

2. Relevant Plans and Policies

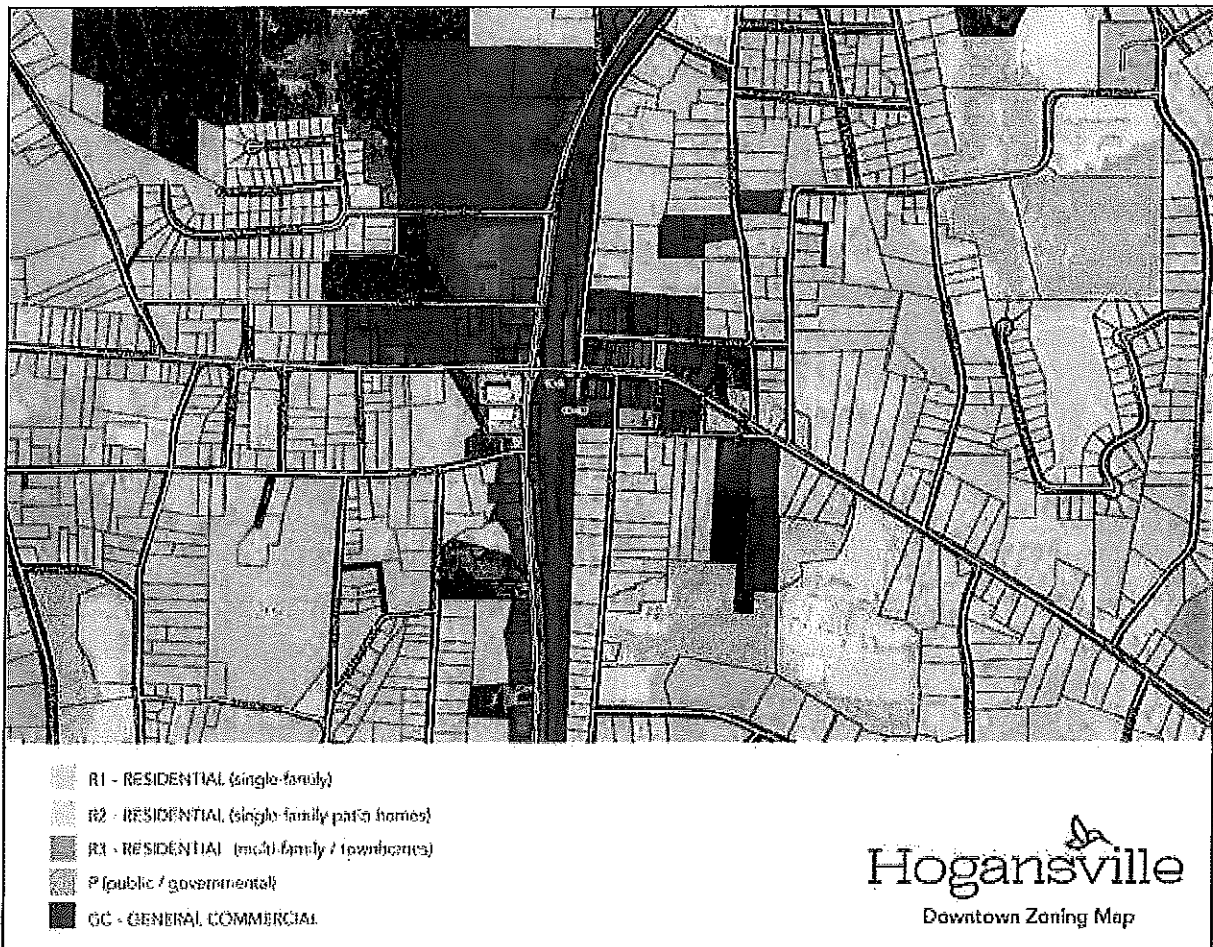


Plans and Policies

Zoning

The City Hogansville utilizes a General Commercial Zoning District along Main Street east until the Royal Theater and the churches on the eastern edge of downtown. The General Commercial also appears on both sides of Highway 29. Outside of these commercial areas, Hogansville utilizes single family zoning districts, shown in yellow. Not shown (but available in Appendix) is the Historic Neighborhood Overlay and Downtown Business Overlay District.

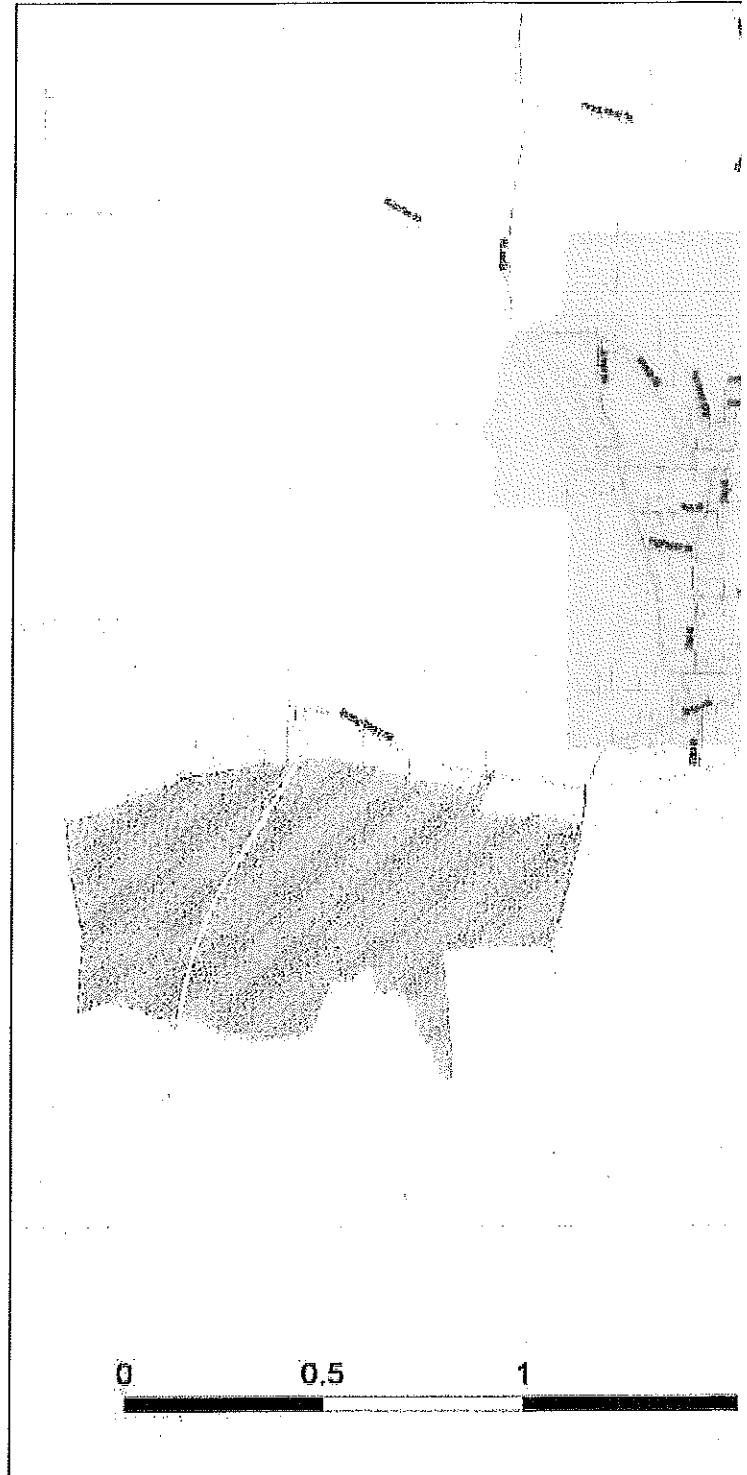
This underlying General Commercial district that is not ideal as it allows uses and a building form that does not fit well in the downtown. The Downtown Business Overlay only addresses outdoor vending and special events. The planning team recommends creating a simple Downtown Zoning district to clarify uses and simplify zoning.

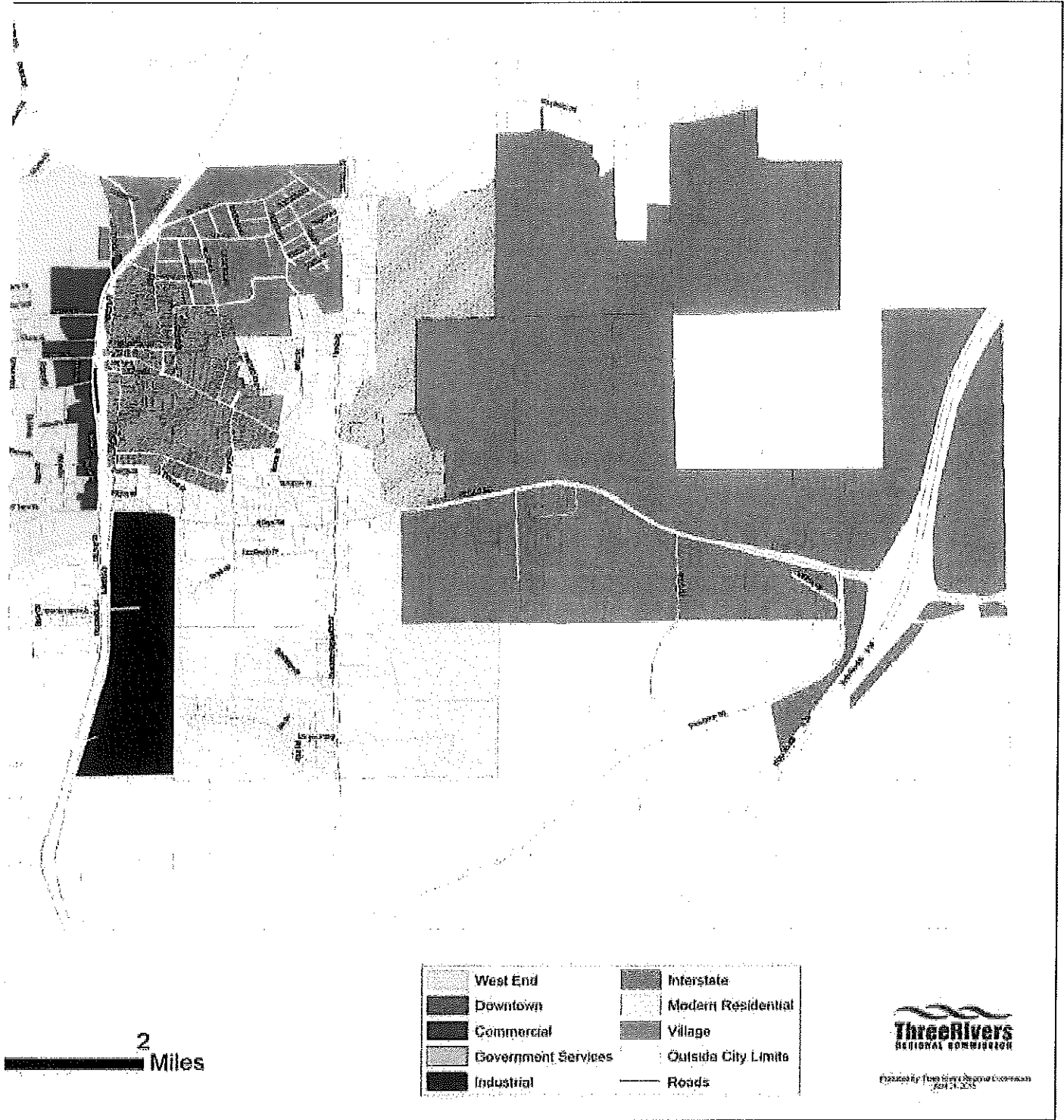


Plans and Policies

Comprehensive Plan

The 2035 Update for the Hogansville Comprehensive Plan was completed in 2015, and identifies several Character Areas (per DCA requirements) that are notable for the revitalization plan. The primary "Commercial" area is along the Highway 29 corridor, adjacent to the "Downtown" character area of the historic main street. The Commercial area currently includes a grocery store and strip-mall, along with non-industrial business uses, and feels disconnected from the historic downtown due to the active CSX rail line. The downtown historic area currently struggles with vacant buildings, but its uniqueness as a small, rural town will be a primary attractor for destination shopping and businesses in the future.





2035 Hogansville Character Areas

Plans and Policies

Public Input

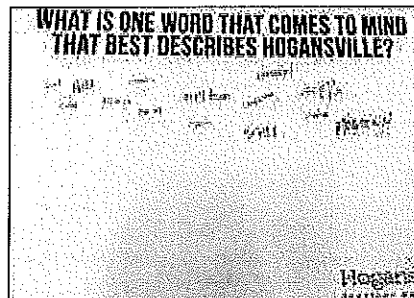
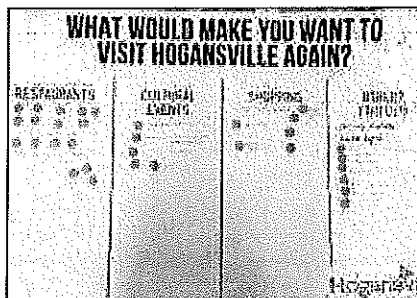
PUBLIC FORUM #1

Public Forum #1 was hosted at the Public Library on November 16, 2017, and over 35 citizens were in attendance. The team presented initial findings of the design and market analysis piece, and displayed 10 “Big Ideas” for feedback from citizens about what they would like to see as possible interventions / projects for downtown. The team focused on the branding/identity of the Hummingbird theme and suggested ways to build on this through neighborhood markers, bird baths, public art, signage and coloring doors. Pictures of the citizen reactions are shown (at right).

PUBLIC FORUM #2

Public Forum #2 was hosted at the Public Library on January 25, 2018, and 54 citizens attended. Carter Watkins Architects presented their initial analysis of the Royal Theater, and the master plan team followed up with a refresher on the work completed to-date, along with an analysis of reactions from the previous forum. Additionally, two new ideas were presented to the community which are detailed in the Recommendations section of this report. These ideas include an extension of the Hummingbird Trail, along with opportunities to beautify and make the existing public space downtown more impactful and aligned with surrounding needs.

The master plan team has attended monthly meetings with the Downtown Development Authority to present progress updates, and maintained communication on a regular basis with the Director of the Community Development Department, Lynne Miller.



Sample public input / questions from the Hummingbird Festival at the beginning of the process

DOWNTOWN PUBLIC FORUM

Hogansville
Downtown Master Plan

NOVEMBER 16th
6 - 7:30PM
THE CITY LIBRARY
200 E. MAIN ST.

Join the Downtown Development Authority, City and County Government, Landscaping, and Village Center consultants to brainstorm the future of Hogansville through interactive dialogue and group discussion.

WWW.PLANHOGANSVILLE.COM

Hogansville
Downtown Master Plan

DOWNTOWN PUBLIC FORUM

JANUARY 25
6 - 7:30 PM
THE CITY LIBRARY
200 E. MAIN ST.

Join the Downtown Development Authority for a continuing discussion around the Downtown revitalization plan with Georgia Center for City, Village, Town, County, State and County Planning. We also have an update from Carter Western Associates architects working on the Royal Theater restoration. We hope you join us!

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