

City of West Point Comprehensive Plan Update 2020-2040



Prepared with assistance by
Three Rivers Regional Commission
P.O. Box 1600, Franklin, GA 30217

(Insert Text)

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INTRODUCTION

Along the Chattahoochee River and the Georgia- Alabama border, lays the historic City of West Point. Like many southern river cities, West Point has had to re-invent itself and its economy following the massive decline the domestic textile industry in the late 20th century. While West Point saw great loss following the closure of local mills in the 1990's, the City has successfully redeveloped its economy and continued to prosper since the opening of KIA motor's manufacturing plant in 2006.

In an effort to continue the development and improvement of West Point and its citizens, the *West Point Comprehensive Plan 2020-2040*, has been developed with consideration and representation of the community's dynamic group of stakeholders.



CITY COUNCIL

Steve Tramell, Mayor

Joseph R. Downs

Alanteo "Henry" Hutchinson

Gloria Ramsey Marshall

Sandra Thornton

Dee Dee Williams

COMPREHENSIVE PLAN STEERING COMMITTEE MEMBERS

Steve Tramell, Elected Official Representative

Meghan Duke, Economic Development Representative

Larry Duncan, Citizen

Bill Gladden, Citizen

Trudye Johnson, Citizen

Monica Barber, Staff

Mike Criddle, Staff

Dennis Dutton, Staff

Meril Dailey, Staff

Cheryl Magby, Staff

PURPOSE

The *City of West Point Comprehensive Plan 2020-2040* shall provide guidance and policy standards for future growth and development. Additionally, the plan considers the city's current state of affairs by identifying the various needs and opportunities which the community has chosen to address. Subsequently, in an effort to mitigate needs and cultivate opportunities, goals and polices, as well as specific implementation measures have been recognized and provided in the text.

COMMUNITY PARTICIPATION AND THE PLANNING PROCESS

A Comprehensive Plan Steering Committee was organized to assist and guide the update of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan update. The Steering Committee included various members of the community which included city government, local businesspersons and other community stakeholders. Furthermore, public hearings were held so that the community remained informed and involved in the planning process. Due to the Covid-19 pandemic, a planned public visioning meeting was unable to be held safely.

VISION STATEMENT

In the year 2040, we envision the City of West Point as an attractive, quality place to live with safe, inviting neighborhoods and a vibrant downtown area. We have preserved our character and heritage while continuing to provide well-paying jobs for residents with shopping, entertainment, and recreational opportunities that meet the needs of the entire community. We have capitalized economically on our proximity to many important southern cities while preserving our sense of place and natural landscape. Lastly and most importantly, we have preserved our integrity as a community, meeting the needs of current generations while leaving the next generation with a productive and sustainable city.

SWOT ANALYSIS

A SWOT (strengths, weaknesses, opportunities and threats) analysis was conducted by the community stakeholders to identify the strengths, weaknesses, opportunities and threats which exist in West Point. The information gathered was utilized in developing the subsequent needs and opportunities list.

| Strengths | |
|---|---|
| <ul style="list-style-type: none"> • Strong, active police force • Access to Chattahoochee River • Small business incentives offered • Local industries such as Kia • Interstate access • Diverse population • Downtown restaurants • Local events • The Ray • West Point Lake | <ul style="list-style-type: none"> • Proximity to railroad system • Active and passive greenspace • Good city government services • Variety of recreational activities and facilities • Historic structures and facilities • Engaged citizenry • Point University |
| Weaknesses | |
| <ul style="list-style-type: none"> • Lack of transportation options • Lack of retail • Limited variety of housing options • Insufficient accommodations for travelers | <ul style="list-style-type: none"> • Community apathy • Lack of directional signage within the City |
| Opportunities | |
| <ul style="list-style-type: none"> • Further marketing of City's unique lifestyle, character, and quality of life offerings • Promote ecotourism • Improve communication between the City and the residents • Improve intergovernmental relations • Engage citizens in local matters • Attract the film industry • Wall signage on photo shop downtown | <ul style="list-style-type: none"> • Promote agritourism • A growing population • Attract additional restaurants and retail • Diversify economy • Promote public tours that Kia offers • A joint corridor plan with the City of Lanett • Expansion of walking trails • Partnering with the local Chambers of Commerce to promote the City of West Point |
| Threats | |
| <ul style="list-style-type: none"> • Lack of a cohesive community identity • Need to diversify the economy • Lack of Gateway signage • Lack of homeownership | <ul style="list-style-type: none"> • Crime/drug problems/trafficking • Apathetic and irresponsible landlords • Competition from Alabama for industries and commercial properties |

NEEDS & OPPORTUNITIES

Population

NEEDS

- Continue to establish and support civic organizations
- Encourage civic engagement
- Attract more full-time residents

OPPORTUNITIES

- Increase housing inventory to support an increase in population
- Increase the median income
- Stable and growing employment base provides incentive and cause for relocation to City

Economic Development

NEEDS

- Promote the diversity of West Point's Industrial/commercial sector
- Combat high school dropout rates as well as the negative perception of the public school system
- Development of more options for retail, recreation, and entertainment activities
- Establish a strong working relationship with Troup County Chamber of Commerce
- Accommodate travelers and international businessmen's needs with quality Hotels and event centers

OPPORTUNITIES

- The future Chattahoochee "Blueway" and passive park will offer increased river related recreation opportunities and increased tourism

- The future “River Park” and river walk will enhance the access to and connect the river to downtown which will increase tourism and add additional park space
- Proximity to West Point Lake will continue to offer ample recreational opportunities and residential development
- Capitalization on West Point’s geographic benefits such as its location on the Chattahoochee River and Interstate 85

Housing

NEEDS

- Continued development and encouragement of diverse housing to create more options regarding both type and price range
- Continue to offer incentives to develop quality housing on residential infill lots

OPPORTUNITIES

- Promote the use of homes and structures located within National Register districts which are eligible for historic preservation tax incentives for rehabilitation work
- Growing industrial sector has potential to increase housing stock
- Continued redevelopment and promotion of historic Downtown West Point will result in an increase of quality retail space and non-traditional “urban” style loft living accommodations

Community Facilities

NEEDS

- Improvement, diversification and expansion of recreational facilities to accommodate the community
- Creation of a community and recreation center to provide citizens with a place to gather and hold events as well as coordinate family oriented activities. (i.e. Harris County’s)
- Continue to create outdoor areas that can be used as venues for movies, music, and various other forms of entertainment

OPPORTUNITIES

- Continue to increase capacity of the sewage and water systems, as an aid in the recruitment of new industrial and residential developments
- Continue to promote the City's passive recreation parks and the use of the Chattahoochee River. (i.e. biking and walking)
- Opportunity to inform the public about events
- Repurposing of the underutilized *West Point High School* building located on Highway 29
- The opportunity for increased tourism exists if signage to West Point Lake is improved along the Interstate 85 corridor near the City of West Point exits
- The existence of Point University in downtown West Point offers opportunities for reliable growth and clientele

Natural & Cultural Resources

NEEDS

- Continue to utilize the "Tree Ordinance" to mitigate the improper or excessive cutting or trimming of city owned trees
- Encourage the local arts community to engage in the City of West Point and develop more opportunities for citizens of all ages to learn and develop creative skills
- Heightened awareness and consideration of the City's natural geographic features in the planning process

OPPORTUNITIES

- Recreational opportunities will offer residents and visitors to West Point unique recreational opportunities and connectivity to adjacent communities. (i.e. Point University, Blueway, Lower River Keepers, etc.)
- Opportunities for public art in downtown West Point exist and may be good way to display the work of local artists

- Increased tourism and recreational opportunities exist with the promotion of West Point Lake and associated parks
- New Downtown River Park can provide a space for public and promotional events
- Increased tourism opportunities exist with the historic city cemetery by way of self-guided tours by way of informational pamphlets and also by utilizing the space for passive recreation
- Fort Tyler offers the opportunity for increased tourism and historic interpretation especially for those interested in Civil War history
- National Register of Historic Places listed neighborhoods and commercial districts act as tourism destinations and offer opportunities in historic preservation rehabilitation

Land Use

NEEDS

- Continue to make commercial corridors more dynamic by developing a streetscape and features such as sidewalks, benches and trash cans to accommodate and promote pedestrian traffic
- Reconsider current lot size restrictions in zoning ordinance to make infill easier while still promoting quality development

OPPORTUNITIES

- The Quality Development Overlay District in West Point offers the opportunity for quality growth and redevelopment
- US Highway 29 contains vacant structures which have the potential for redevelopment and reuse
- The presence of Kia Automotive Manufacturing and Tier 1 suppliers have the potential for increased commercial, industrial development, and increased revenue for the city
- The 10th Street corridor has the potential for quality redevelopment and infill with guidance from the 10th Street Redevelopment Plan. (urban redevelopment plan)
- The River Park near city hall will allow for increased recreation and gathering space within the downtown area along the Chattahoochee River

- Passive recreation opportunities along the river continue to expand which will offers unique amenities for West Point residents and act as destination for visitors
- Opportunities for the continued enhancement and revitalization of downtown West Point exists through the implementation of the West Point Downtown Master Plan

Transportation

NEEDS

- With the continued growth occurring within the city, the transportation system (public transportation, bike lanes) will need to be addressed
- Certain areas of the city lack pedestrian access and sidewalk connectivity

OPPORTUNITIES

- The City of West Point has the opportunity to promote multiple modes of transportation for primary travel and recreational including- pedestrian, bike and kayak/canoe routes
- The redevelopment of the 10th Street corridor offers the opportunity to allow for increased bike (with traffic calming measures) and pedestrian access
- The existence of the CSX railway offers the potential for increased industrial expansion and access
- The City of West Point's location along Interstate 85 allows for growth in the commercial and industrial sectors
- The Ray's location to the City of West Point
- Directional and informational signage is needed off the Interstate and throughout the City of West Point
- The City of West Point has the unique opportunity in regards to tourism as it serves as a gateway into Georgia by way of Interstate 85

Intergovernmental Coordination

NEEDS

- Competition among adjoining municipalities will become a challenge as the City of West Point, the City of Lanett, and the City of LaGrange are contiguous
- Establish partnerships with surrounding governments to address possible challenges and ways to build upon a regional economic prosperity

OPPORTUNITIES

- The City of West Point's geographic proximity creates special intergovernmental opportunities and challenges as it is located along a state border, two county lines, and two other cities
- The opportunity to coordinate planning and development efforts between the City of West Point, the City of Lanett (AL), Harris County, Troup County and the City of LaGrange exists

COMMUNITY GOALS & POLICIES

GOAL #1- ECONOMIC EXPANSION

Promote sustainable economic expansion and quality development throughout the City of West Point.

POLICY 1.1

Continue to coordinate with the West Point Development Authority, City of West Point Community Development Department, Downtown Development and Main Street on economic development and tourism efforts.

POLICY 1.2

Continue to implement the *City of West Point Downtown Master Plan*.

POLICY 1.3

Promote historic downtown as the economic and cultural center of West Point as well as promoting the other areas of the city such as the 10th street corridor and Interstate corridor.

POLICY 1.4

Continue to encourage and incentivize downtown revitalization efforts.

POLICY 1.5

Continue to promote the West Point DDA façade grant program.

POLICY 1.7

Continue to implement and enforce the 10th Street Corridor Improvement Plan and Quality Development Corridor Overlay District to ensure quality development and redevelopment.

POLICY 1.8

Continue to maintain a site and building inventory for future development.

POLICY 1.9

Create a city-wide wayfinding signage plan which directs visitors and citizens to the attractions in West Point.

POLICY 1.10

Coordinate with local industry, educational institutions, and non-profits to develop a program where adults with limited job related skills could gain various types of certifications and job related skills.

POLICY 1.11

Continue to work with regional, state, and federal agencies to identify funding sources related to transportation, economic development, cultural and natural resources, and housing.

GOAL #2- EFFICIENT LAND USE

Manage land use, infrastructure, and resources efficiently and sensitively

POLICY 2.1

Continue to promote economic growth and expansion of businesses and industry throughout the city.

POLICY 2.2

Encourage the rehabilitation of historic resources and the utilization of historic preservation grants and tax incentives.

POLICY 2.3

Ensure consistent code enforcement.

POLICY 2.4

Continue to promote the adaptive re-use of vacant buildings such as the old West Point High School.

POLICY 2.5

Continue to promote the city recycling program, address litter and establish an electronics recycling program. Encourage the community to participate in these programs.

POLICY 2.6

Seek to have a parking study and assessment completed.

POLICY 2.7

Continue to coordinate with school board officials to ensure that school capacity and facilities are maintained to meet the needs of the growing community.

POLICY 2.8

Continue to promote the West Point Solid Waste Plan.

GOAL #3- IMPROVE QUALITY HOUSING OPTIONS

Promote the availability of quality, safe, affordable, and diverse housing options in the City of West Point.

POLICY 3.1

Encourage developments contain a variety of housing options for various income levels.

POLICY 3.2

Address blight, degraded houses, housing maintenance, absentee landlords and code compliance.

POLICY 3.3

Continue to participate in the GICH program with DCA and look into establishing a land bank.

POLICY 3.4

Continue to support and coordinate with the Housing Authority and other organizations like DASH to promote housing rehabilitation.

POLICY 3.5

Ensure proper and consistent code enforcement to address blight and dilapidated housing.

POLICY 3.6

Seek outside funding to facilitate investment and rehabilitation in struggling neighborhoods such as Community Development Block Grants (CDBG).

GOAL #4- TRANSPORTATION OPTIONS

Enhance and create efficient transportation options that increase

***mobility and access including employment, goods and services,
healthcare and recreation.***

POLICY 4.1

Continue to promote and implement the Troup County Multi-Modal Transportation Plan to encourage coordinated and comprehensive transportation planning.

POLICY 4.2

Increase pedestrian and bicycle connectivity through the development and expansion of multi-use paths throughout the city.

POLICY 4.3

Maintain and expand sidewalk network to increase pedestrian safety and accessibility.

POLICY 4.4

Explore the “Complete Streets” concept when developing and upgrading the road network.

POLICY 4.5

Promote walkable, compact, mixed use development.

POLICY 4.6

Seek to improve safety and accessibility along the railroad intersections especially downtown.

POLICY 4.7

Implement the Greenways Master Plan for the continued development of trails.

GOAL #5- EMPLOYMENT DIVERSITY

***Maintain and seek to expand a diverse range of businesses and
employment opportunities***

POLICY 5.1

Support workforce development programs and secondary education institutions that offer job training.

POLICY 5.2

Seek workforce development and job training opportunities for specific skill needs for local industry employment.

POLICY 5.3

Support and promote the Head Start program, THinc Academy to address at-risk youth. Support youth education from the cradle through age 18.

POLICY 5.4

Collaborate with officials in Troup, Harris and Chambers counties to conduct annual population estimates for the area and each jurisdiction.

GOAL #6-COMMUNITY FACILITIES

Create, maintain and promote community facilities which enhance the quality of life for both citizens and visitors of West Point.

POLICY 6.1

Establish a community public information resource hub to promote events and community activities and facilities.

POLICY 6.2

Promote, expand, and maintain recreational facilities including the Chattahoochee River.

POLICY 6.3

Promote and support local festivals and community activities.

POLICY 6.4

Develop the River Park to enhance downtown and create new recreational opportunities and community gathering spaces.

POLICY 6.5

Establish a community center and expand youth facilities and recreation programs.

GOAL #7-PRESERVE RESOURCES

Preserve and promote West Point's historic, cultural, and natural resources

POLICY 7.1

Continue to update the city's historic resources survey as required.

POLICY 7.2

Continue to promote the historic districts and cemetery in West Point with the development of tourism brochures and establish a visitor's center.

POLICY 7.3

Continue to support and coordinate with the Troup County Historical Society and Historic Preservation Commission for the promotion of historic resources.

POLICY 7.4

Continue to promote historic preservation through tax incentives programs and other funding sources.

POLICY 7.5

Update and expand the city tree preservation ordinance.

POLICY 7.6

Continue to protect environmentally sensitive areas through development regulations.

Broadband Services Element

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

Strategies:

- Engage telecom providers in direct dialog to address telecom reliability and diversity/redundancy issues.
- Engage with the Georgia Public Services Commission (GPSC) in proceedings on relevant telecommunication issues.
- Request Incumbent Providers to share critical information with high-level county public safety officials on points of vulnerability in county networks, such as communities where facilities are non-redundant/diverse.
- Document any major telecommunication outages, and use such documentation to engage providers, GPSC and policy-makers at the local, state, and national level for corrective action.
- Work with willing providers, the GPSC, and other entities to develop method to document and correct on-going individual landline outages which lead to loss of 911 services for residents.

GOAL #2: All residents should have affordable high-speed broadband access in their homes.

“Affordable high-speed broadband” is defined as meeting the current speed standards as set by the Federal Communications Commission and that usage is not restricted by data caps; and at a cost of no more than 2% of average household monthly income.”

Strategies:

- Work with all willing providers to identify barriers and solutions to deployment.
- Work with all willing providers to expand broadband and mobile networks.
- Support and work with all willing communities to organize and develop last-mile connectivity plans. The last mile refers to the portion of the telecommunications network chain that physically reaches the end-user's premises. Leverage any opportunities to provide home access for K-12 students (as promoted by the Troup County Board of Education to unlock 24/7 educational opportunities), and for college students to enable online educational opportunities.
- Assess ground truth broadband availability for the number of unserved and underserved households in the county.

- Share federal and state grant information for deployment opportunities with providers and organizations. Encourage and support appropriate pilot projects and applications.
- Advocate locally, regionally, and nationally for appropriate policies and programs for expanded last mile broadband deployment.
- Increase the number of public-access computers and Wi-Fi hotspots in county libraries and other public spaces throughout the county.
- Reduce economic barriers for access through support for low-income access programs.
- Increase broadband adoption through promotion of digital literacy programs in schools, libraries, and non-profits.

GOAL #3: Competitively-priced high-speed broadband infrastructure throughout the county is developed to attract, retain, and develop Internet- reliant businesses.

Strategies:

- Cities and county research and consider alternative models for broadband investment and infrastructure development, such as public-private partnership models.
- Collaborate with the other Three Rivers Regional Commission counties, any other neighboring counties and our elected representatives to find resources to launch the implementation of joint Broadband Infrastructure projects.
- Break down broadband funding silos by cooperative relationships and enhanced communications between schools, colleges, libraries, and health care facilities), communities, local governments, public safety, and providers. Support appropriate state and federal legislation for funding of broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control.
- Encourage high-speed work centers until this necessary infrastructure is fully developed for economic development.

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

Strategies:

- Local government identifies and considers adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting, a county “dig-once” policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and light standards.
- Local government uses its leadership position to elevate the broadband conversation at local level, state level, and national level.
- Local government advocates for open-access broadband infrastructure whenever feasible.

- Local government improves how goods and services are delivered by aspiring to offer all government services as web-based.
- Local government encourages other groups (Non-Profits, Chambers of Commerce, Farm Bureau, etc) to elevate the broadband conversation and highlight broadband obstacles and successes in their outreach.
- Local government encourages all departments to include broadband access as a priority. Departments identify ways in which they can facilitate deployment of broadband, reduce barriers, or possibly even make funding available for broadband.
- An inventory of existing county assets which could be leveraged for broadband deployment inventory (such as buildings and Rights of Way) is maintained within respective departments, and cross-communication facilitated between broadband stakeholders. Local government website includes broadband resources and information, and/or links to other websites

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

Strategies:

- A Broadband Plan will be developed from the most current Broadband Goals and Strategies identified in the comprehensive plan.
- The plan should address how to best get all residents and all businesses online, so that the network can be used to drive economic growth and social progress.
- The plan should be adaptable and reviewed regularly to consider changing needs, broadband metrics and consumer usages.
- The plan should be a model plan for other local governments to adopt.

CHARACTER AREAS

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 West Point are: historic downtown, in-town redevelopment corridor, gateway corridor, traditional residential, established residential, developing residential, developing commercial, parks and greenspace, and industrial.

The following list identifies character areas found within the City of West Point. 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 give an actual snap shot into each distinct character area.

HISTORIC DOWNTOWN

Downtown West Point is the economic and cultural center of the city. Much of the area is located within the National Register listed West Point Commercial Historic District. Commercial activity in West Point is concentrated here along with government services and now post-secondary institutions with Point University's main campus. Revitalization efforts initiated by the city continue to

strengthen the vitality of downtown with projects such as streetscape improvements and the new Downtown River Park currently being developed on the banks of the Chattahoochee River.

LAND USES

- Commercial
- Mixed Use
- Public/Institutional
- Park space
- Residential



DEVELOPMENT STRATEGIES:

- Utilize and implement the West Point Downtown Master Plan.
- Promote mixed use to increase the amount of citizens living within downtown
- Maintain sidewalks and streetscape to encourage pedestrian use and safety
- Promote historic tax incentives for the rehabilitation 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
- Encourage the continued reuse of historic structures for Point University
- Promote appropriate infill development

REDEVELOPMENT CORRIDOR

West Point contains a corridor which is in great need for redevelopment. The GA HWY 18 and 10th Street corridor includes a mix of residential, commercial and civic uses. Vacant land which has never been developed also exists here. This corridor is the main transportation link between Interstate 85 and downtown. A redevelopment plan was developed in 2011 to address the future of the corridor and this particular character area.



LAND USES

- Commercial
- Mixed Use
- Public/Institutional
- Park space

DEVELOPMENT STRATEGIES

- Utilize and implement the 10th Street Redevelopment Plan
- Update and enforce the sign ordinance
- Increase frequency of landscaping
- Minimize front parking and encourage rear parking
- Construct sidewalks to promote pedestrian access along the corridors and to connect adjacent residential neighborhoods
- Retrofit structures for new uses.
- Continue to locate utilities underground in new developments
- Minimize center turn lanes to use as landscaped islands to improve safety and aesthetics

RECREATION/GREEN SPACE

The City of West Point has made great strides in increasing the amount of park, greenspace, and areas for recreation in recent years. Through partnerships with agencies such as the Trust for Public Land, the city has been able to acquire over 200 acres of passive greenspace and parkland along the Chattahoochee River. This area also includes active recreation space, historic cemeteries, and underutilized land which could be converted to park space later in the future.

LAND USES:

- Active parks
- Passive recreation
- Greenspace



DEVELOPMENT STRATEGIES:

- Promote the use of landscaping
- Encourage community gardens
- Increase passive recreation opportunities
- Acquire vacant land to use as additional park space
- Create linkages to established neighborhoods, schools, and downtown
- Minimize impact of surrounding development

TRADITIONAL RESIDENTIAL

The traditional residential area which includes homes and neighborhoods built prior to WWII are located adjacent to historic downtown. Characteristics of this area include high pedestrian orientation, sidewalks, a mature tree canopy, small and regular lots, structures located close to the street and to the front of the property line. Homes within this area have distinct architectural styles ranging from neo-classical, English cottage, craftsman, and Victorian. National Register listed Westside Historic District and Eastside Historic District are located in this area. Public buildings such as the National Register listed West Point School are located within the area and give a great example of possible adaptive reuse projects

LAND USES

- Single-Family Residential
- Mixed Use

- Neighborhood Commercial
- Public/Institutional

DEVELOPMENT STRATEGIES

- Promote the use of neighborhood associations and neighborhood watch groups
- Promote landscaping and utilize strict code enforcement
- Promote conformity to the traditional neighborhood development (TND) principles.
- Encourage and promote the use of historic tax incentives for the rehabilitation of historic structures
- Maintain and expand sidewalk network
- Encourage home ownership
- Encourage appropriate infill opportunities for vacant property
- Expand pedestrian and bicycle activity



ESTABLISHED RESIDENTIAL

The majority of post-war residential development in West Point has taken place on the east side of the city and south into Harris County. The residential area in Harris County is known as Booker Hills. Development patterns within this character area exhibit suburban style residential with curvilinear streets and large lots with little sidewalk connectivity.



LAND USES:

- Single-Family Residential
- Public/Institutional

DEVELOPMENT STRATEGIES

- Continue building & code enforcement efforts to ensure the upkeep of established residential homes as they age.

DEVELOPING RESIDENTIAL

New residential development within the City of West Point has been underway across the city.

LAND USES

- Single-Family Residential
- Multi-Family Residential
- Mixed Use

- Neighborhood Commercial
- Park space

DEVELOPMENT STRATEGIES

- Promote the development of conservation subdivisions to conserve greenspace.
- Encourage residential development to connect to existing streets
- Encourage the use of the traditional street grid when residential development occurs adjacent to traditional established neighborhoods.
- Encourage the connections between new developments within and not only through access roadways.
- Promote the development of higher density residential close to downtown to encourage increased connectivity and neighborhood cohesiveness.
- Promote street design which encourages traffic calming



DEVELOPING COMMERCIAL

The greatest potential for new commercial development to occur in West Point is within these designated developing commercial nodes. These areas are located around and adjacent to the two Interstate 85 interchanges. KIA Motors Manufacturing has the potential to drive new commercial development at the northern end of KIA Boulevard which could include mixed uses and future residential development. The primary entry into the City of West Point along interstate 85 at GA Highway 18 may still have the greatest momentum for growth. As employment opportunities, institutions such as Point University, and overall

activity within West Point continue to increase so will the demand for additional retail and hotel capacity which will likely occur in these sections of the city.

LAND USES

- Mixed Use
- Commercial
- Office
- Public/Institutional
- Park space

DEVELOPMENT STRATEGIES

- Enforce and maintain zoning regulations
- Ensure consistent code enforcement
- Utilize appropriate development standards to ensure quality design
- Require landscaping for any new development



INDUSTRIAL

Industry within the greater Chattahoochee Valley area, which includes the City of West Point, has historically been centered on manufacturing and more specifically textiles. Although the textile

industry in the area has all but disappeared, manufacturing remains the dominate sector of industry. This is due in large part by the presence of KIA Motors Manufacturing. Industry continues to diversify with other companies located in West Point.

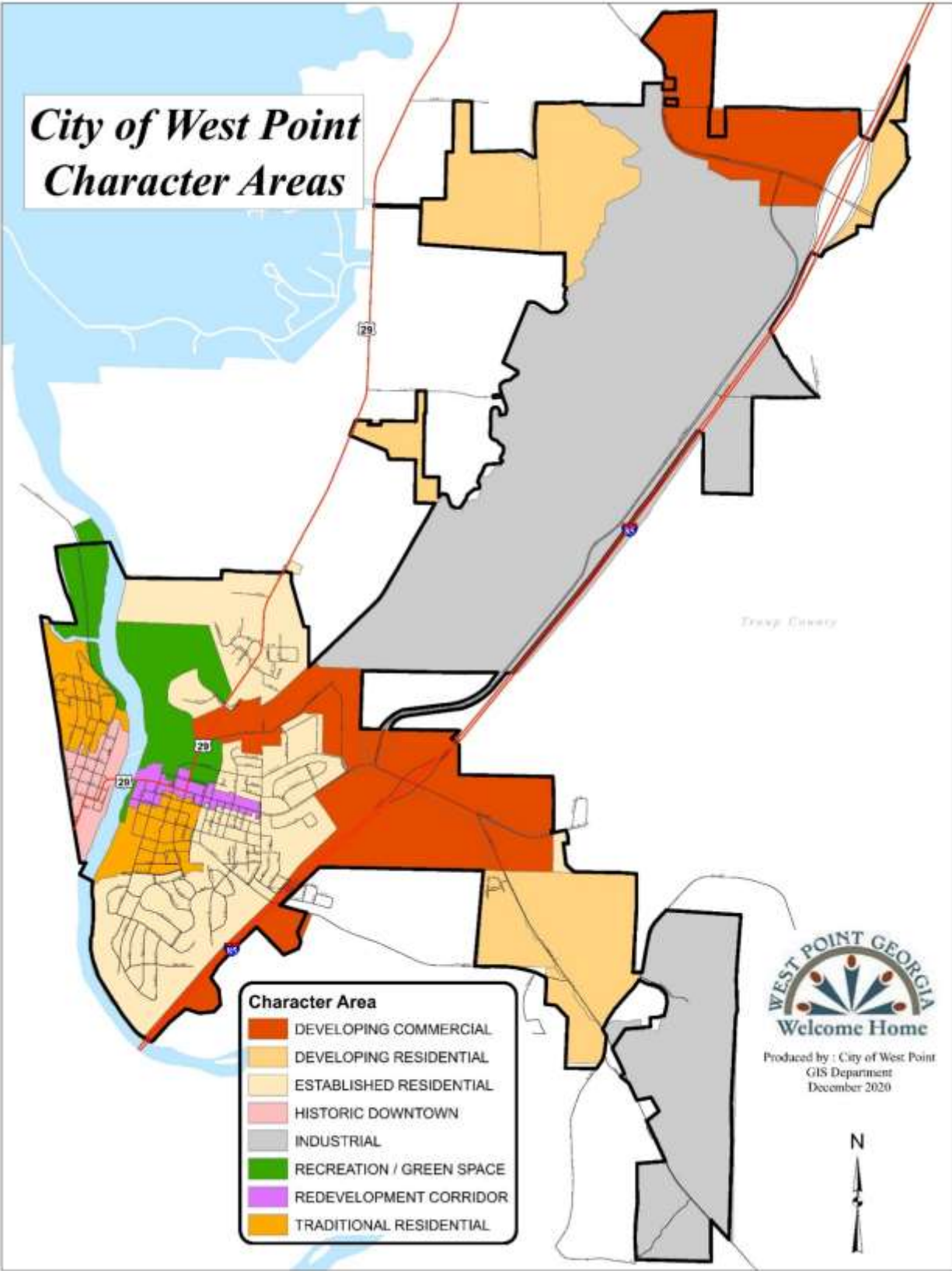
LAND USES

- Heavy and Light Industrial

DEVELOPMENT STRATEGIES

- Promote a diverse range of businesses and industry
- Encourage a mix of uses to serve industry employees to increase access to retail and park space





COMMUNITY WORK PROGRAM

| City of West Point Community Work Program 2020-2025 | | | | |
|---|--------------|--|--------------|------------------------|
| Activity | Years | Responsible Party | Cost | Funding Sources |
| Develop West Point Villages Phase I | 2020-2022 | Housing Authority/Developer | \$14 million | Developer/tax credits |
| Develop West Point Villages Phase II | 2023-2025 | Housing Authority/Developer | \$14 million | Developer/tax credits |
| Apply for CDBG for water and sewer improvements | 2021 | City/Housing Authority | TBD | Grants/loans |
| Establish and maintain good communications with the Ray C. Anderson Foundation or "The Ray" I-85 Corridor | 2020-2025 | City | Staff time | City |
| Attract a grocery store to the City | 2021-2024 | City | Staff time | City |
| Update the City's historic resources survey | 2021-2023 | City/historic preservation committee/state | TBD | City/state |
| Seek funding sources to revitalize the old West Point High School building on Highway 29 | 2021-2023 | City/state/RC | TBD | Grants/loans/private |
| Develop a citywide wayfinding signage plan | 2020-2025 | City | \$5,000 | City |
| Develop an industrial districts park management plan/land use plan | 2023-2025 | City | \$5,000 | City |
| Develop an ordinance addressing accessory dwelling units | 2020-2023 | City | Staff time | City |
| Make improvements to recreation and parks throughout the City | 2020-2025 | City/Harris County/Troup County | TBD | SPLOST |
| Apply for GICH Alumni status | 2021 | City/DCA | Staff time | City |

REPORT OF ACCOMPLISHMENTS

| West Point Community Work Program 2015-2020 Report of Plan Accomplishments | | |
|---|---------------|---|
| Project or Activity | Status | Explanation |
| Develop a vacant site inventory for infill to be updated bi-annually | Complete | |
| Create an inventory of buildings suitable for redevelopment to be updated bi-annually | Complete | |
| Update the city's historic resources survey | Postponed | Moved to new CWP |
| Nominate eligible properties to the National Register of Historic Places to promote City's resources | Complete | |
| Consider uses either public or private that could assist in the cost of revitalizing the former "West Point High School" building on Highway 29 | Postponed | Moved to new CWP and reworded |
| Prepare and adopt a connector street development plan | Cancelled | No longer a priority |
| Develop a City wide wayfinding signage plan | Postponed | Moved to new CWP |
| Develop an industrial districts park management plan and address long-term industrial land needs. Such a plan can establish policies and guidelines for design and siting of business as well as set environmental guidelines | Postponed | Moved to new CWP and reworded |
| Coordinate with local industry, educational institutions, and non-profits to develop a program where adults with limited job related skills could gain various types of certifications and job related skills | Underway | Policy statement; moved to policy section |
| Continue to coordinate with school board officials to ensure that school capacity and facilities are maintained to meet the needs of the growing community | Underway | Policy statement; moved to policy section |
| Establish quarterly meetings with the Harris County Development Authority as well as the Harris County Board of Commissioners | Complete | |

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| Collaborate with officials in Troup, Harris and Chambers counties (and municipalities within each) to conduct annual population estimates for the area and each jurisdiction. | Underway | Policy statement; moved to policy section |
| Host joint workshops and symposiums that bring in experts on specific topics (e.g. conservation easements, innovative storm water management, green architecture) to inform local elected officials and staff and the general public about common interests on a regular basis | Postponed | Moved to new CWP |
| Continue to work with regional, state, and federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection | Underway | Policy statement; moved to policies |
| Consider permitting development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas | Postponed | Moved to new CWP |
| Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs) | Cancelled | No longer a priority |
| Establish and maintain good communication with the Georgia Nature Conservancy "Mission Zero Corridor project | Cancelled | No longer a priority |
| Develop a system/program that promotes the use of conservation easements and conservation tax credits by landowners | Complete | |
| Establish a program designed to utilize conservation easements and other land preservation tools to preserve important natural areas on either public or private lands | Complete | |
| Continue to promote the West Point Solid Waste Management Plan | Underway | Policy statement; moved to policies |
| Consider procedures such as small lot consolidation or incentives for quality infill housing development | Cancelled | No longer a priority |
| Consider creating incentives such as density bonuses or expedited permit processing for the development of quality affordable housing | Cancelled | No longer a priority |