular importance is Bellevue, a National Historic Landmark. Much of the antebellum structures exist today due to the efforts of the Nancy Harts, a group of women who banded together to save the city from destruction from General Sherman's federal forces during the Civil War. Noted architect Neel Reid designed the impressive Hills and Dales Estate, home of textile



Figure 4: Traditional home in LaGrange

entrepreneur Fuller E. Callaway Sr. LaGrange College. Georgia's first private college, is located within this area and between the two historic districts.

### Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Parks
- Public/Institutional

**Development Strategies:**

- Promote landscaping and apply appropriate code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles.
- Promote the use of historic tax incentives for the preservation and rehabilitation to historic structures within National Register listed districts.
- Maintain and expand sidewalk network.
- Encourage appropriate infill opportunities for vacant property.
- Expand pedestrian and bicycle infrastructure.



Figure 5: Greek revival architecture in the Vernon Road National Register District



Figure 6: Traditional craftsman architecture

## **Traditional Neighborhood – Redevelopment**

A neighborhood that has declined sufficiently and housing conditions are substandard, may contain large areas of vacant land

A neighborhood that has declined sufficiently and housing conditions are substandard, may contain large areas of vacant land or deteriorating unoccupied structures.

This character area designates older established neighborhoods which contain blight and are in need of redevelopment and reinvestment. These redevelopment areas contain old schools and mill structures which are in need of repurposing. The predominance of LaGrange as an early textile center in the south also meant a concentration of mill related residential development. While the mills were in operation, homes were occupied and maintained which created a sense of pride for the employees. As the textile industry all across the United States moved overseas so did the economic vitality of these neighborhoods.



Figure 7: Redevelopment neighborhood street

Residential villages associated with former mills include Hillside, Calumet, Dunson, Elm City, Unity, and Dixie. Within many of these neighborhoods there are small neighborhood centers which contain a mix of uses such as retail, churches, and parks. Hillside is one neighborhood which has seen revitalization and redevelopment with the assistance of DASH.

### Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Mixed Use
- Neighborhood Commercial
- Public/Institutional
- Parks



Figure 8: Historic mill rehabilitation and adaptive re-use

### Development Strategies:

- Promote the use of neighborhood associations and neighborhood watch groups.
- Promote landscaping and apply appropriate code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles.
- Encourage eligible neighborhoods, mill villages, and individual structures to be nominated and listed on the National Register of Historic Places.
- Maintain and expand sidewalk network.
- Encourage home ownership.
- Encourage appropriate infill opportunities for vacant property.
- Expand pedestrian and bicycle infrastructure.
- Seek partnerships and initiatives for the reuse of old school and mill sites.
- Eliminate dead end streets to increase connectivity and neighborhood cohesiveness.
- Encourage appropriately scaled commercial nodes within the neighborhood.

## **Neighborhood Centers**

A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space with pedestrian accessibility.

Neighborhood commercial centers exist across the City of LaGrange. The majority of these developed near major mill operations to serve the needs of the mill workers who lived in the surrounding mill villages. These centers have historically acted as mixed use small town centers within each neighborhood. Early 20<sup>th</sup> century commercial structures, churches, and other establishments concentrate to form these neighborhood centers. Unique opportunities exist in these locations for redevelopment to include new retail and community centered activities. These centers also create a sense of place within these different neighborhoods. There are five neighborhood centers which were delineated in LaGrange; Hill St (3 Points), Hillside, Calumet, Unity, and LaGrange Heights.



Figure 9: Hillside neighborhood center

### Land Uses:

- Mixed Use
- Neighborhood Commercial
- Public/Institutional
- Parks
- Office

### Development Strategies:

- Maintain a mix of retail, services, civic and public spaces.
- Enhance and maintain the pedestrian infrastructure so there is connectivity between the neighborhood center and surrounding residential.

- Encourage the listing of structures and districts to the National Register of Historic Places.
- Encourage the adaptive reuse of buildings for new purposes.
- Require appropriate and architecturally compatible infill.



Figure 10: Commercial structures at the intersection of Miller and



Figure 11: Commercial structures at Hill Street



## **Established Neighborhood**

Area where typical types of suburban residential development have occurred. Characterized by low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

Post World War II suburban style residential development is located largely on the northern side of LaGrange. These residential areas expanded outward from the traditional neighborhoods located closer to the historic core of the city. Some neighborhoods are not within typical subdivisions but are characterized by typical suburban development such as curvilinear streets, large lots, and minimal connectivity.

### Land Uses:

- Single-Family Residential
- Public/Institutional
- Parks

### Development Strategies:

- Promote the use of neighborhood associations and neighborhood watch groups.
- Promote landscaping and apply appropriate code enforcement.
- Maintain and expand sidewalk network especially into adjacent community spaces.
- Encourage home ownership.
- Encourage appropriate infill opportunities for vacant property.
- Expand pedestrian and bicycle infrastructure.



Figure 12: Aerial view of established residential in northern LaGrange

## Developing Neighborhood

Areas where typical types of suburban residential subdivision development are likely to occur due to the availability of water and sewer service. Without proper planning, this area is likely to contain low pedestrian orientation, high open space, moderate degree of housing separation, predominantly residential with scattered civic and commercial, along with varied street patterns which are curvilinear and characterized

Suburban style residential development areas exist along the outer edges of the City of LaGrange. These areas are characterized by subdivision development with little or no commercial activity.

### Land Uses:

- Single-Family Residential
- Multi-Family Residential
- Mixed Use
- Parks
- Neighborhood Commercial



Figure 13: Developing subdivision

### Development Strategies:

- Promote the development of conservation subdivisions to conserve greenspace.
- Encourage the use of the traditional street grid when residential development occurs adjacent to traditional established neighborhoods.
- Encourage connectivity between new and existing developments, avoiding cul-de-sacs or dead end streets.
- Promote the development of higher density residential opportunities close to downtown to encourage increased connectivity and neighborhood cohesiveness.
- Promote street design which encourages traffic calming.
- Promote moderate density, traditional neighborhood development (TND) style residential subdivisions.
- Encourage master-planned development which could include mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.

## **Commercial Development**

Areas where typical suburban commercial development occurs due to available infrastructure and high traffic counts. Without proper planning, this area is likely to contain low pedestrian orientation, large separation between buildings and the roadway, low connectivity and unappealing architecture and sign clutter.

LaGrange has experienced recent commercial development primarily along Lafayette Parkway between I-85 and downtown that encompasses a variety of uses, including car dealerships, general retail and professional office. Any new development or redevelopment within the commercial development character area should include the use of quality exterior building materials and should provide



Figure 14: Commercial Development

landscaping and improved site design that is pedestrian oriented and avoids large expanses of parking between the building and the road.

### Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Office

**Development Strategies:**

- Encourage appropriate landscaping through the application of City ordinances.
- Minimize road front parking on new development and encourage the development of rear parking options.
- Construct sidewalks to promote pedestrian access along the corridors and to connect adjacent residential neighborhoods.
- Construct pedestrian safety islands within the medians of major road ways to encourage increased safety and access.
- Replace portions of center turn lanes with landscaped islands to improve safety and aesthetics.
- Encourage pedestrian and automobile separation.
- Update and enforce the sign ordinance.
- Relocate overhead utilities underground.

## **Commercial Redevelopment**

Areas which contain declining, unattractive, vacant or under-utilized strip shopping centers and are characterized by high degree of access by vehicular traffic, on-site parking, low degree of open space, and large land tracts.

Within the City of LaGrange there exist older commercial areas which include abandoned strip center developments and corridors containing commercial blight in need of redevelopment. Reinvestment in these segments of the city will need to be addressed. These particular areas in LaGrange are located along Commerce Avenue, New Franklin Road (US 27), Hogansville Road (US 29), and Lee's Crossing.

### Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Office
- Residential



Figure 15: Commercial Redevelopment

### Development Strategies:

- Update and enforce the sign ordinance.
- Encourage appropriate landscaping through the application of City ordinances.
- Minimize road front parking on new development and encourage the development of rear parking options.
- Construct sidewalks to promote pedestrian access along the corridors and to connect adjacent residential neighborhoods.
- Construct pedestrian safety islands within the medians of major road ways to encourage increased safety and access.
- Retrofit older structures for new and more aesthetically appealing uses.
- Increase the amount of park space within commercial nodes.
- Relocate overhead utilities underground.
- Replace portions of center turn lanes with landscaped islands to improve safety and aesthetics.
- Encourage pedestrian and automobile separation.
- Encourage mixed-use development including residential.

## **Gateway Corridors**

Developed or undeveloped land paralleling the route of a street or highway in town that is already experiencing or likely to experience uncontrolled strip development if growth is not properly managed.

Given the City of LaGrange is located along two interstates, two US highways and two state highways, there exist many gateways into the city. All of these designated corridors contain a mix of uses as some residential segments have turned into commercial since first developed. These corridors include Lafayette Parkway (SR 109), Hamilton Road (US 27), New Franklin Road (US 27), Whitesville Road (SR 219) and West Point Road (US 29). Opportunities for redevelopment exist along each route. For instance, the Hamilton Road corridor will undergo significant change as the planned widening project is completed.



Figure 16: Hamilton Road redevelopment corridor

### Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Office
- Parks
- Residential

### Development Strategies:

- Implement Gateway Corridors Plan.
- Update and enforce the sign ordinance to keep large and visually cluttering signage from the corridor.
- Encourage mixed use type developments.
- Expand bike and pedestrian infrastructure.
- Encourage pedestrian, cyclist and automobile separation.
- Replace portions of center turn lanes with landscaped islands to improve safety and aesthetics.
- Relocate overhead utilities underground.

## **Parks and Greenspace**

Park space includes land dedicated to various outdoor uses such as recreational facilities, passive parks, pocket parks, and cemeteries.

LaGrange contains a number of park spaces which offer the citizens both passive and active recreational opportunities. Some of these parks include ballparks, pocket parks, and memorial parks. Large cemeteries, such as historic Hillcrest Cemetery, are also included in this character area. Currently there are no large land tracts dedicated to conservation or nature preserves as the city is mostly urban.

### Land Uses:

- Passive parks and active recreation
- Cemeteries



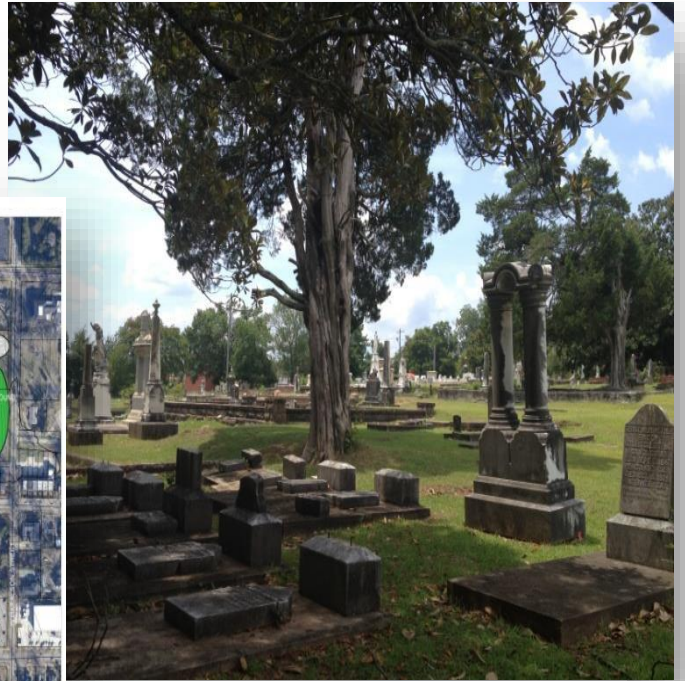
Figure 17: Callaway Memorial Tower Park

### Development Strategies:

- Implement the City of LaGrange 2020 Master Park Plan.
- Promote the use of landscaping.
- Revitalize and enhance existing parks.
- Increase passive recreation opportunities.
- Acquire vacant land to use as additional park space especially in underserved areas.
- Create linkages to neighborhoods, schools, downtown, and other parks.
- Diversify the types of park amenities throughout the city.



Figure 18: New park at the south end of downtown



GRANGER PARK CONCEPT STUDY





## **Professional Park Development**

Typically campus-style development characterized by high degree of access by vehicular traffic and transit, on-site parking, and low degree of open space.

There exist three distinct areas within LaGrange characterized by professional park style development. West Georgia Medical Center is located on the western edge of the city. Multiple medical providers and associated businesses are located adjacent to the hospital which creates a medical professional style campus. On the eastern side of the city, an office park has been designed to allow for professional campus style development. A number of businesses have already located to the site including American Home Shield and MAU Workforce Solutions. This development is located strategically off Lafayette Parkway between downtown LaGrange and Interstate 85. The third area designated for office development is located off S. Davis Road and called Ridley Lake.



Figure 19: West Georgia Medical Center

### Land Uses:

- Commercial
- Mixed Use
- Public/Institutional
- Parks
- Office

### Development Strategies:

- Require landscaping and vegetative buffers along roadways and viewshed.
- Enforce the sign ordinance to minimize large and visually cluttering signage.
- Screen parking lots from entry corridors to minimize visual clutter.
- Encourage a mix of uses to serve office employees to reduce automobile traffic on site.
- Ensure pedestrian connectivity between uses and to adjacent residential or commercial areas.

## **Industrial**

Land used in manufacturing, assembly, processing, wholesale trade, and distribution activities.

Industry has historically been a major part of the economy of the City of LaGrange. With the influence of local entrepreneurs such as Fuller Callaway Sr., the City of LaGrange became an early industrial center in the south. The early years were focused on textile manufacturing and as many of those jobs went overseas the industrial sector became more diversified. Manufacturing is still the dominant type of industry in LaGrange and has made many advances. KIA Motors Manufacturing, in nearby West Point, has brought supplier companies into the city which continues to bring increased employment.

The industrial character area includes the Jim Hamilton Industrial Park, LaGrange Industrial Park and the newly expanded Callaway South Industrial Park.

### Land Uses:

- Heavy and Light Industrial
- Office Park
- Parks



Figure 20: Industrial building

### Development Strategies:

- Encourage a mix of uses adjacent to industrial areas to serve industry employees to increase access to retail and park space.
- Promote the Federal Foreign Trade Zone (FTZ) for the recruitment of additional industries.
- Enforce the sign ordinance.

## **Activity Centers**

Concentration of regionally-marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These are characterized by high degree of access by vehicular traffic, on-site parking, low degree of internal open space, high floor-area-ratio, large tracts of land, campus or unified development.

Segments along the Interstate 85 corridor, particularly at exits 13, 14, and 18, within the City of LaGrange have the potential for increased mixed use development. Both commercial and residential development has occurred here and has been proposed for the future.

### Land Use:

- Commercial
- Mixed-Use
- Multi-Family
- Parks
- Office

### Development Strategies:

- Encourage relatively high-density mix of retail, office, services, and employment to serve a regional market area.
- Include a diverse mix of higher-density housing types including affordable workforce housing.
- Encourage pedestrian connectivity between different uses.
- Require landscaping and vegetative buffers along roadways and viewshed.
- Enforce the sign ordinance to keep transportation corridors free from visual clutter.
- Screen parking lots from entry corridors to minimize visual clutter.



Figure 21: Commercial activity along LaFayette

## **Mission Zero Corridor and Interstate 85**

Interstate 85 traverses the southern city limits of the City of LaGrange and acts as a key access gateway. This corridor is critical for commerce as well as importing and exporting goods to and from the city. There exist three interchanges within the city limits of LaGrange; Georgia Highway 109, US 27, and Georgia Highway 219. The KIA exit in the northern part of the City of West Point may serve the expanding Callaway South Industrial Park in the near future.

The City of LaGrange has a long successful industrial past which in its early days was spearheaded by Fuller E. Callaway. This period of industrial success was not served by the interstate. Industry continues to be a major part of LaGrange's economy due to business leaders such as the late Ray Anderson, founder of Interface. For his business leadership and philanthropy in Troup County, Interstate 85 has been named the Ray C. Anderson Memorial Highway.

A Mission Zero Corridor “Blueprints for Successful Communities” Plan was developed and named to honor Interface’s Mission Zero initiative.

### Land Uses:

- Mixed Use
- Commercial
- Parks

### Development Strategies

- Implement the “Mission Zero Corridor Blueprints for Successful Communities”.

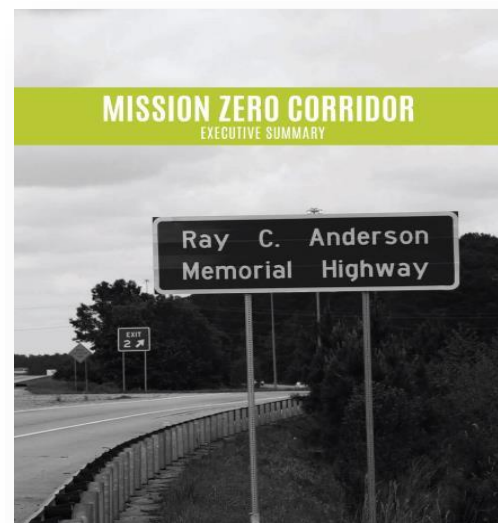
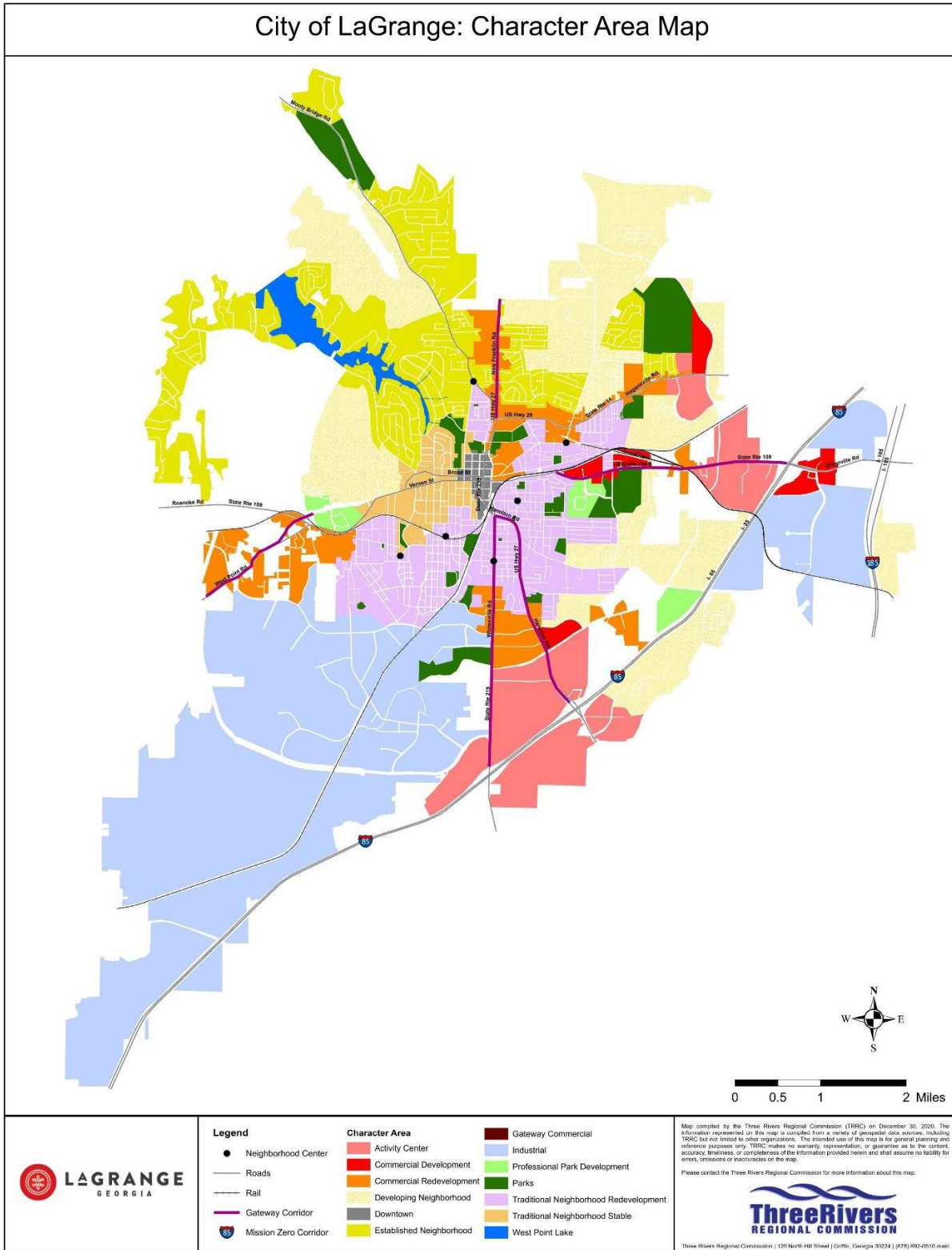


Figure 21: Mission Zero Corridor Plan

# CHARACTER AREA MAP



## Broadband

The City of LaGrange is unique among many cities in Georgia in that it provides a variety of telecommunications as part of its community services. The city provides fiber directly to the businesses. Over 330 miles of fiber exists including 4600 circuits. Fiber connectivity is located in 850 buildings and 20 cell towers throughout LaGrange. This service is provided to commercial sites both within the city limits and locations outside the city limits. The city has been a gig city for a number of year.

The LaGrange Telecommunications service includes:

- Shared and dedicated internet.
- Phone services.
- Point-to-point and ethernet cloud services.
- T-1 internet.
- Co-location facilities.

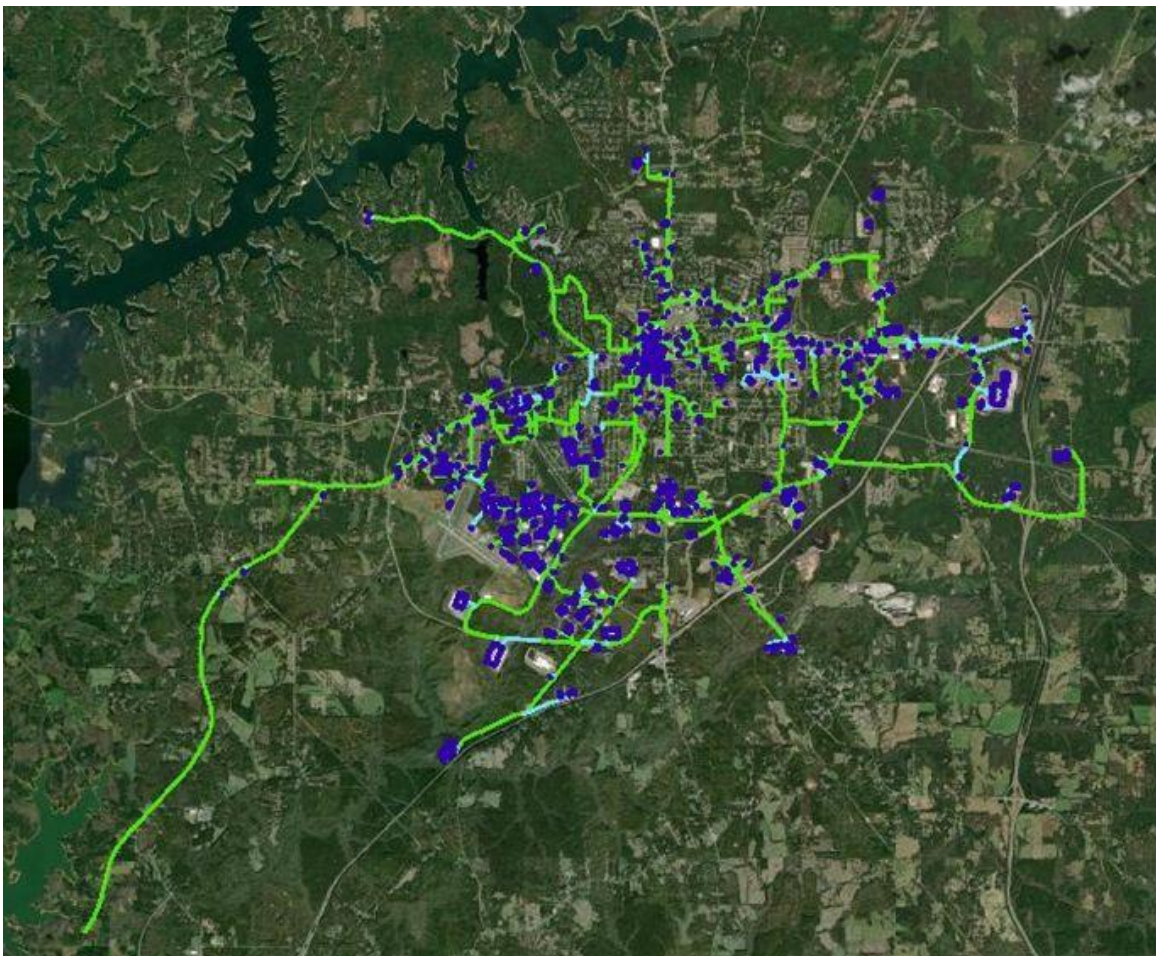


Figure 23: LaGrange Fiber Map

## The City of LaGrange Broadband Expansion Strategies:

- Broadband discussion group.
- Prepare for 5g in future.
- Promote Gig community capability.
- Seek DCA Broadband Site Ready designations.
- Preparing for cloud based and wireless infrastructure.
- Seek to deploy city-wide Wi-Fi.
- Seek to expand broadband into Troup County.
- Technology based business promotion.
- Promote telecommunications capability within the Georgia International Business Park (GIBP) and the RAY.

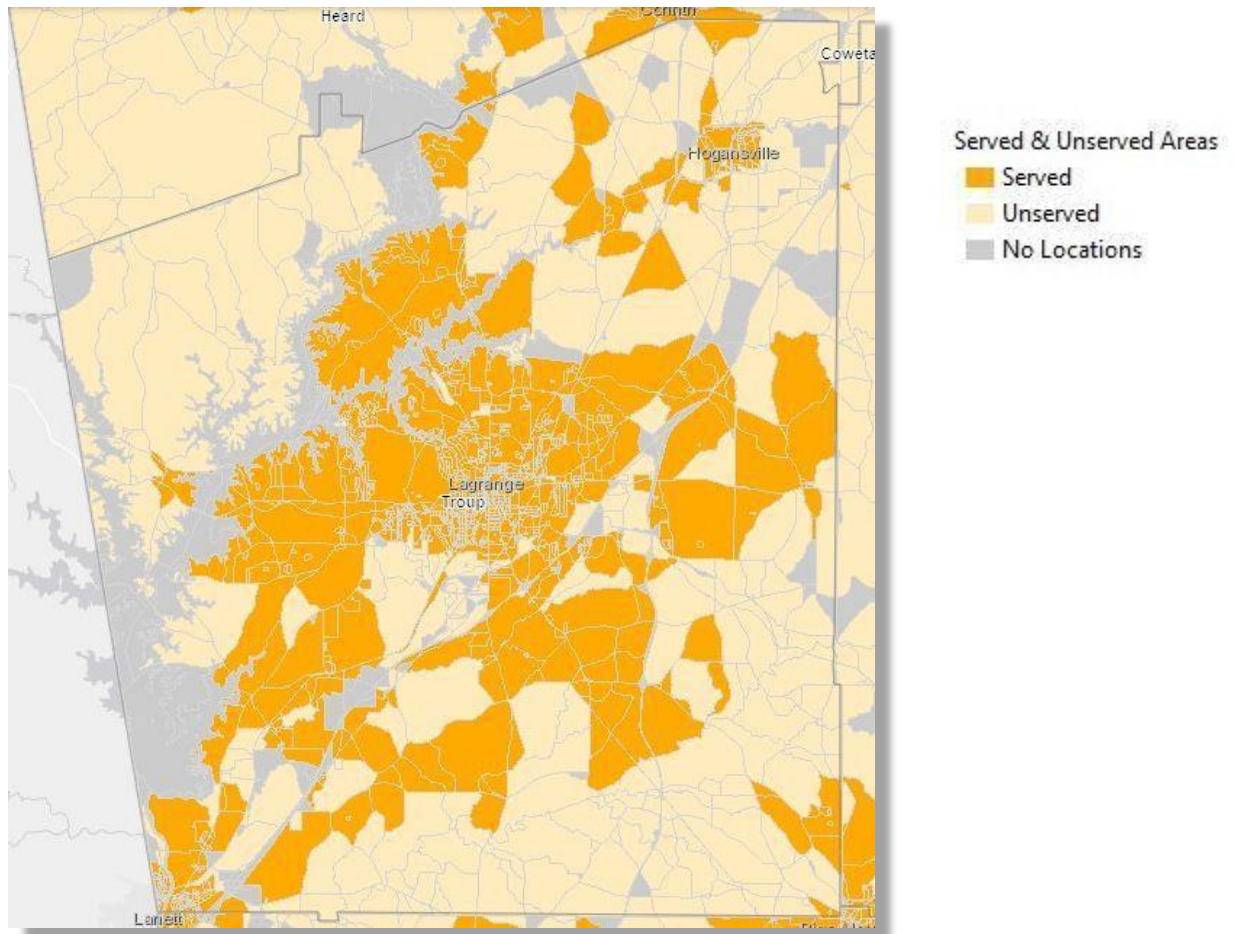


Figure 24: DCA Unserved Map

# Community Work Program

The City of LaGrange Community Work Program lays out the specific activities the community plan to undertake during the next five years. The project list includes initiatives, programs, ordinances, administrative actions that will be conducted to implement the plan. The first section is a Report of Accomplishments for the previous Short Term Work Program from the previous plan.

## **2016-2020 REPORT OF ACCOMPLISHMENTS**

<b>COMMUNITY WORK PROGRAM 2016-2020 REPORT OF ACCOMPLISHMENTS</b>		
<b>Project or Activity</b>	<b>Status</b>	<b>Explanation</b>
Complete a LaGrange Housing Assessment	Complete	Completed in May 2019
Conduct Gateway Corridor Study/Planning Framework	Complete	Completed in November 2016
Construct Granger Park Multi-Use Trail	Complete	
Develop Granger Park Dog Park	Complete	This is located at Southbend Park
Undertake Granger Park Renovation (new/resurfaced parking areas, landscaping, irrigation, new restroom, site furnishing, stormwater pond improvements)	Complete	
Re-write Sign Ordinance	Complete	Adoption in summer.



Consider drafting a Unified Development Ordinance (to include Form Based Zoning and re-write of existing zoning rules)	Complete	It is anticipated that our UDO will be adopted in the 2 <sup>nd</sup> quarter of 2021
Consider drafting a City-wide Park Plan	Complete	Completed in August 2020
Roadside Enhancement and Beautification – Exit 13 at Whitesville Road	Complete	Part of the Ray Corridor Plan and Great Wolf improvements
Continuing Education for the Board of Planning and Zoning Appeals	Not Complete	
Continue Utility Discount Program	Complete	
Assist with Neighborhood Revitalization	Ongoing	CBDG Funding
Focus on Redevelopment of Existing Tracts (Bryant Lake, Magnolia, Mill Creek, etc.)	Complete	
Redevelop West Court Square – Old Mansour Department Store Property	Complete	
Hamilton Road (US27/SR1) Widening Project (R/W Acquisition)	Underway	The construction phase of this project is expected to begin in the Spring of 2022. City is responsible for utility realignment.
Consider drafting a Bike-Ped Connectivity Plan	Complete	Became part of the Thread Master Plan
Southeast LaGrange Pedestrian Improvement/Bike Path Project	Complete	Sidewalks installed on Ragland Street and Colquitt Street.

Build Callaway Connector	Complete	This roadway has been completed and is known as Hills & Dales Farm Road.
Build Pegasus Parkway Extension	Complete	
Construct Bull/Main/Depot Streets Roundabout	Not Complete	
Construct Country Club Rd./Broad St. Roundabout	Complete	
Replace Greenville Street Bridge	Complete	Move to new CWP This bridge was opened in May 2020.
Implement Public Awareness, Outreach and Education Program for Watershed	Not Complete	This can be started up in the next 5 years.
Continue Stream Monitoring per Watershed Protection Plan Requirements	Complete	This is done on a quarterly basis and a report is submitted to EPD each year on June 30.
Perform Streambank Protection Project (north side of town)	Not Complete	Pending Funding
Electric Pole Inspection and Replacement	Ongoing	A third crew was hired to focus on this work.
Continue Work on Radio Read Water Meters	Ongoing	2,862 (Electric), 1,196 (Gas), and 1,232 (Water) have been installed thus far.
Paint Ford Tank Exterior	Completed	

Grantville and Hogansville Gas Meter / Regulator Station Upgrades	Completed	
Upgrade/Eliminate 2" Galvanized Water Mains	Ongoing	Work in the McGhee, Addie, and Ware Street area was completed under a CDBG grant.
Upgrade Electric Neutral Conductors and Eliminate Open Wire Secondaries	Ongoing	A third crew was hired to focus on this work.
Purchase Upgraded Patrol Equipment (e.g. night vision equipment, rifles, gas masks, etc.)	Complete	The PD now has two drones with night vision and rifles have been purchased and are being fielded.
Third Floor Construction – Rehabilitate Existing Jail Area for File Storage, Evidence of Property Retention	Underway	Demolition in this area has been completed. Construction is scheduled to begin later this year.
Replace the Existing 800 MHZ Radio Communications System (no longer supported by manufacturer in latter 2015)	Complete	Our new P25 public safety radio system came on-line in June 2016.
Upgrade the Existing Target System at the Department’s Firearms Range	Complete	This equipment is already being utilized.
Repair or Replace the Existing Retaining Wall at the PD’s Lower Parking Area	Not Complete	This is factored into the remodel of the PD. However, this portion is contingent on available remaining funds.
Replace All Existing Keypad Locks with a Networked “Card Reader Access Control” to Improve the Department’s Access Control System	Underway	As the renovations continue at the PD this technology is being added and the current keypads are being removed.
Expand the Existing LPD Training Center to Increase Classroom Space and a Gymnasium-Style Training Room	Not Complete	This remains a work in progress and is contingent on funding.
Market Callaway South Industrial Park and Ridley Lake Property for Development	Underway	

Recruit Retail Ventures to Develop in LaGrange Using TAD	Complete	LaGrange Mall & Other Locations
Increase Efforts to Market LaGrange Internationally for Business and Tourism Recruitment	Underway	Park of Georgia International Business Park Concept.
Renovate Eastside Park	Underway	Part of Parks Master Plan
Upgrade Utility Infrastructure Upgrades at Whitesville Rd and I-185	Complete	This was done in conjunction with The Ray, Selig, and GDOT
Evaluate and update the property maintenance ordinance	Underway	Part of UDO/GICH
Roadside Beautification (Interstate 85 @ Exit 13)	Complete	This was done in conjunction with The Ray, Selig, and GDOT.

## 2121-2025 COMMUNITY WORK PROGRAM

A Community Work Program was developed which lists projects and activities to occur during the next five years. The Community Work Program serves as the implementation program for the comprehensive plan.

COMMUNITY WORK PROGRAM 2021-2025				
ACTIVITY	YEARS	RESPONSIBLE PARTY	COST	FUNDING SOURCES
Renovate Fire Station #3 (Hogansville Road)	2021	City of LaGrange	\$600,000.00	City of LaGrange / SPLOST
Purchase SCBA Cascade Systems for each Station	2021-2025	City of LaGrange	\$50,000.00	City of LaGrange
Fire Engine to Replace Engine #2	2021	City of LaGrange	\$600,000.00	City of LaGrange / GMA Lease Program
Expand Existing Training Center to include AARF Prop, Structural Collapse, Confined Spaces	2021-2025	City of LaGrange	\$200,000.00	City of LaGrange
Purchase New SCBA's	2021-2022	City of LaGrange	\$200,000.00	City of LaGrange
Relocate Fire Administration & Maintenance Shop to West Lukken Industrial Drive	2022	City of LaGrange	\$1.2 Million	City of LaGrange / SPLOST
Replace all Existing Keypads with Card Reader Access Control	2021-2023	City of LaGrange	\$20,000.00	City of LaGrange
Renovate Fire Station #4 (Mooty Bridge Road)	2023	City of LaGrange	\$250,000.00	City of LaGrange / SPLOST
Fire Apparatus to Replace a Model Year 2003 Fire Truck	2023	City of LaGrange	\$600,000.00	City of LaGrange / GMA Lease

Renovate Fire Station #1 (South Davis Road)	2024	City of LaGrange	\$250,000.00	City of LaGrange / SPLOST
Aerial Truck to Replace Truck #32	2025	City of LaGrange	\$1 Million	City of LaGrange / GMA Lease
Renovate Fire Station #2 (Aerotron Parkway)	2025	City of LaGrange	\$300,000.00	City of LaGrange / SPLOST
Fire Apparatus to Replace a Model Year 2007 Fire Truck	2025	City of LaGrange	\$650,000.00	City of LaGrange / GMA Lease
Construction of a Linear Park along the Whitesville Road Corridor adjacent to Benjamin Harvey Hill Homes	2021	City of LaGrange	\$600,000.00	City of LaGrange
Construction of a Neighborhood Park at the Intersection of Hamilton Road and Colquitt Street	2021	City of LaGrange	\$600,000.00	City of LaGrange
Construction of a New Regional Park Consistent with our Parks Master Plan	2021-2024	City of LaGrange	\$1 Million	City of LaGrange
Calumet Park Improvements	2023	City of LaGrange	\$100,000.00	City of LaGrange
Granger Park Playground	2022	City of LaGrange	\$350,000.00	City of LaGrange
Eastside Park Renovations	2025-2027	City of LaGrange	\$3.3 Million	City of LaGrange / SPLOST
Jones Street Park Improvements	2021	City of LaGrange	\$71,000.00	City of LaGrange
Granger Park Improvements	2025-2027	City of LaGrange	\$1 Million	City of LaGrange / SPLOST

Haralson Street Greenspace Improvements	2025	City of LaGrange	\$50,000.00	City of LaGrange / SPLOST
Lindsey Street Park Improvements	2024	City of LaGrange	\$180,000.00	City of LaGrange
Lafayette Square Improvements	2024	City of LaGrange	\$300,000.00	City of LaGrange
Police Department Remodel – Phase 1	2020	City of LaGrange	\$1.9 Million	City of LaGrange / SPLOST
Police Department Remodel – Phase 1.5	2021	City of LaGrange	\$1.2 Million	City of LaGrange / SPLOST
Police Department Remodel – Phase 2	2022	City of LaGrange	\$1.8 Million	City of LaGrange / SPLOST
Police Department Remodel – Phase 3	2023	City of LaGrange	\$1.2 Million	City of LaGrange / SPLOST
Police Department Remodel – Phase 4	2024	City of LaGrange	\$1.3 Million	City of LaGrange / SPLOST
Visit LaGrange Building Remodel. (Convention & Visitors Bureau)	2020-2021	City of LaGrange	\$1.6 Million	City of LaGrange
North Lafayette Square Streetscape Project	2020-2021	City of LaGrange	\$200,000.00	City of LaGrange
The Thread	2021-2025	City of LaGrange	\$2 Million (Annually)	City of LaGrange / SPLOST

Workforce Development Center	2021	City of LaGrange	\$2 Million	City of LaGrange DCA Grant Funding
Police Department Training Center Remodel	2021-2025	City of LaGrange	\$150,000.00	City of LaGrange
Rosemont Water Line Project	2021-2022	City of LaGrange	\$1.9 Million	City of LaGrange
Dixie-Shoal Basin I/I	2021-2022	City of LaGrange	\$2 Million	City of LaGrange
Water Filter Plant Repairs	2021-2022	City of LaGrange	\$1.2 Million	City of LaGrange
Electric Pole Inspection and Replacement	2021-2025	City of LaGrange	\$150,000.00 (Annually)	City of LaGrange
Continue Work on Radio Read Water, Gas, and Electric Meters	2021-2025	City of LaGrange	\$6 Million	City of LaGrange



Continue Quarterly Stream Monitoring Per Watershed Protection Plan Requirements	2021-2025	City of LaGrange	\$15,000.00 (Annually)	City of LaGrange
City Street Repaving Work	2021-2026	City of LaGrange	\$1.25 Million (Annually)	City of LaGrange / GDOT Funding
Walter Filter Plant Valves/Filters	2021-2022	City of LaGrange	\$3 Million	City of LaGrange
Mooty Bridge Lift Station	2021-2022	City of LaGrange	\$2.5 Million	City of LaGrange
Long Cane WWTP	2022-2023	City of LaGrange	\$3.8 Million	City of LaGrange
Hamilton Road Widening Project (utility realignment).	2019-2024	City of LaGrange	\$6.7 Million	City of LaGrange
Whitesville Lift Station	2021-2022	City of LaGrange	\$1.2 Million	City of LaGrange

Recruit Retail Ventures Using TAD	2021-2025	City of LaGrange	\$100,000.00	City of LaGrange / Development Authority of LaGrange (DAL) / TAD
-----------------------------------	-----------	------------------	--------------	--

Upgrade Utility Infrastructure at Whitesville Road @ Interstate 85	2021-2025	City of LaGrange	\$1 Million	City of LaGrange
Develop Pad Ready Industrial Sites within the Georgia International Business Park (GIBP)	2021-2025	City of LaGrange	\$350,000.00	Development Authority of LaGrange
Build and Maintain a 50,000 sq ft Spec Industrial Building for Attracting Industrial Prospects	2021-2025	City of LaGrange	\$2.5 Million	Development Authority of LaGrange
Continuing Education for the Board of Planning and Zoning Appeals	2021-2025	City of LaGrange	\$20,000.00	City of LaGrange
Expand Troup County School System Career Center to Drive Expansion of our Workforce Pipeline	2021-2025	City of LaGrange	\$700,000.00	TCSS/DAL/Existing Industry
Develop a Comprehensive Aviation Program for Pilots and Aircraft Maintenance Technicians	2021-2025	City of LaGrange	\$1.5 Million	DAL/Troup County Airport Authority / LaGrange College / WGTC
Construct an Inland Port in the GIBP	2021-2025	Development Authority of LaGrange	\$30 Million	DAL/City of LaGrange / Troup County / Georgia Port Authority / Developer

Complete Build-Out of the Remaining 40 Acre Rooker Site on Sewon Blvd.	2021-2025	DAL / Rooker	\$10 Million	DAL / Rooker / Industrial Prospect
Complete Build-Out of Piedmont Circle Site	2021-2025	Development Authority of LaGrange	\$2.5 Million	DAL / Industrial Prospect
Complete Multi-Layered Interactive Map of the Community and GIBP on the City and DAL Website	2021-2025	Development Authority of LaGrange	\$100,000.00	Development Authority of LaGrange
Assist with Neighborhood Revitalization	2021-2025	City of LaGrange	CBDG Funding	City of LaGrange
Implement the URWays Workforce Transportation Model	2021-2025	DAL / URWays	\$250,000.00	DAL / URWays / Local Car Dealership
Complete Construction of Project Greenfield	2021-2025	DAL / Project Greenfield	\$240 Million	DAL/City of LaGrange / Troup County / Project Greenfield
Market and Develop Callaway South Industrial Park	2021-2025	DAL	\$150 Million	DAL / City of LaGrange / Troup County / Project Disco

Complete Entrance Road and Intersection into Callaway South Property off of Pegasus Parkway	2021-2025	DAL / City of LaGrange	\$1.2 Million	City of LaGrange
Complete Kimberley Clark Expansion	2021-2025	DAL / KCC	\$62 Million	DAL / Troup County / KCC
Implement Public Awareness, Outreach and Education Program for Watershed	2021-2025	City of LaGrange	\$12,500.00 (Annually)	City of LaGrange
Perform Streambank Protection Project (North Side of Town)	2021-2025	City of LaGrange	\$25,000.00	City of LaGrange
Repair or Replace Existing Retaining Wall at the PD's Lower Level Parking Area	2025	City of LaGrange	\$150,000.0	City of LaGrange / SPLOST

## Appendices

- ✓ Steering Committee Meetings
- ✓ Quality Community Objectives
- ✓ 2015 Community Survey Results Analysis

2021 Steering Committee Meetings	
Date	Plan Element
February 18, 2020 (Only in person committee meeting)	Introduction and Plan Process SWOT Analysis Review Local Priorities
August 26, 2020 (Subsequent meetings on Zoom)	SWOT Update Needs and Opportunities
September 9, 2020	Needs and Opportunities continued
September 23, 2020	Goals and Policies
October 7, 2020	Character Areas and Land Use
October 21, 2020	Character Areas and Land Use continued
November 4, 2020	Broadband

LaGrange Comprehensive Plan Update | Sign-In Sheet  
Steering Committee Meeting #1  
LaGrange City Hall  
Wednesday, February 19<sup>th</sup>, 2020

NAME	EMAIL	PHONE	SIGNATURE
Curtis Brown	cb@buildthecrowd.com		
Darby Pippin	darbyp@danric.com	764-523-1658	<i>Darby Pippin</i>
Lanona Jones	ljonescpna@gmail.com		
Kathy Tilley	ktalley@troup.org		
Barbie Watts	barbiew@downtownlagrange.com	764-523-2773	<i>Barbie Watts</i>
Jim Arrington	jarrington@lagrangega.org	706-523-1354	<i>Jim Arrington</i>
Norma Tucker	normamarietucker@gmail.com	678-612-1396	<i>Norma Tucker</i>
Alton West	awest@lagrangega.org	706-883-2021	<i>Alton West</i>

CITY OF LAGRANGE  
COMPREHENSIVE PLAN UPDATE  
2021-2041

Steering Committee Meeting #6  
October 21, 2020

## The Quality Community Objectives

1. Economic Prosperity: Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
2. Resource Management: Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
3. Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
4. Local Preparedness: Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
5. Sense of Place: Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
6. Regional Cooperation: Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

7. Housing Options: Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

8. Transportation Options: Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

9. Educational Opportunities: Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

10. Community Health: Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.







# **Survey Results**

Comprehensive Plan 2015 – LaGrange, GA

---

- The survey was made available for about four weeks in February/March 2015
- 873 surveys were collected
- 415 were completed on survey monkey
- 458 were completed on paper

# Background

---

17 is the youngest

Average age is 41

84 IS THE OLDEST

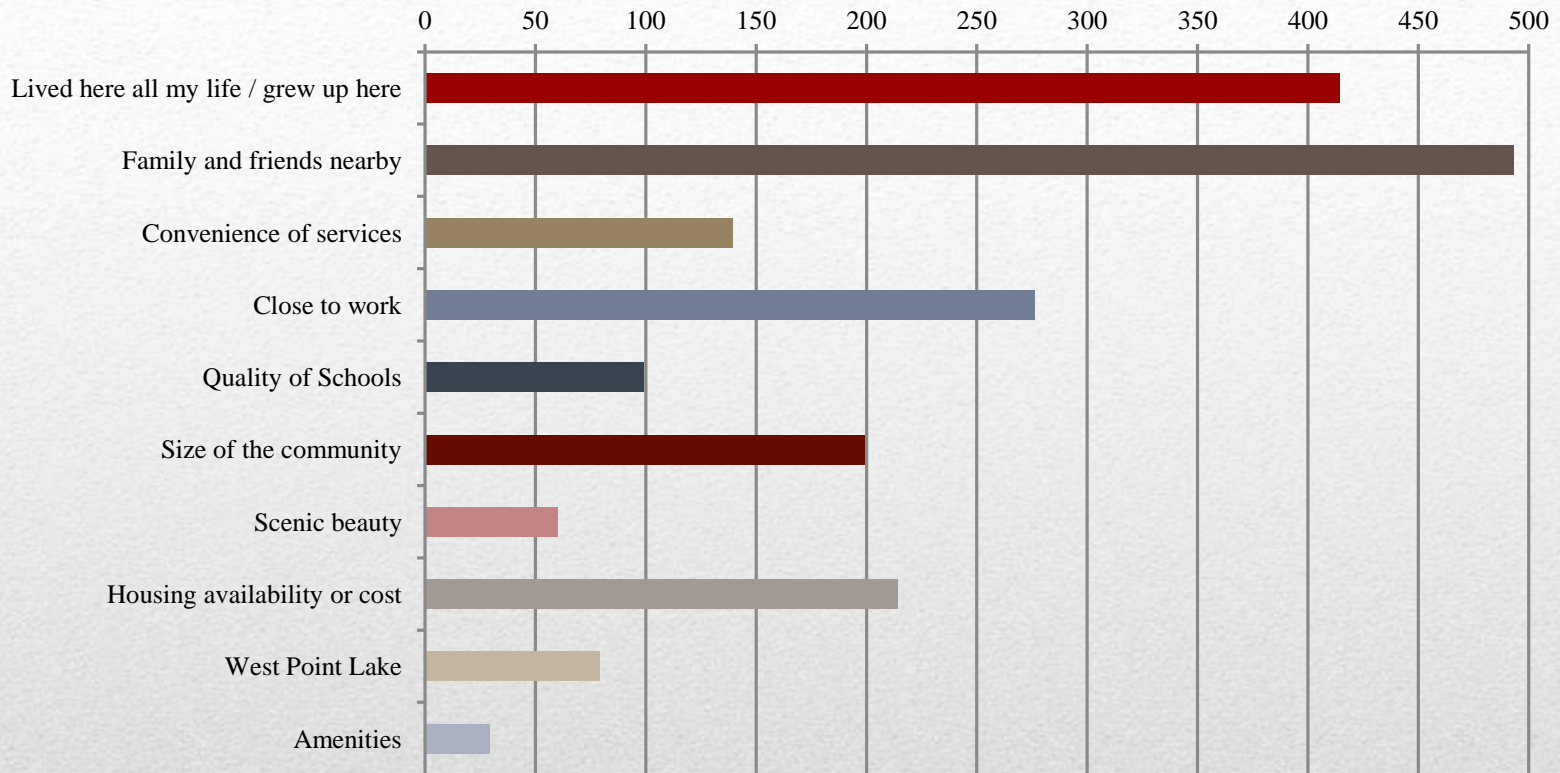
74% are female

52% ARE AFRICAN AMERICAN

25 years is the average length of time in LaGrange

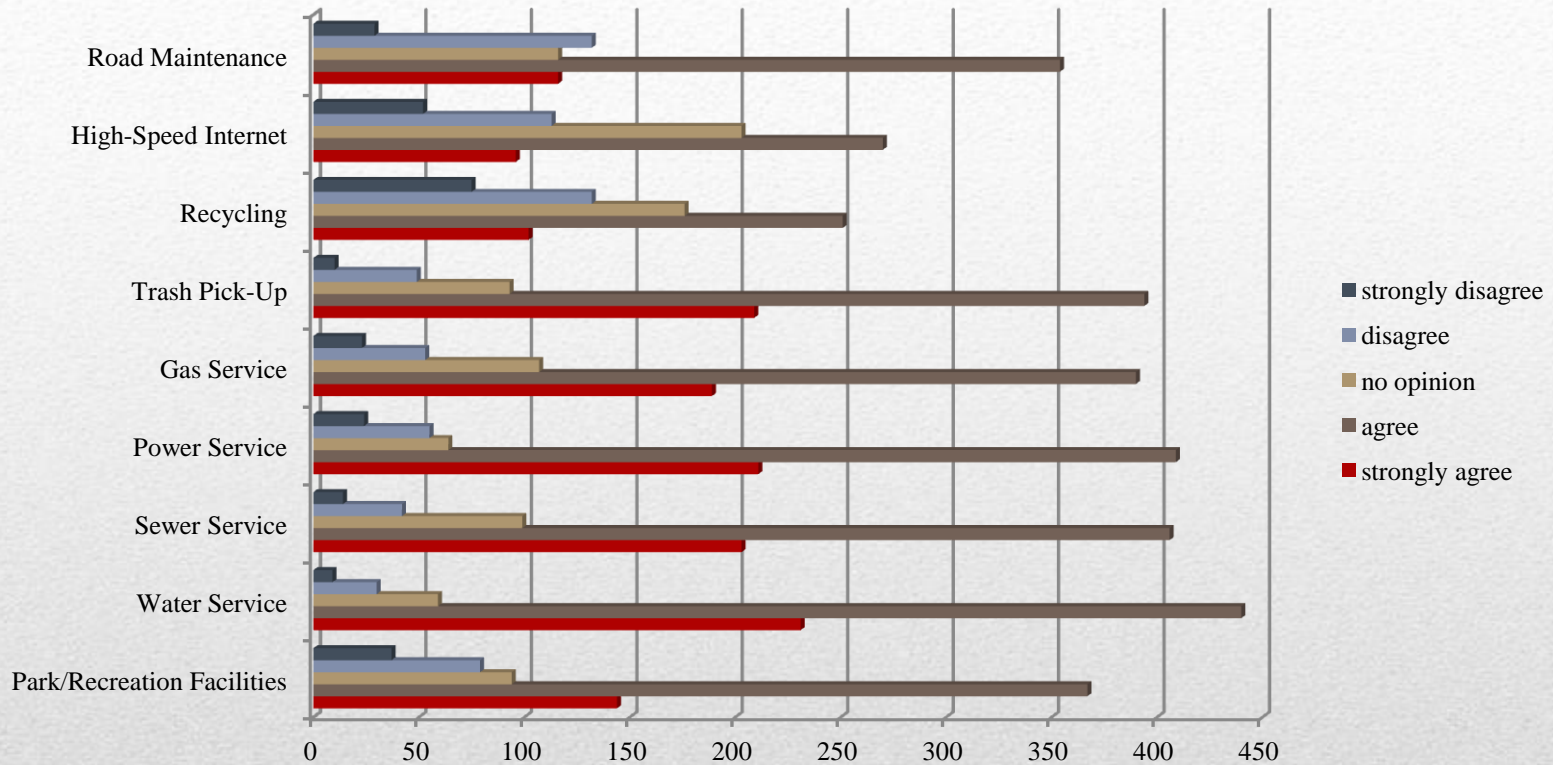
# Respondent Demographics

---



# Why do you choose to live in LaGrange?

---



**Do you agree that these services adequately meet the needs of the residents?**

*"New plans for parks/trails by Granger Park are exciting; add a dog park! And the splash pad at Calumet Park is great – need more in other areas of the city."*

Disc Golf

HIGH SPEED INTERNET

*"Parks need major upgrades and renovations. Recycling pick up would encourage more participation."*

Curbside Recycling

Greenspace

Sidewalks

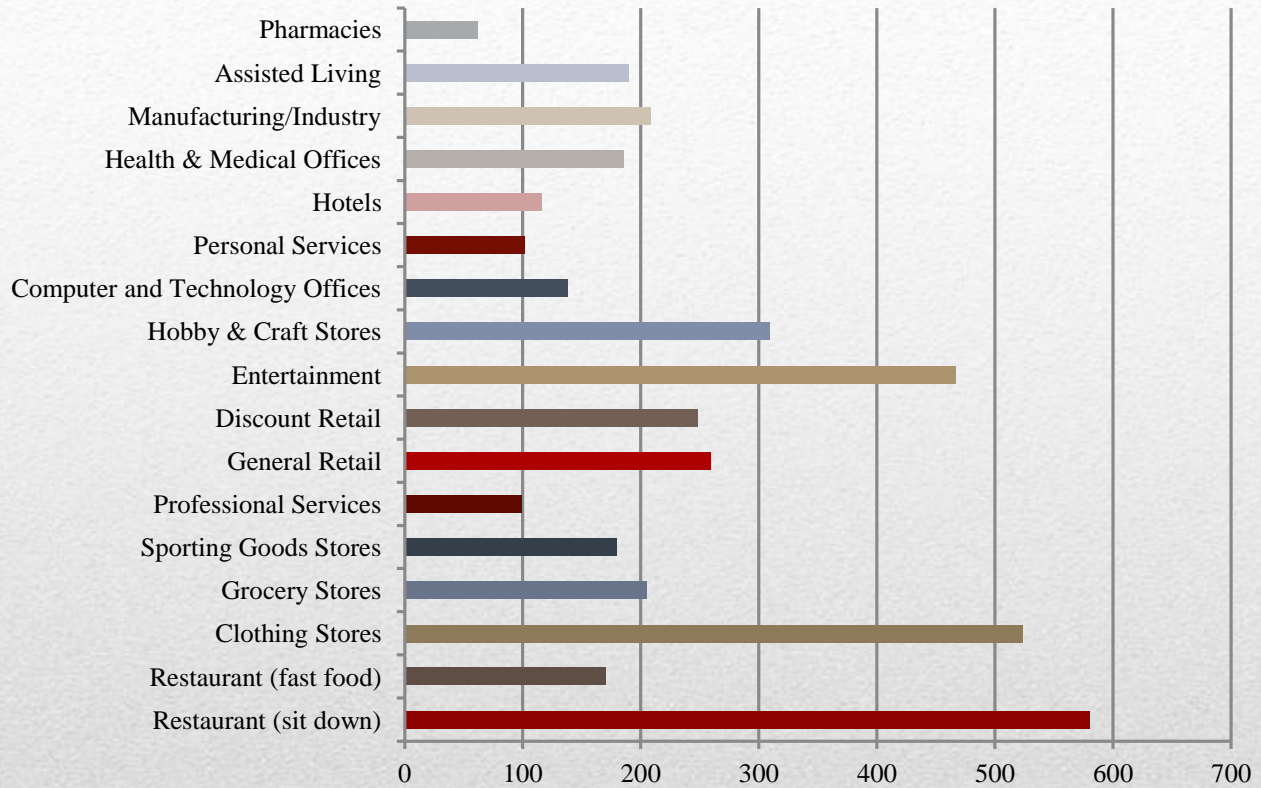
Dog Park

*"Absolutely we need curb-side recycling and more choices available for high speed internet that are affordable. Improved sidewalks and the addition of walking trails in the city limits would be appreciated and help improve the health of the citizens of LaGrange."*

BIKE LANES

# Comments on City Services

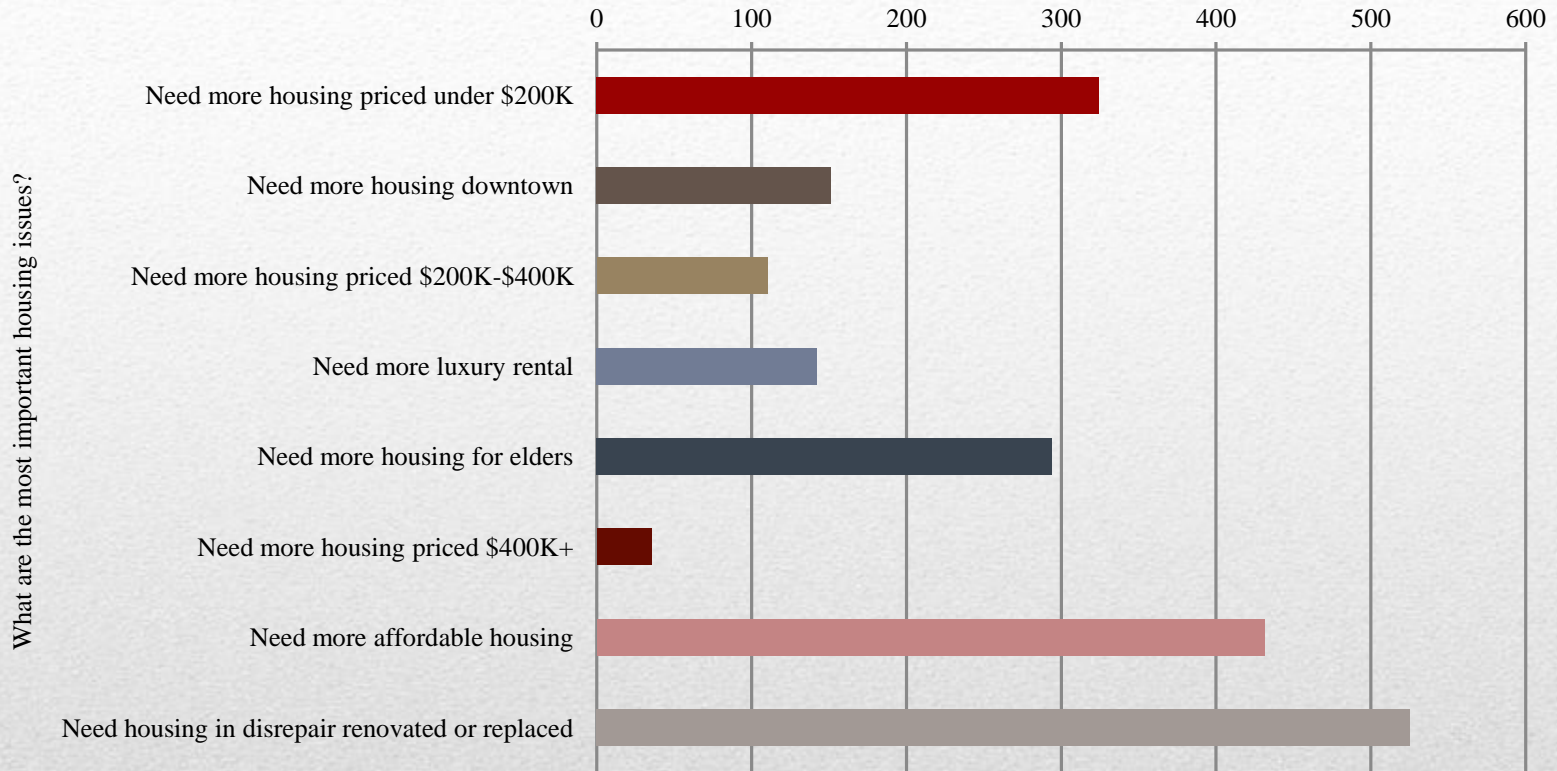
---



**What types of businesses would you like to see more of in LaGrange?**

---





# What are the most important housing issues?

---

*"Need to bring 'slumlording' under control. Many rented homes are in disrepair and have inordinate utility bills that soar above the rent amount. Drives lower-middle class into poverty."*

*"Though we are not in a \$200,000 housing bracket, I have heard folks comment that there is no housing in that bracket. They feel stuck in starter homes and have no choice before they are financially ready for something enormous. On the flip side of that, I would love to see some renovation in some of our older areas before they move towards complete destruction."*

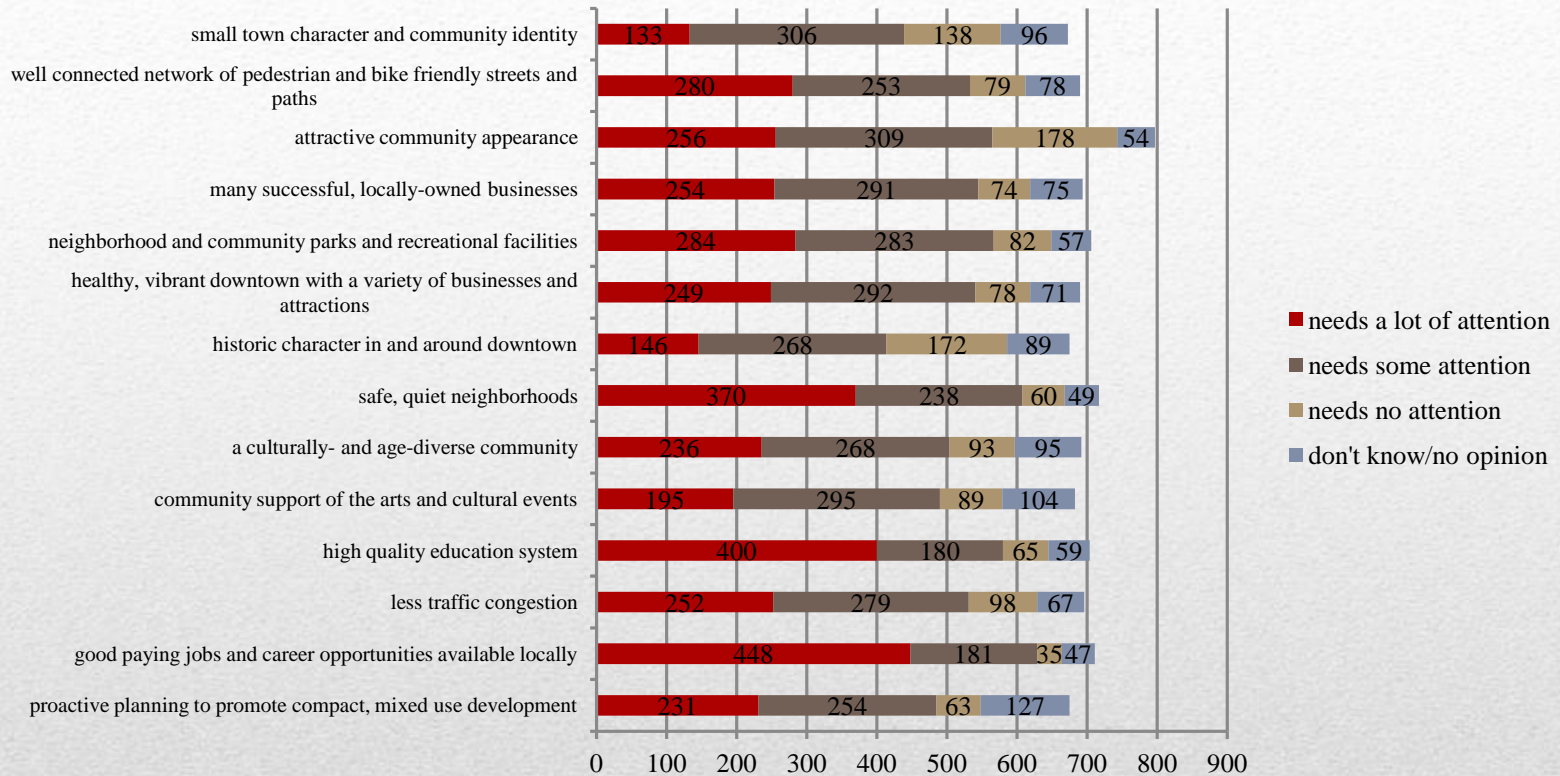
*"Landlords need to be made to repair their houses, not just board them up."*

*"Having a housing market needs study done would be very helpful in planning."*

*"There needs to be a revitalization of some areas that would be for low to middle income families."*

# Comments on Housing Issues

---



# Which of these areas should the City focus on to improve the quality of life in LaGrange?

*"Education is a big issue...This affects our chances of getting companies to locate here, which affects our ability to attract people to the area."*

*"We have to go to Columbus or Newnan to run because they have parks and trails. A dog park would be great too."*

*"Attractive litter free roadways gives appearance of well managed public funds, which leads to an overall good impression of a quality place to live. "*

*"Without losing our focus on preserving historical areas, we need to focus on: upgrading the downtown housing; creating locally owned businesses that are stable; improving the quality of public education; maintaining our support of the arts."*

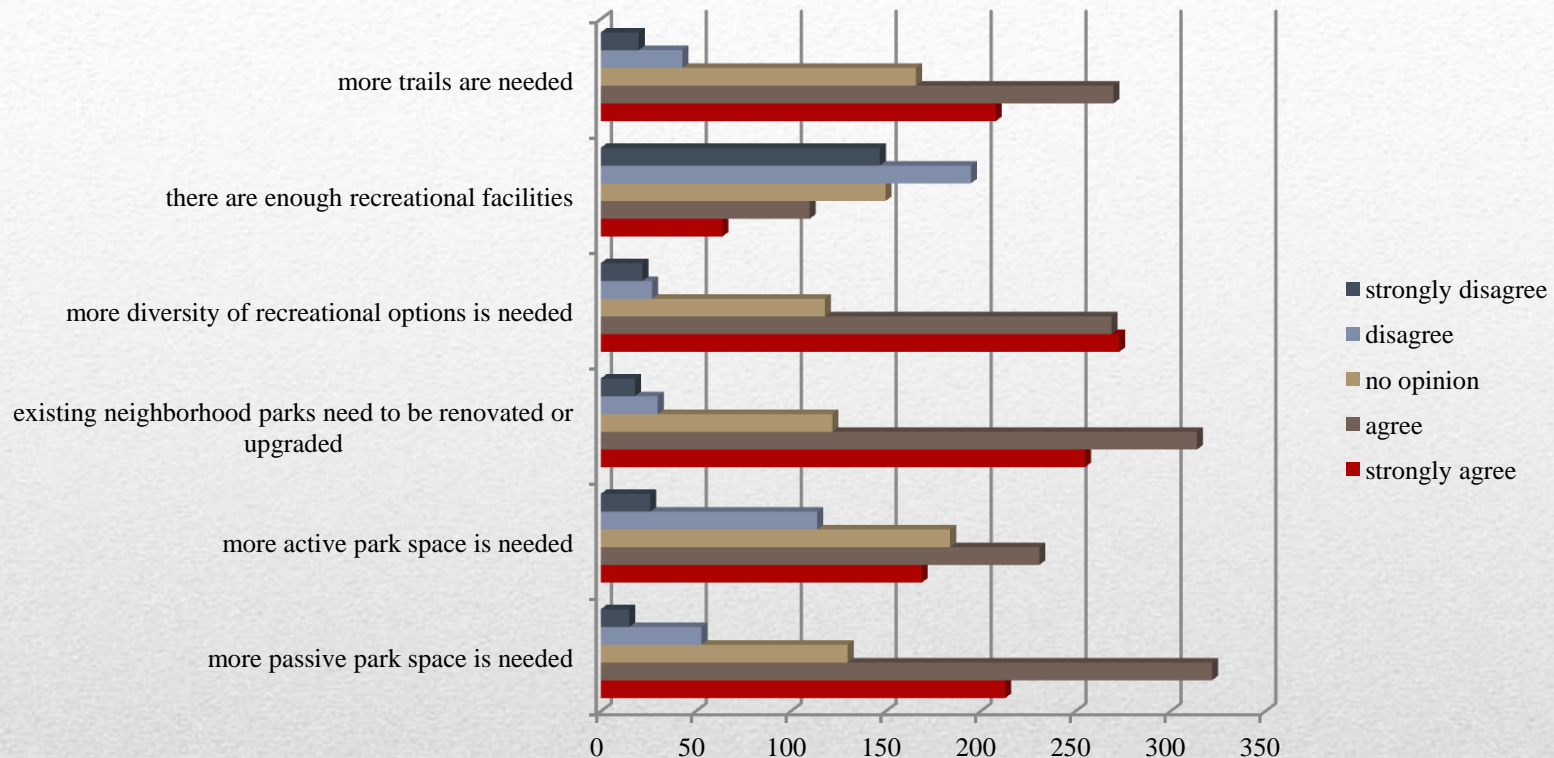
*"LaGrange needs places where we can take our kids and have options of places where to go and have fun."*

*"There are some great, quiet neighborhoods in LaGrange, and then there are some scary ones. I would love to find a way to clean up the scary ones, the housing projects, the empty or half empty strip mall. We have spots of blight"*

*"Traffic congestion in the downtown area between Greenville St. and Lafayette Pkwy. on New Franklin Rd. is horrible. This could be largely rectified by making Broad St. a one-way west bound and Vernon St. a one way east bound. "*

# Comments on Quality of Life

---



# What are your opinions about the park and recreational services in the city?

---

*"Maintenance of existing space is primary issue."*

*"We need more or improved parks for younger kids. We have some good athletic facilities, but we need soccer fields/complex."*

*"I think more trails would be great and a dog park would be really fun."*

*"There is a lot of acreage of parks in the city, but many of them could benefit from being renovated, and it would help if they offered the kinds of features people want now, such as a dog park, skate park, etc. ."*

*"High quality recreational spaces are key to our quality of life and recruitment of new business and industry."*

*"Safety hazards exist at playgrounds. Need restrooms."*

*"We should do more with West Point Lake. There are not enough facilities to attract summer tourists here. Also, people who already live here would make better use of the lake if more were available: lakeside restaurants, water sports, walking trails, etc."*

# Comments on Parks

---

Historic Downtown

WEST POINT LAKE

Small Town Atmosphere

Colleges

LOCATION

Industry

Close to mountains/beach

People/Sense of Community

Lafayette Square

ARTS

**What Makes LaGrange  
Special?**

---

# POVERTY

Keeping/Attracting Young People

Crime

Retail Recruitment

Blight

Public Education

# JOB GROWTH

**What are LaGrange's  
Biggest Challenges?**

---