

**HARRIS COUNTY
COMPREHENSIVE PLAN
COMMUNITY ASSESSMENT
2009-2030**

Prepared by
THE LOWER CHATTAHOOCHEE
REGIONAL DEVELOPMENT CENTER

**Harris County
Comprehensive Plan 2009-2030
Community Assessment**

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Introduction

As the first part of the Harris County Comprehensive Plan the community assessment includes the following:

- a list of potential issues and opportunities the County may want to take action on, an analysis of existing development patterns, including map of recommended character areas to be considered in the development of the community's vision statement,
- an evaluation of current policies, activities, and
- development patterns for consistency with the Quality Community Objectives.

Finally the community assessment includes an analysis of data and information and the potential issues and opportunities prevalent to the community.

Population

Population in Harris County is projected to increase by approximately 27,000 persons over the next twenty (20) years, with older citizens becoming a greater percent of total population and with the population of the County becoming better educated and more affluent. The racial composition will not change much with whites representing the majority of Harris County's population. Harris County will also see an increase in the Asian/Latino community.

Overall, the rate of growth in Harris County depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned, Harris County and the municipalities of Harris County are located in a region of the State where growth is happening at a never before seen pace. The question is not whether it will grow but how fast and what type of development will occur. Fortunately the County and municipalities have control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

Harris County and Municipalities/State of Georgia Total Population and Population Projection 2000-2030

| County/City | YEAR | | | | | | |
|------------------|-----------|-----------|-----------|------------|------------|------------|------------|
| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Harris County | 23,695 | 26,925 | 30,155 | 35,226 | 40,302 | 48,263 | 56,227 |
| Hamilton | 446 | 501 | 556 | 611 | 668 | 723 | 1,112 |
| Pine Mountain | 1,141 | 1,212 | 1,282 | 1,409 | 1,537 | 1,766 | 1,995 |
| Shiloh | 423 | 437 | 450 | 475 | 500 | 542 | 585 |
| Waverly Hall | 709 | 780 | 853 | 952 | 1,052 | 1,192 | 1,332 |
| State of Georgia | 8,186,453 | 8,868,675 | 9,550,897 | 10,233,118 | 10,915,340 | 11,597,562 | 12,279,784 |

Source: U.S. Census Bureau, Lower Chattahoochee RDC, Georgia Guide, 2008

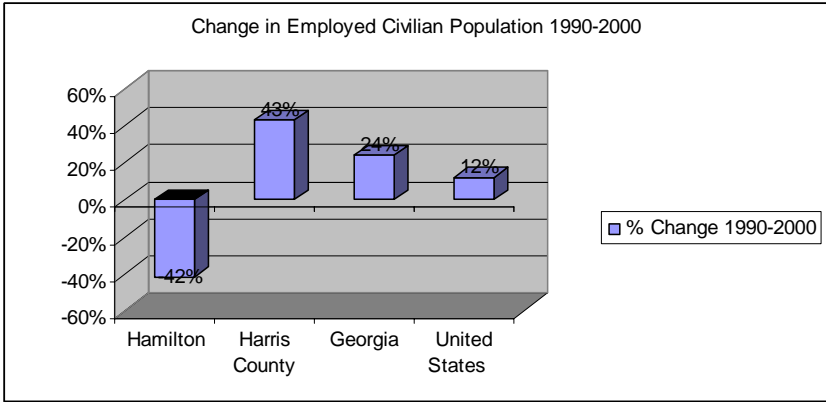
Source: Lower Chattahoochee RDC Staff, 2008

Issues

- Providing Infrastructure for a growing population (water, sewer, schools, transportation, etc.).
- Providing additional classrooms and school facilities for a growing population.
- Paying for Growth.
- Increasing Property Values and potentially increasing Taxes.

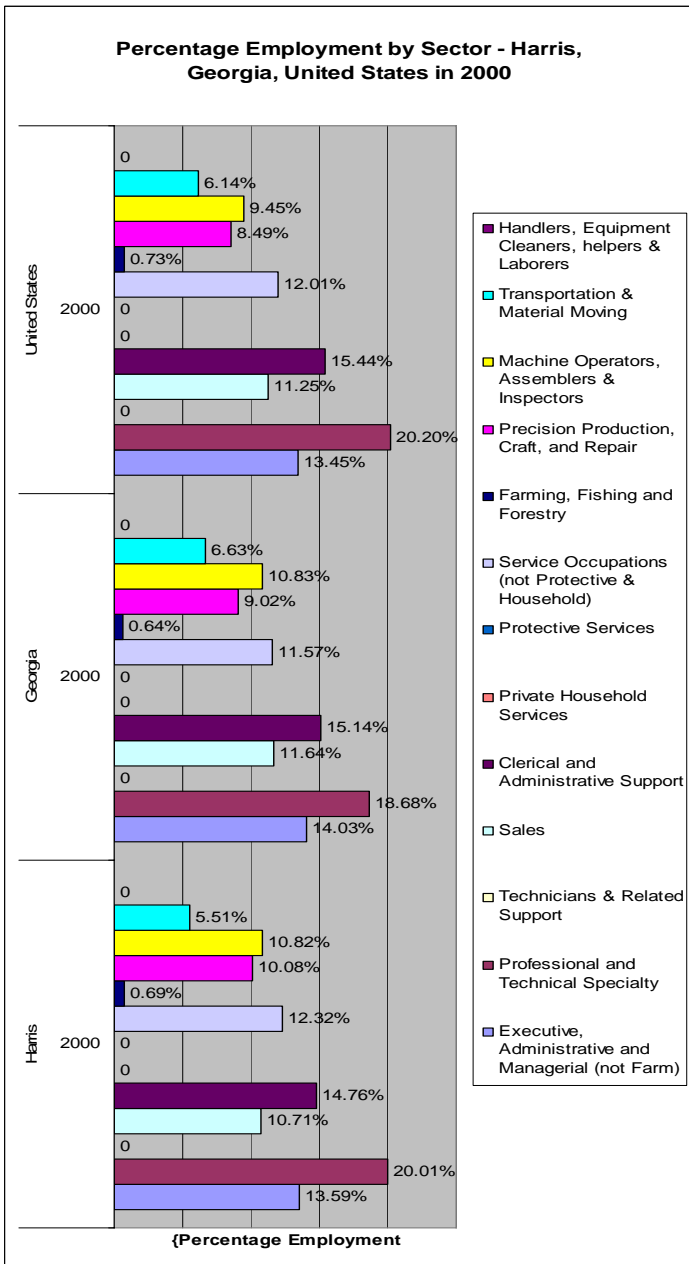
Opportunities

- Diversifying population.
- Expanding tax base from new residential, commercial and industrial growth.
- Expanding local job opportunities.
- Expanding community investment.
- Increase in civilian and military populations.



This chart illustrates the change in employed civilian population in Hamilton, Harris County, Georgia and the United States. The City of Hamilton actually experienced employed population decline between 1990 and 2000. This trend is expected to reverse when results of the 2010 census are released.

The 2000 data for Harris County, Georgia, and the United States shows that the employment sectors in Harris County correspond to the state and national data.



following chart demonstrates the for employment by sector in Harris Georgia and the United States. In employment sector for Harris County Professional and Technical Specialty corresponds to the state and national

Issues

- No Business and Retention Plan.
- Lack of local incentives to attract businesses.
- Lack of public transportation.
- Lack of Continuing Education Opportunities within the County. Residents must drive to Columbus, West. Point or LaGrange for secondary education.

Opportunities

- Hamilton and Northwest Harris Business Parks.
- Implementing additional public facilities necessary for commercial development.
- Educational Opportunities – excellent K-12 school system.
- Retail/commercial opportunities due to Kia and supplier locations.
- A diverse and educated workforce.
- Many natural resources/Callaway Gardens.

Housing

According to the 2000 Census housing inventory consisted of 10,288 housing units. The primary type of housing for both Harris County and the communities is single-family housing unit. This type of housing is predominant; 80.9 percent of existing housing stock in Harris County is single-family. Another form of housing, manufactured housing unit, is prevalent in the County; 15.6 percent of the existing housing stock is manufactured housing. Harris County has a larger percentage of single-family and manufactured housing units than the State of Georgia's average. Currently, Harris County is below the State average of multi-family units, at 3.5 percent. The percentage of single-family housing in the municipalities is less than the County, while the percentage of multi-family housing is higher in the municipalities than in the County. The higher percentage in the municipalities is due in part because sewage is available (Hamilton and Pine Mountain) which allows for higher density housing.

The ratio of single-family detached to single-family attached/multi-family will change over the next 20 years with the development of mixed-use developments. Two such developments, The Grove and West Point Holdings, intend to build single-family attached homes in Harris County, with The Grove also building several acres of apartments.

In 2000, the housing vacancy rate in Harris County was higher for both owner (2.29%) and renter (11.29%) housing units than the State of Georgia which was 2.24 percent for owner occupied housing and 8.46 percent for rental housing. Housing costs in Harris County have been higher when compared to the State of Georgia, with a median property value of \$122,000 in 2000 as compared to the State of Georgia median value of \$111,200. From a cost burden standpoint 16.43 percent of Harris County home owners and renters pay more than 30 percent of their income on housing cost while 22.49 percent of home owners and renters in the State of Georgia pay more than 30 percent of their income on housing cost. With anticipated county and area growth, both the value of property and monthly rent cost are expected to increase.



**Table 1
Housing Unit Type
By Number of Units and Percent of Total Units - 2000**

| | Number of Units | Percent of Single Family | Percent of Multi-Family | Percent of Manufactured Housing |
|---------------|------------------------|---------------------------------|--------------------------------|--|
| Harris County | 10,288 | 80.9 | 3.5 | 15.6 |
| Hamilton | 140 | 74 | 25 | 1 |
| Region | 102,111 | 68 | 22 | 10 |
| Georgia | 3,277,424 | 67.2 | 20.8 | 12.1 |

Source: U.S. Census Bureau

**Table 2
Occupancy Characteristics – 2000**

| | Owner Occupied Units | Percent of Households | Renter Occupied Units | Percent of Households | Vacant Units | Owner Vacancy Rate | Renter Vacancy Rate |
|------------------|-----------------------------|------------------------------|------------------------------|------------------------------|---------------------|---------------------------|----------------------------|
| Harris Co. | 7,600 | 86.1 | 1,222 | 13.9 | 1466 | 2.29 | 11.29 |
| Hamilton | 75 | 62.6 | 51 | 37.4 | 14 | 10.71 | 0 |
| LCRDC Region | 55,186 | 54 | 36,235 | 35 | 10690 | 2.71 | 9.25 |
| State of Georgia | 2,029,293 | 67.5 | 977,076 | 33 | 275,368 | 2.24 | 8.46 |

Source: U.S. Census Bureau.

Issues

- Availability of affordable and adequate housing for future residents.
- Increase of rental units in the last 20 years.
- Small Areas (pockets) of deteriorating structures.
- Balancing housing cost with housing quality.

Opportunities

- Construction of additional affordable and adequate housing.
- Diversify housing mix from predominantly single family site built and manufactured housing units to quality single family attached (townhouse, condominiums).
- Create housing communities in comparisons to housing developments, retrofit existing housing areas.
- Maintain high level of home ownership in Harris County.

Natural and Cultural Resources

As a result of the expected population growth, development pressures will increase over the next 20 years. Harris County has wetland, floodplain, drinking water sources, plant and animal habitats that need protection. Harris County should expand appropriate infrastructures where increased development density is needed to meet growth demands and minimize the effects on sensitive areas. The County should develop educational programs to promote conservation and protection of important resources for all segments of society. Harris County should continue to strengthen and improve existing regulations regarding development in sensitive areas.



In 1994 a comprehensive survey of Harris County historic resources was completed. This survey will allow planning for future development by identifying any cultural or historic resources. It is an important tool in protecting these significant assets. Harris County has adopted all applicable "Environmental Planning Criteria" ordinances.

Issues

- Harris County has numerous waterways and wetlands. Waterways of importance and their associated wetlands include the Chattahoochee River, Mulberry Creek, Oak Mountain, Flat Shoals, Ossahatchee Creek and Standing Boy Creek. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.
- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Insuring the public has adequate access to community resources.
- The community has a few abandoned and potentially contaminated properties.
- Harris County has identified historic resources but does not have a Historic Preservation ordinance or a Historic Preservation Commission.
- County does not have an organized tree-planting campaign in public areas that will make walking more comfortable in summer.
- County does not have a tree preservation ordinance.
- County does not have a tree-replanting ordinance for new development.

Opportunities

- Harris County should develop more means of protecting significant natural and cultural resources.
- Actively educate the public, local elected officials, developers, economic developers, about resource conservation and protection.
- Improve, enhance, and promote the County's natural and cultural resources.
- Develop abandoned rail line as a north/south bike/pedestrian connector between residential, commercial areas and public uses.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the County, such as stream banks, floodplains, or steep hillsides from development.
- Best management practices are required as part of the development process.
- Adopt appropriate site design guidelines for development of sensitive areas (e.g. steep slopes, wetlands).
- Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage infill development or brownfield/greyfield redevelopment.
- Consider developing a greenspace plan.

consider developing a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.

Community Facilities

Harris County provides water, Sheriff, fire (volunteer), jail, solid waste, E 9-1-1, Emergency Management Systems/Emergency Management Agency and recreation services for its citizens. Over the last several years Harris County has been in the process of updating many of its community facilities. Below is an assessment of Harris County's major community facilities.



Water

Harris County operates a public water system with the Chattahoochee River being the primary source of water. The Harris County water system serves approximately 7,526 water customers. Residential customers are the primary users of the facility. Harris County supplies water to 7,433 residential customers. Average daily water usage for Harris County's 7,526 water customers is 2.5 million gallons a day. Both Columbus, Georgia and Talbot County sell water to Harris County. Columbus has a contract for 15,000,000 gallons a month. Talbot County provides up to 2,500,000 gallons a month. Harris County has twelve water tanks with a total capacity of 4,400,000 gallons.

Harris County's current pumping capacity is 4,000,000 gallons a day. Future demand for the year 2030 is estimated to be 9,091,871 gallons a day. Harris County's existing water pumping capacity is not going to be adequate to meet estimated 2030 demands. Harris County is working to increase water system capacity.

Sewer

Harris County does not have a county-wide sewage system. To date the County relies on septic tanks for sewage treatment. Harris County does have a contract with Columbus to extend a Columbus sewer line, located on Fortson Road at the Harris County and Muscogee County border, to The Grove. The Grove is a new mixed use development located at the intersection of I-185 and SR 315. Both the municipalities of Hamilton and Pine Mountain operate a sewage collection and treatment system which serve the incorporated areas. However, these systems do not extend into the unincorporated areas.

Harris County officials have reviewed available sewage system options. Harris County is in the process of developing County standards for package treatment systems. No systems would be allowed unless it meets Harris County system requirements. Harris County may have to use all available sewage options to meet future growth demands.

Solid Waste

Harris County provides "curbside" garbage collection for the residents of the County; this service is provided within the municipalities as well. County trucks pick up and deliver the waste to a transfer station on Barnes Mill Road. Waste is trucked from the transfer station to the Subtitle D Landfill owned and operated by the City of LaGrange. The County contracted with LaGrange in April 2004 to provide transportation and disposal for a term of ten years. Harris County also operates an active inert landfill. The landfill is utilized by the residents of Hamilton, Pine Mountain, Shiloh and Waverly Hall. Harris County operates three manned convenience centers on Harrisville Road, GA Highway 116 and US Highway 27. A convenience center is needed between Waverly Hall and Ellerslie. A convenience center is also needed in the northwest part of Harris County somewhere around the Whitesville area.

LaGrange Subtitle D Landfill has enough capacity at the current fill rate for another 30 years of use. If Harris County continues to contract with LaGrange, their household garbage disposal needs for the next 30 years will be met. The current fill-pit at the Harris County inert landfill is good for another four years at the current fill rate. Over the next 20 years Harris County may have to dig additional pits. Private inert material contractors are also operating in Harris County. Outsourcing inert waste to private contractors is also an option to handle inert material.

Storm Water

Harris County's storm drainage system consists primarily of ditches with some curb and gutters in new developments. The storm drainage system is adequate for normal amounts of rainfall. Harris County officials

need to monitor and maintain existing storm drainage systems. In developing areas, storm drainage systems are now required. All new storm drainage systems must meet NPDES requirements.

Law Enforcement

The Sheriff's Department provides police protection in unincorporated Harris County. Law enforcement is a cooperative effort with the Georgia State Patrol, the Georgia Bureau of Investigation, and other law enforcement agencies when the need arises. The Sheriff's Department is located in the east part of Hamilton, on GA Highway 116, in the Law Enforcement Center.

The Sheriff's Department has 67 total employees, including 41 sworn peace officers currently employed in patrol, investigations and court services. The aforementioned numbers do not include the sheriff, chief deputy and one administration officer. There are two, non-sworn administrative office workers assigned to the Sheriff's office. There are 21 officers assigned to the jail.

The Harris County Jail opened in 1993. It can house 100 prisoners, although the current jail population is well below this number. The facility provides adequate space for the Sheriff's office. The Sheriff's Department is fully equipped and staffed to meet the needs of the present population. As the population continues to grow, staffing will need to increase proportionately to meet future service demands.

Fire

Fire protection is provided by twelve (12) volunteer fire departments and one paid fire department (West Point). Each of these departments, including those within the municipalities, is an independent entity that contracts with Harris County and the municipalities for fire protection services. The City of West Point does not contract with Harris County for fire protection services. The Georgia Forestry Commission assists the departments in field and wood fires.

Volunteer staff and paid staff is adequate to meet future fire protection needs for the next 20 years.

Emergency Medical Service

Harris County operates a full-time Emergency Medical Service (EMS) from four separate facilities. One facility is located on GA Highway 116 east of Hamilton, the second facility is located on Mountain Hill Road in Fortson, the third facility is located in Waverly Hall at GA Highway 85 and O'Neal Street and a fourth facility opened in Pine Mountain January 1, 2009. The service operates four fully staffed and equipped ambulances, one from each facility. The service also has two reserve ambulances which are utilized during special events or when the main line ambulances are down for maintenance or mechanical failure. The current average response time is twelve minutes. Harris County EMS officials would like to lower their response time to 10 minutes.



Harris County plans to add one more EMS/fire facilities within the next ten years. The addition of one site will be adequate to handle EMS protection for the next 10 to 15 years. Beyond the 15 year window another facility will be needed to meet EMS demands. Additional facilities will help EMS officials meet their 10 minute response time goal.

E 9-1-1

Emergency calls for the Sheriff's Department, Fire Department, and EMS are answered by an Enhanced 911 system. The E 9-1-1 Center handles calls for the unincorporated areas of the County as well as calls from municipal areas. The E 9-1-1 Center is located on GA Highway 116 next to the Harris County Law Enforcement Center. The E 9-1-1 center is fully staffed and operates 24-7 with three employees each on four shifts. Harris County also has an 800 MHZ system with Troup and Muscogee Counties.

The current staff level of three employees per shift allows E 9-1-1 to handle the anticipated growth in calls for Harris County for the next 20 years. From a space standpoint, the existing facility can handle needs for the next twenty years as well.

Harris County Emergency Management Agency (EMA)

EMA is currently located in the Harris County E 9-1-1 Center. A recent building expansion to the E 9-1-1 Center will meet space needs for EMA operations for the next 20 years.

Education

The Harris County Board of Education administers the school system which serves the residents of unincorporated Harris County, the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, the Town of Waverly Hall and portions of the City of West Point. The Board of Education operates and maintains four elementary schools, one middle school, one high school, and one alternative school for grades Pre-K-12. An intermediate school for grades 5-6 will open in 2009. The system offers a full range of educational opportunities from Special Education through gifted programs. The high school also offers a vocational education program. Current renovations/additions include adding classrooms to Park Elementary, Pine Ridge Elementary and New Mountain Hill Elementary which will add a total of eight classrooms.

In the long term, by the year 2030, school enrollment at all levels will exceed existing capacity. Total current enrollment is 4,955 students. In 2030 there could be approximately 9,000 to 10,000 school-aged children in Harris County. Increases in the number of elementary, middle school and high school students are expected. More students mean the addition of classrooms to existing schools, the construction of new schools or both.

Recreation And Parks

Harris County operates four parks: the Charles Moultrie Complex, Harris County Soccer Complex, Pine Mountain Valley Park, and E.C. Pate Park. Harris County has also purchased the abandoned Georgia Southwest Rail Road rail line and intends to use the line as a linear bike/pedestrian trail and utility corridor. Hamilton, Shiloh and Waverly Hall also have walking trails. In addition, the Town of Pine Mountain has two parks, and the Town of Waverly Hall has one park. Waverly Hall is in the process of developing a second park. These are the only local public park facilities currently available to County residents. A comprehensive recreation plan was completed in 2000.

Within the next ten years Harris County recreation staff sees a need for more baseball and softball fields, and adult baseball, volleyball and softball programs. A community center is under design and will be constructed with SPLOST funds. Pate Park in Cataula and Fortson are the areas most in need of new or expanded facilities.

Issues

- Meeting the service demands of aggressive population growth. With expected growth the demand for public services will increase. Careful planning will be required to ensure adequate services are available over the next twenty (20) years.
- Increasing school age population.
- Expanding water capacity to meet projected need.

Opportunities

- Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth.
- Availability of public space and determine what needs expansion, renovation or closure.
- Adequate highway system.
- Development of abandoned rail line as connector between residential areas and public uses.
- Consider developing a Capital Improvements Program that supports current and future growth.

Intergovernmental

Harris County's primary intergovernmental interaction is with Hamilton, Pine Mountain, Shiloh, Waverly Hall and West Point. However, working relationships do exist between neighboring jurisdictions such as Columbus, LaGrange, and Talbot County. In order to reduce issues and make the most of potential opportunities Harris County should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The County should maintain proper working relationships between local and regional governments in regards to transportation projects and the impact of development on important regional resources and other environmentally sensitive areas. County officials must be actively involved in transportation and water planning activities either directly or thru agencies such as the Columbus Metropolitan Planning Organization (MPO), the Georgia Department of Transportation and the Middle Chattahoochee Water Council. Lastly, the Service Delivery Strategy should be updated regularly. The Service Delivery Strategy (SDS) update will be conducted in conjunction with the update of the Comprehensive Plan. Harris County is working with Hamilton, Pine Mountain, Shiloh and Waverly Hall to update the SDS.



Issues

- Water availability and impact of development on local and regional infrastructure systems and natural and cultural resources.
- Monitor avenues for mass transportation as conditions dictate.
- Maintain a presence in Columbus MPO/Valley Partnership/Regional Development Center activities.

Opportunities

- Projected growth for area counties and municipalities, an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- Service Delivery Strategy will need to be updated as part of the Comprehensive Plan process.



Transportation

The amount of growth in Harris County over the next twenty (20) years will require considerable transportation infrastructure improvements. In general, road capacity is adequate to serve both existing and anticipated volume of traffic within the County over the next twenty (20) years. The majority of improvements should center around minor road widening projects, intersection improvements, realignment of roads and signalization.

From a functionality standpoint I-185, US 27, SR 219, and SR 85 provide good north/south access thru Harris County. East to west access thru Harris County is more of a transportation problem. SR 18 and SR 116 provide good east/west access in the central and northern portion of Harris County. Improvements will be needed along SR 315 which serves the southern portion of Harris County in order to function as a seamless transportation route. Below is a list of needed transportation projects.

- Widen SR 85 from SR 315 intersection to Eilerslie traffic light (SR 315 East)
- Redesign of the entire length of SR 315 to eliminate the following deficiencies:
Intersections at Highway 85, US 27 and SR 219.
- Replace bridge at Jordan Road and Mulberry Creeks.

Issues

- Financing road improvement projects.
- Cost of transportation improvements associated with large developments.
- Controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.
- Number of curb cuts/driveways along SR 315.
- Do not require new development to connect with existing development through a street network, not a single entry/exit.
- Lack a good network of sidewalks to allow people to walk to a variety of destinations.
- No sidewalk ordinance in our county that requires all new development to provide user-friendly sidewalks.
- County does not have a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.

Opportunities

- Create a Walk/Bike First Community by expanding existing bike/pedestrian trail routes to create land use connectivity.
- Create pedestrian and vehicular Gateways into Harris County.
- Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor.

Land Use

The citizens of Harris County wish to create and maintain an environmentally sensitive land use system centered upon the single-family home but allowing for various and appropriately located residential, commercial and industrial types and densities.

Key challenges to Harris County officials include developing a land use system that protects environmentally sensitive areas and creates/maintains a greenspace/open space preservation system. Another challenge is integrating walking and biking opportunities into the land use scheme and creating connectivity between future and existing developments.

Issues

- Protecting natural and cultural resources.
- Renovating or removing dilapidated structures.
- Inventory existing brownfield sites; connect developers to the Federal and State incentives for cleaning up brownfields.
- Encroachment of non-compatible land uses in Historic Areas.
- Lack of commercial uses.
- Protecting existing open space and creating open space in new developments.
- No street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.
- Lack of Brownfield/Greyfield redevelopment promotion.
- Harris County does not have ordinances to regulate the aesthetics of development in our highly visible areas.

Opportunities

- Include adequate space for the growth of employment-related uses, within the Future Land Use Plan/Development Map.
- Encourage traditional neighborhood development. Traditional neighborhood design should be required when developing adjacent to or within a historic district or areas with significant natural resources.
- Protect natural resources within developments. Promote the use of the conservation subdivision ordinance. Provide an incentive to create greenway connections.

- Create a very desirable development pattern.
- Develop abandoned rail line as connector between land uses.
- Promote in-fill development opportunities in existing Harris County subdivisions.
- Consider developing a guidebook that illustrates the type of new development we want in our county.
- Consider developing a plan to protect designated farmland.
- Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.

Analysis of Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are but how they interact. The purpose of this section is to map and review existing land use in Harris County; look at areas in need of attention, areas in need of protection and areas with development opportunities. The last task is the creation of a draft character area map which groups areas of similar land use characteristics or land use traits. This portion of the plan explains the current situation in Harris County, as far as how the community has developed thus far. The corresponding section, Recommended Character Areas, will be the portion of the plan that lays the foundations for how Harris County will develop in the future, incorporating elements of the smart growth principles.

The following table illustrates the acreage and percent of unincorporated County land dedicated to existing land uses.

Existing Land Use Table

| Unincorporated Existing Land Use Classification | Total Acreage | Percent of Total Acreage |
|--|----------------------|---------------------------------|
| Residential | 31,772.20 | 10.64% |
| Commercial | 244.79 | 0.08% |
| Industrial | 206.10 | 0.07% |
| Transportation/Communication/Utility | 5,062.55 | 1.69% |
| Recreation/Parks & Conservation | 37,942.98 | 12.70% |
| Public/Institutional | 531.00 | 0.18% |
| Agricultural/Forestry | 218,297.53 | 73.06% |
| Vacant/Undeveloped | 4,725.54 | 1.58% |
| Total Acreage | 298,782.69 | 100.00% |

The following table presents the definitions of each of the land use categories.

Existing Land Use Definitions Table

| Existing Land Use | Definition |
|--|---|
| Residential | Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units all normally located on no less than two acres. |
| Agriculture/Forestry | Land used for agricultural purposes such as farming and/or livestock production and timber production. |
| Commercial | Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc. |
| Industrial | Land dedicated to industrial uses(includes both light and heavy industrial uses). |
| Parks/Recreation/Conservation | State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in a land trust. |
| Public/Institutional | Community facilities including schools, public safety facilities, county/city offices, courthouse, jail, health facilities, churches, cemeteries, and libraries. |
| Transportation/Communication/ Utilities | Land used for transportation, communication or utility facilities (cell towers, power stations, water tanks, and water treatment facilities). |
| Road Right-of-Way | Land dedicated to road use including right of way. |
| Undeveloped/Vacant | Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots. |

Areas Requiring Special Attention

Areas Where Development is Likely to Occur and Pressure Community Facilities and Services

The majority of development will continue to occur in the southern third of Harris County below SR 315. A major mixed use development, The Grove, located at the intersection of I-185 and SR 315 was given development approval in 2007. The general development pattern in this area is linear with subdivisions popping-up along existing local and state routes. The majority of development is single-family residential on 2-acre tracts. Public infrastructure has followed development and has also been put in place in areas anticipating future development. Harris County is working on expanding water capacity and making transportation improvements in this area. Due to the advent of Kia, other development is expected to occur in the northwest section of Harris County around the junction of SR 103 and SR 18. Development will follow SR 103 south along the Chattahoochee River to Flat Shoals Creek. Development pressure is also likely to mount between SR 315 and Lower Blue Springs Road from Lake Harding to US Highway 27. SR 18 west of Pine Mountain to Hopewell Church Road can also expect continued development pressure.

Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In Harris County, areas adjacent to and affecting the major waterways (Chattahoochee River, Mulberry Creek, Ossahatchee Creek, Palmetto Creek, Mountain Oak Creek, Flat Shoals Creek, Standing Boy Creek and Striblin Creek) should be reviewed for compliance with state and local ordinances and regulations. There are a series of wetlands and flood zones along all of the aforementioned creeks that need to be maintained and protected. The County has slopes between 15 percent and 30 percent. In these areas special design guidelines need to be created and then followed. Development on slopes greater than 15 percent is not recommended. Pine Mountain is probably Harris County's greatest resource. The integrity of Pine Mountain needs to be maintained and its scenic views protected.

Significant Cultural Resources

In 1994 a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the County. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified four areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Hamilton, Pine Mountain, Shiloh, and Waverly Hall. As a result of that survey, two individual properties (1. Mountain Hill Schoolhouse and 2. Whitesville Methodist Episcopal Church and Cemetery) and two districts (1. F. D. Roosevelt State Park and 2. Sunnyside School—Midway Baptist Church and Midway Cemetery) were nominated to the National Register of Historic Places. F. D. Roosevelt State Park was also designated a National Historic Landmark.

As of August 2004, there are ten individual historic properties and three historic districts listed in the National Register of Historic Places in Harris County. Harris County does not have a Historic Preservation ordinance.

Areas with Significant In-fill Development Opportunities

In-fill development opportunities can be found throughout the unincorporated area of Harris County. The majority of opportunities are found in the southern half of Harris County below SR 315. There are vacant lots in subdivisions both new and old in this general area. The rural villages of Cataula and Ellerslie also have vacant lots with public water that provide infill development opportunities. There are also numerous infill development opportunities to the east and west of Pine Mountain.

Brownfields

In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plants.

Some issues involving brownfields are the potential to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increasing illegal dumping and reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use by increasing property values, improving public health and the environment, and utilizing existing public infrastructure and increasing job opportunities and local tax revenues.

Potential brownfields in Harris County consist of old vacant gas stations and junk yards.

Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness

Most communities have areas of disinvestment or areas in need of improvement. Harris County is no different; but the extent of areas of disinvestment or in need of redevelopment is extremely low.

Areas needing a “face lift” include small pockets of housing such as in Whitesville or Butts Mill Road in the Pine Mountain area, Skinnerville located south of West Point, Cataula north of SR 315 and the area located east SR 18 and Middlebrooks Road. The County has identified these areas and is interested in addressing these problems in the future.

Recommended Character Areas

Establishing character areas serve to recognize the land use differences that exist in the urban and rural landscape of Harris County. Character areas define future development activities by recognizing what are good land development characteristics that need to be preserved and what are bad land development practices that need to be changed. Desired land use results are determined by establishing goals, objectives, policies and implementation strategies and tools for each defined community character area. The following Character Area Table is a depiction of existing development characteristics. Harris County plans to incorporate development elements that reflect the needed changes within their community to incorporate further smart growth policies during the future development map public participation plan process. Redefining or adding character areas will also take place during the future development map process.

Character Area Table

| Character Area | Description/Predominant Characteristics |
|--|--|
| Conservation/Recreation | State, federal and local parks, active and passive recreation activity areas also includes protected open space (wetlands, floodplains, stream corridors, and natural buffers). |
| Agriculture | Lands in open or cultivated state or sparsely settled, including woodlands and farm lands. |
| Suburban Area Built Out/Established Residential/Commercial | Existing residential areas with varied street patterns, often curvilinear, cul-de-sacs, low pedestrian orientation, high open space, high to moderate degree of building separation. Majority of residences are single-family detached. Area also includes scattered commercial development. |

| | |
|--|---|
| Developing Suburban Area/Rural Residential | This area is characterized by large supplies of undeveloped land, as well as very low density rural residential development. It exhibits low pedestrian orientation, large tracts of land, pastoral views, and a high degree of building separation. This area is likely to experience the greatest development pressures over the planning period. The availability of water service in this area makes the expansion of suburban residential development very likely. |
| Rural Village (Cataula and Ellerslie) | Commercial activity area located at a highway intersection. Typically automobile focused. There is a mixture of uses to serve highway passers-by, rural and agricultural areas. |
| Industrial Area | Land used for high and low intensity industrial uses including quarries, manufacturing, warehousing and distribution facilities. These areas are found throughout the County. |
| I-185 Major Highway Corridor | Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways. |
| Scenic Corridor SR18 (from SR 219 to Hopewell Church Road), SR 190, Hamilton Pleasant Grove Road and I-185 | Developed or underdeveloped land paralleling the route of a major throughfare that has significant, natural, historic or cultural features, and scenic or pastoral views. |
| US 27 Gateway Corridor | Developed and undeveloped land paralleling the route of a major throughfare that serves as an important entrance or means of access to the community. |
| Linear Bike/Pedestrian Trail | Man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreation amenities. |
| The Grove/Mixed-Use | A mixed-use development with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians. |
| Other | A district or area that presently does not fit or is envisioned fitting into the other character areas may have a singular use such as a hospital, airport, school/public facility or utility. |

**COMPREHENSIVE PLAN
FOR
HARRIS COUNTY**

**COMMUNITY ASSESSMENT
DATA APPENDIX**

2009-2030

Prepared by
THE LOWER CHATTAHOOCHEE
REGIONAL DEVELOPMENT CENTER

Harris County
Comprehensive Plan 2009-2030

Community Assessment Data Appendix

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Introduction

Lower Chattahoochee RDC staff began the comprehensive planning process for Harris County by working with county staff, Planning Commission members and the Board of Commission. Basic plan data and input were gathered and a public participation plan was crafted. All citizens of Harris County were given the opportunity to express their concerns and desires for the county regarding growth and development. A series of public hearings, as well as vision and design meetings, were advertised and conducted to solicit and welcome comments on needs and wants of the community. All responses provided valuable resources in forming the goals and objectives of this Plan.

The Comprehensive Plan presents the Statement of Purpose for Harris County. The local government is responsible for the adoption and implementation of its purpose. This Plan is meant to be kept current. Changes in the conditions surrounding the community will be considered for incorporation in this Plan and future Plans. Furthermore, the maps illustrated in this Plan are intended as a guide for the county's future development.

Background

Geographical Location

Geographically, Harris County lies in west-central Georgia immediately east of the Chattahoochee River, which forms its western boundary. Harris County is bordered on the north by Troup and Meriwether Counties, on the east by Talbot County, on the south by Muscogee County, and on the west across the Chattahoochee River by Lee and Chambers Counties in Alabama. Harris County's land area consists of 465 square miles, ranking it 36th in size among Georgia counties. The county is located in the south-western portion of the Southern Piedmont Province. Foothills and broad valleys typify the topography of Harris County. Elevations range from approximately 400 feet to 1,500 feet above sea level.

Brief History

Harris County was created by legislative act on December 14, 1827, the 71st county to be formed in Georgia. Founded from portions of Muscogee and Troup Counties, the county was named for Charles Harris, a noted lawyer of the antebellum period, who also served as Mayor of Savannah. Hamilton was incorporated and designated as the county seat on December 20, 1828, named for South Carolina Governor James Hamilton, Jr., a strong advocate of states' rights, who became active in the movement in South Carolina to nullify the Tariff of 1828. The cities of Pine Mountain, Shiloh and Waverly Hall each developed as a result of the railroad. The City of Chipley, incorporated in 1882, and adopted the name of Pine Mountain in the 1950's, largely as a result of the location of Callaway Gardens and the promotion of Pine Mountain. The City of Shiloh incorporated in 1961, essentially to receive tax revenues. The City of Waverly Hall incorporated in 1929 and was established primarily around the railroad facilities.

Element 1

Population

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Population

Total Population

A comprehensive understanding of a community's past, present and future population characteristics and trends provides a basic and essential foundation for the planning process. The population element offers an overview of the socio-economic composition of Harris County while supplying a basis of the formulation of additional elements of their Comprehensive Plan. This population analysis includes data relating to total population, age, race, income, poverty and education.

Population Trends

Harris County has experienced a population growth of 53 percent or 8,231 persons from 1980 to 2000, with the last ten years (1990-2000) posting a population growth rate of 33 percent or 5,907 persons. Population growth has not been as substantial in any of the incorporated areas over the last twenty year period. Hamilton experienced a population loss of 60 persons or (11.85%) from 1980 to 2000; Pine Mountain and Shiloh showed twenty year gains of 16 percent and 8 percent respectively; while Waverly Hall showed a loss of 204 persons (-22.34%). In comparison the population of the State of Georgia grew by 50 percent from 1980 to 2000.

**Table 1
Total Population
1980-2000**

| County/City | YEAR | | | | | Percent Change 1980-1990 | Percent Change 1990-2000 |
|------------------|-----------|-----------|-----------|-----------|-----------|--------------------------|--------------------------|
| | 1980 | 1985 | 1990 | 1995 | 2000 | | |
| Harris | 15,464 | 16,507 | 17,788 | 20,781 | 23,695 | 15.02 | 33.21 |
| Hamilton | 506 | 478 | 454 | 447 | 446 | -10.28 | -1.76 |
| Pine Mountain | 984 | 933 | 875 | 1,104 | 1,141 | -11.08 | 30.40 |
| Shiloh | 392 | 363 | 329 | 388 | 423 | -16.07 | 28.57 |
| Waverly Hall | 913 | 844 | 769 | 744 | 709 | -15.77 | -7.80 |
| State of Georgia | 5,463,105 | 5,962,720 | 6,478,216 | 7,323,980 | 8,186,453 | 18.58 | 26.37 |

Source: County, U.S. Census Bureau, and Woods & Poole, Cities, U.S. Census Bureau

Population Projections

Population projections are difficult to make, especially for smaller places such as Harris County. The addition or loss of a major employer in the region could dramatically alter estimates of the County's population. The fluctuations in economic, physical and social factors can produce major changes in growth over a decade or more.

Tables 2 and 3 show the predicted population of Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall over the next twenty years and a detailed population prediction for the next five years. As shown, each local government is expected to experience population growth. Harris County is expected to grow by an average of 4.32 percent per year over the next 20 years. Hamilton is expected to double over the next twenty years. The unincorporated areas of Harris County are expected to get the "lions share" of the population growth.

**Table 2
Population Projections
2008-2013**

| County/City | YEAR | | | | | |
|---------------|--------|--------|--------|--------|--------|--------|
| | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
| Harris County | 28,727 | 29,433 | 30,155 | 31,242 | 32,366 | 33,531 |
| Hamilton | 532 | 544 | 556 | 567 | 578 | 589 |
| Pine Mountain | 1,252 | 1,267 | 1,282 | 1,307 | 1,333 | 1,359 |
| Shiloh | 444 | 447 | 450 | 456 | 461 | 466 |
| Waverly Hall | 815 | 833 | 853 | 868 | 885 | 903 |

Source: Lower Chattahoochee RDC

**Table 3
Population Projections
2010 to 2030
Base Year 2000**

| County/ City | YEAR | | | | | | |
|------------------|-----------|-----------|-----------|------------|------------|------------|------------|
| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Harris County | 23,695 | 26,925 | 30,155 | 35,226 | 40,302 | 48,263 | 56,227 |
| Hamilton | 446 | 501 | 556 | 611 | 668 | 723 | 1,112 |
| Pine Mountain | 1,141 | 1,212 | 1,282 | 1,409 | 1,537 | 1,766 | 1,995 |
| Shiloh | 423 | 437 | 450 | 475 | 500 | 542 | 585 |
| Waverly Hall | 709 | 780 | 853 | 952 | 1,052 | 1,192 | 1,332 |
| State of Georgia | 8,186,453 | 8,868,675 | 9,550,897 | 10,223,118 | 10,915,340 | 11,597,562 | 12,279,784 |

Source: U.S. Census Bureau, Lower Chattahoochee RDC, The Georgia County Guide, 2008

Growth Patterns

Table 4 compares the rate of growth of Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall with that of the State of Georgia over the past twenty years, as well as the projected growth rate for the subsequent twenty years. The rate of growth for Harris County matched the State of Georgia growth rate (approximately 50 percent) from 1980 to 2000. The municipalities lagged behind Harris County and the State from 1980 to 2000. It is estimated that the rate of growth for Harris County and its municipalities will exceed the State rate of growth over the next 20 years. Harris County's population is projected to increase by as many as 27,500 residents over the next twenty years. Hamilton, Pine Mountain, Shiloh and Waverly Hall's population is projected to increase by 25 to 50+ percent over the next twenty year period.

**Table 4
Rate of Growth
1980-2030**

| County/City | YEAR | | | | | | | | | |
|------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 1980-1985 | 1985-1990 | 1990-1995 | 1995-2000 | 2000-2005 | 2005-2010 | 2010-2015 | 2015-2020 | 2020-2025 | 2025-2030 |
| Harris County | 6.74% | 7.76% | 16.83% | 14.02% | 13.63% | 12.00% | 16.82% | 14.41% | 19.75% | 16.50% |
| Hamilton | -5.53% | -5.02% | -1.54% | -.22% | 12.33% | 10.98% | 9.89% | 9.33% | 8.23% | 53.80% |
| Pine Mountain | -5.18% | -6.22% | 26.17% | 3.35% | 6.22% | 5.78% | 9.91% | 9.08% | 14.90% | 12.97% |
| Shiloh | -7.40% | -9.37% | 17.93% | 9.02% | 3.31% | 2.97% | 5.56% | 5.26% | 8.40% | 7.93% |
| Waverly Hall | -7.56% | -8.89% | -3.25% | -4.70% | 10.01% | 9.36% | 11.61% | 10.50% | 13.30% | 11.74% |
| State of Georgia | 9.15% | 8.65% | 13.05% | 11.78% | 8.33% | 7.69% | 7.14% | 6.66% | 6.25% | 5.88% |

Source: Lower Chattahoochee RDC

Future population growth for Harris County largely depends on four factors:

1. Fort Benning Military Reservation - Base Realignment and Closure (BRAC);
2. spill-over effect from metropolitan regions;
3. new residents due to the Kia Plant; and
4. continued development of the Harris County School System.

Based on the factors listed above Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall continue to expect and prepare for rapid growth over the next twenty years. Furthermore, the City of Hamilton's housing market is expected to expand with the completion of Sweet Bay, a mixed-use development, which is under construction.

Population by Age

From 1980 to 2000 Harris County's age composition remained relatively consistent. The pre-school population (0-4) dropped from 6.8 percent (1980) to 5.9 percent (2000) of the total population. The school age population (5 to 19) dropped from 25 percent (1980) to 22 percent (2000) of the total population. The working age population (20 to 64) increased from 56 percent (1980) to 60 percent (2000) of the total population. The retirement age population remained the same from 1980 to 2000 at 12 percent of the total population.

From 2000 to 2030 Harris County's pre-school children is projected to be the same at 6 percent of total population; school-aged children is projected to be 22 percent from 2000 to 2030; the working age population is projected to drop from 60 percent in 2000 to 58 percent in 2030; and the retirement age population is projected to be the same at 12 percent of total population.

**Table 5
Population by Age
Harris County Age Distribution**

| Age Group | YEAR | | | | | | | | | | |
|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| 0 to 4 | 1,055 | 1,109 | 1,131 | 1,368 | 1,406 | 1588 | 1780 | 2078 | 2378 | 2903 | 3315 |
| 5 to 9 | 1,190 | 1,182 | 1,262 | 1,467 | 1,809 | 2044 | 2289 | 2675 | 3059 | 3734 | 4265 |
| 10 to 14 | 1,216 | 1,216 | 1,289 | 1,533 | 1,783 | 2015 | 2256 | 2636 | 3016 | 3680 | 4204 |
| 15 to 19 | 1,465 | 1,339 | 1,341 | 1,306 | 1,664 | 1880 | 2106 | 2459 | 2814 | 3435 | 3923 |
| 20 to 24 | 1,116 | 1,123 | 1,022 | 1,088 | 950 | 1073 | 1202 | 1404 | 1607 | 1960 | 2240 |
| 25 to 29 | 1,071 | 1,242 | 1,277 | 1,307 | 1,159 | 1385 | 1551 | 1812 | 2073 | 2531 | 2891 |
| 30 to 34 | 1,185 | 1,304 | 1,408 | 1,635 | 1,635 | 1847 | 2069 | 2417 | 2766 | 3375 | 3855 |
| 35 to 39 | 971 | 1,247 | 1,440 | 1,762 | 2,071 | 2340 | 2621 | 3062 | 3503 | 4275 | 4883 |
| 40 to 44 | 748 | 1,045 | 1,445 | 1,788 | 2,046 | 2312 | 2589 | 3024 | 3460 | 4224 | 4824 |
| 45 to 49 | 826 | 919 | 1,130 | 1,703 | 2,025 | 2289 | 2563 | 2994 | 3425 | 4180 | 4775 |
| 50 to 54 | 919 | 855 | 924 | 1,256 | 1,811 | 2122 | 2377 | 2776 | 3176 | 3876 | 4429 |
| 55 to 59 | 962 | 920 | 846 | 979 | 1,476 | 1668 | 1868 | 2182 | 2496 | 2122 | 3481 |
| 60 to 64 | 813 | 890 | 909 | 948 | 1,028 | 1162 | 1301 | 1520 | 1739 | 1758 | 2424 |
| 65 to 69 | 684 | 749 | 843 | 903 | 852 | 963 | 1078 | 1259 | 1441 | 2122 | 2009 |
| 70 to 74 | 520 | 582 | 650 | 735 | 788 | 890 | 997 | 1165 | 1332 | 1627 | 1858 |
| 75 to 79 | 352 | 381 | 406 | 458 | 576 | 651 | 729 | 852 | 974 | 1189 | 1358 |
| 80 to 84 | 211 | 229 | 272 | 310 | 351 | 397 | 444 | 519 | 594 | 725 | 827 |
| 85+ | 160 | 175 | 193 | 235 | 265 | 299 | 335 | 392 | 449 | 547 | 666 |
| Total | 15,464 | 16,507 | 17,788 | 20,781 | 23,695 | 26,925 | 30,155 | 35,226 | 40,302 | 48,263 | 56,227 |

Source: Lower Chattahoochee RDC, U.S. Census Bureau, Woods & Poole, Inc.

**Table 6
Population By Age
Hamilton Age Distribution**

| Age Group | YEAR | | | | | | | | | | |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| 0-4 | 37 | 35 | 33 | 31 | 32 | 36 | 41 | 44 | 48 | 52 | 80 |
| 5-13 | 71 | 67 | 64 | 63 | 62 | 70 | 77 | 85 | 95 | 101 | 154 |
| 14-24 | 81 | 77 | 73 | 72 | 71 | 80 | 89 | 97 | 106 | 115 | 177 |
| 25-34 | 72 | 68 | 65 | 64 | 63 | 71 | 79 | 86 | 94 | 102 | 157 |
| 35-44 | 56 | 53 | 50 | 49 | 49 | 55 | 61 | 67 | 73 | 79 | 123 |
| 45-54 | 47 | 44 | 42 | 42 | 43 | 48 | 54 | 59 | 64 | 70 | 107 |
| 55-64 | 66 | 62 | 59 | 59 | 59 | 66 | 74 | 81 | 88 | 95 | 147 |
| 65+ | 76 | 72 | 68 | 67 | 67 | 75 | 81 | 92 | 100 | 109 | 167 |
| Total | 506 | 478 | 454 | 447 | 446 | 501 | 556 | 611 | 668 | 723 | 1,112 |

Source: U.S. Census Bureau, Lower Chattahoochee RDC

**Table 7
Population By Age
Pine Mountain Age Distribution**

| Age Group | YEAR | | | | | | | | | | |
|--------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| 0-4 | 71 | 70 | 68 | 87 | 106 | 113 | 118 | 131 | 138 | 161 | 185 |
| 5-13 | 105 | 109 | 112 | 152 | 180 | 190 | 204 | 222 | 242 | 279 | 315 |
| 14-24 | 187 | 158 | 127 | 139 | 137 | 145 | 153 | 171 | 188 | 215 | 240 |
| 25-34 | 147 | 137 | 127 | 139 | 160 | 171 | 180 | 197 | 215 | 251 | 279 |
| 35-44 | 111 | 106 | 100 | 131 | 147 | 157 | 167 | 181 | 198 | 227 | 257 |
| 45-54 | 104 | 97 | 89 | 100 | 121 | 129 | 136 | 150 | 167 | 188 | 213 |
| 55-64 | 85 | 90 | 94 | 108 | 85 | 90 | 95 | 105 | 114 | 130 | 149 |
| 65+ | 174 | 166 | 158 | 158 | 205 | 217 | 229 | 252 | 275 | 315 | 357 |
| Total | 984 | 933 | 875 | 1,014 | 1,141 | 1,212 | 1,282 | 1,409 | 1,537 | 1,766 | 1,995 |

Source: U.S. Census Bureau, Lower Chattahoochee RDC

**Table 8
Population By Age
Shiloh By Age Distribution**

| Age Group | YEAR | | | | | | | | | | |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| 0-4 | 32 | 27 | 22 | 25 | 28 | 29 | 30 | 31 | 32 | 35 | 39 |
| 5-13 | 83 | 69 | 54 | 70 | 67 | 65 | 71 | 76 | 77 | 86 | 94 |
| 14-24 | 56 | 56 | 54 | 60 | 66 | 70 | 67 | 76 | 78 | 87 | 90 |
| 25-34 | 82 | 66 | 49 | 48 | 53 | 57 | 59 | 61 | 65 | 69 | 73 |
| 35-44 | 36 | 49 | 62 | 40 | 68 | 70 | 72 | 76 | 80 | 85 | 93 |
| 45-54 | 27 | 22 | 17 | 42 | 62 | 65 | 67 | 66 | 75 | 80 | 87 |
| 55-64 | 34 | 30 | 25 | 39 | 33 | 34 | 35 | 37 | 39 | 42 | 45 |
| 65+ | 42 | 44 | 46 | 64 | 46 | 47 | 49 | 52 | 54 | 58 | 64 |
| Total | 392 | 363 | 329 | 388 | 423 | 437 | 450 | 475 | 500 | 542 | 585 |

Source: U.S. Census Bureau, Lower Chattahoochee RDC

**Table 9
Population By Age
Waverly Hall By Age Distribution**

| Age Group | YEAR | | | | | | | | | | |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|
| | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| 0-4 | 52 | 44 | 35 | 29 | 31 | 34 | 37 | 42 | 45 | 52 | 60 |
| 5-13 | 114 | 111 | 107 | 95 | 104 | 104 | 111 | 125 | 136 | 157 | 176 |
| 14-24 | 160 | 119 | 76 | 84 | 59 | 77 | 83 | 93 | 103 | 118 | 131 |
| 25-34 | 110 | 108 | 106 | 96 | 82 | 90 | 101 | 110 | 122 | 139 | 154 |
| 35-44 | 86 | 94 | 102 | 69 | 63 | 69 | 75 | 84 | 93 | 104 | 117 |
| 45-54 | 103 | 89 | 74 | 105 | 116 | 127 | 141 | 157 | 175 | 195 | 218 |
| 55-64 | 119 | 102 | 85 | 128 | 85 | 94 | 102 | 115 | 127 | 143 | 159 |
| 65+ | 169 | 177 | 184 | 138 | 169 | 185 | 203 | 226 | 251 | 284 | 317 |
| Total | 913 | 844 | 769 | 744 | 709 | 780 | 853 | 952 | 1,052 | 1,192 | 1,332 |

Source: U.S. Census Bureau, Lower Chattahoochee RDC

From 1980 to 2000 Hamilton's age composition remained relatively consistent. The pre-school population (0-4) dropped from 7.31 percent (1980) to 7.17 percent (2000) of the total population. The school age population (5 to 18) dropped from 20 percent (1980) to 18 percent (2000) of the total population. The working age population (19 to 64) increased from 57 percent (1980) to 60 percent (2000) of the total population. The retirement age population remained the same from 1980 to 2000 at 15 percent of the total population.

From 2000 to 2030 Hamilton's pre-school children is projected to remain the same at 7 percent of total population; school-aged children is projected to increase from 18 percent in 2000 to 20 percent in 2030; the working age population is projected to drop from 60 percent in 2000 to 57 percent in 2030; and the retirement age population is projected to be the same at 15 percent of total population.

From 1980 to 2000 Pine Mountain's age composition remained relatively consistent. The pre-school population (0-4) increased from 7.21 percent (1980) to 9.29 percent (2000) of the total population. The school-age population (5 to 18) increased from 20 percent (1980) to 21 percent (2000) of the total population. The working age population (19 to 64) decreased from 55 percent (1980) to 51 percent (2000) of the total population. The retirement age population remained the same from 1980 to 2000 at 17 percent of the total population.

From 2000 to 2030 Pine Mountain's pre-school children is projected to remain the same at 9 percent of total population; school-aged children is projected to remain the same at 21 percent of the total population for 2000 and 2030; the working age population is projected to decrease from 62 percent in 2000 to 51 percent in 2030; and the retirement age population is projected to be the same at 17 percent of total population.

From 1980 to 2000 Shiloh's age composition remains relatively consistent. The pre-school population (0-4) decreased from 8.16 percent (1980) to 6.16 percent (2000) of the total population. The school age population (5 to 18) decreased from 28 percent (1980) to 24 percent (2000) of the total population. The working age population (19 to 64) increased from 53 percent (1980) to 59 percent (2000) of the total population. The retirement age population remained the same from 1980 to 2000 at 11 percent of the total population.

From 2000 to 2030 Shiloh's pre-school children will remain the same at 7 percent of total population; the school-aged children will increase from 24 percent (1980) to 25 percent in 2030; the working class age will remain the same at 59 percent from 2000 to 2030; and the retirement age population will remain around 11 percent of total population.

From 1980 to 2000 Waverly Hall's age composition also remained relatively consistent. The pre-school population (0-4) decreased from 6 percent (1980) to 4 percent (2000) of the total population. The school age population (5 to 18) decreased from 21 percent (1980) to 19 percent (2000) of the total population. The working age population (19 to 64) decreased from 55 percent (1980) to 53 percent (2000) of the total population. The retirement age population increased from 19 percent (1980) to 24 percent (2000) of the total population.

From 2000 to 2030 Waverly Hall's pre-school children will remain the same at 4 percent of the total population; the school aged children will decrease from 19 percent (1980) to 18 percent in 2030; the working class age will increase from 53 percent (2000) to 54 percent (2030); and the retirement age population will remain around 24 percent of total population.

Population by Race

Harris County Population by Race

The following table shows the racial make-up of Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall. Harris County's white population has increased by 84 percent from 1980 to 2000 while a 13 percent reduction in the black/African American population occurred. The Indian Eskimo or Aleut population increased by 227 percent, the Asian or Pacific Islander population increased by 279 percent and the "other" population category increased by 1,694 percent during the same time period.

As a percentage of total growth, the white population grew from 65 percent of total population in 1980 to 78 percent of the total population in 2000. The black/African American population decreased from 34 percent (1980) to 19 percent (2000) of the total population. As a percentage of the total growth the minority population showed a 15 percent decrease from 1980 (34%) to 2000 (19%) and a 7 percent decrease from 1990 (26%) to 2000 (19%).

In 1980, 63 percent of Hamilton's population was white, with black/African Americans accounting for 36 percent and American Indian/Alaskan Native and Asian or Pacific Islander accounted for less than 1 percent of the total population. In 1990, 50 percent of Hamilton's population was white, and 44 percent was black/African American. Hamilton's population by race does not reflect the Census total population adjusted numbers for the city; therefore a comparison of the racial makeup is unavailable for the year 2000.

Table 10
Population By Race
1980

| | Harris County | Hamilton | Pine Mountain | Shiloh | Waverly Hall |
|--|--------------------------|-----------------|----------------------|---------------|---------------------|
| White Alone | 10,086 | 320 | 618 | 251 | 430 |
| Black/African American Alone | 5,303 | 183 | 362 | 141 | 482 |
| American Indian/ Alaskan Native Alone | 26 | 1 | 4 | 0 | 1 |
| Asian or Pacific Islander | 33 | 2 | 0 | 0 | 0 |
| Other | 16 | 0 | 0 | 0 | 0 |

Source: U.S. Census Bureau, 1980

Table 11
Population By Race
1990

| | Harris County | Hamilton | Pine Mountain | Shiloh | Waverly Hall |
|--|--------------------------|-----------------|----------------------|---------------|---------------------|
| White Alone | 13,103 | 254 | 542 | 215 | 359 |
| Black/African American Alone | 4,571 | 198 | 331 | 114 | 409 |
| American Indian/ Alaskan Native Alone | 52 | 1 | 1 | 0 | 1 |
| Asian or Pacific Islander | 39 | 1 | 0 | 0 | 0 |
| Other | 23 | 0 | 1 | 0 | 0 |

Source: U.S. Census Bureau, 1990

**Table 12
Population By Race
2000**

| | Harris County | Hamilton ** | Pine Mountain | Shiloh | Waverly Hall |
|---|--------------------------|------------------------|----------------------|---------------|---------------------|
| White Alone | 18,584 | 208 | 638 | 291 | 361 |
| Black/African American Alone | 4,614 | 92 | 472 | 126 | 337 |
| American Indian/Alaskan Native Alone | 85 | 0 | 3 | 2 | 1 |
| Asian or Pacific Islander | 125 | 5 | 2 | 0 | 4 |
| Other | 287 | 2 | 26 | 4 | 6 |

Source: U.S. Census Bureau 2000

** Hamilton's 2000 Population by Race numbers do not reflect Census total population adjusted numbers

Pine Mountain's racial makeup has changed slightly from 63 percent white, 37 percent black/African American, and less than 1 percent all other categories in 1980 to 56 percent white, 41 percent black/African American and 3 percent all other categories in 2000.

Shiloh showed an increase in the white population from 64 percent in 1980 to 69 percent, a decrease in the black/African American population from 36 percent in 1980 to 30 percent in 2000. The other population categories remained about 1 percent of total population.

Waverly Hall's changes in racial composition went from 47 percent white in 1980 to 51 percent in 2000 and the black/African American population went from 53 percent in 1980 to 48 percent in 2000. All other population categories in Waverly Hall remained at approximately 1.5 percent.

Income

Per Capita Income

The following table shows the per capita income for Harris County, Hamilton, Pine Mountain, Shiloh, Waverly Hall and the State of Georgia for 2000. The table also shows historical per capita information for Harris County and the State for 1980 and 1990.

**Table 13
Per Capita Income
1980-2000**

| | 1980 | 1990 | 2000 |
|---------------|-------|--------|--------|
| Harris County | 6,206 | 13,135 | 21,680 |
| Hamilton | N/A | N/A | 18,292 |
| Pine Mountain | N/A | N/A | 16,486 |
| Shiloh | N/A | N/A | 13,983 |
| Waverly Hall | N/A | N/A | 13,388 |
| Georgia | 6,402 | 13,631 | 21,154 |

Source: U.S. Census Bureau, Current Dollars
*N/A – Not Available

Harris County’s per capita income figures have historically lagged behind the State of Georgia. However in 2000, Harris County’s per capital income of 21,680 exceeded the State of Georgia’s. All of Harris County’s municipalities reported having lower per capita incomes than the State in 2000. Hamilton’s per capita income was \$18,292, Pine Mountain’s was \$16,486, Shiloh’s was \$13,983, and Waverly Hall’s was \$13,388. Georgia’s per capita income in 2000 was \$21,154.

Average Household Income

The following table shows the historical median household median income for Harris County, the counties’ municipalities and the State of Georgia for 1980, 1990 and 2000

**Table 14
Median Household Income
1980-2000**

| | 1980 | 1990 | 2000 |
|---------------|--------|--------|--------|
| Harris County | 15,253 | 27,616 | 47,763 |
| Hamilton | N/A | N/A | 32,143 |
| Pine Mountain | N/A | N/A | 31,685 |
| Shiloh | N/A | N/A | 31,563 |
| Waverly Hall | N/A | N/A | 30,250 |
| Georgia | 15,033 | 29,021 | 42,433 |

Source: U. S. Census Bureau, Current Dollars 1980, 1990, 2000

The trend is the same as per capita income for Harris County. The figures indicate that Harris County has remained close to the State of Georgia in median household income. In 2000 Harris County exceeds the State in median household income for the first time by over \$5,000. Hamilton, Pine Mountain, Shiloh, and Waverly Hall lag behind State and the County average in 2000. In 2000, the median family income of Hamilton, Pine Mountain, Shiloh, and Waverly Hall on average is \$10,000 to \$12,000 less than the State of Georgia and \$15,000 to \$17,500 less than Harris County.

Distribution of Households by Income Group

Table 15
Distribution of Households by Income Group
2000

| | Harris County | | Hamilton | | Pine Mountain | | Shiloh | | Waverly Hall | | GA | |
|-------------------|---------------|---------|----------|---------|---------------|---------|--------|---------|--------------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| < \$5,000 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| \$5,000-\$9,999 | 700 | 7.90 | 26 | 23.21 | 71 | 15.01 | 23 | 14.65 | 44 | 21.57 | 304,816 | 10.13 |
| \$10,000-\$14,999 | 455 | 5.14 | 3 | 2.68 | 47 | 9.94 | 5 | 3.18 | 20 | 9.80 | 176,059 | 5.85 |
| \$15,000-\$19,999 | 480 | 5.42 | 7 | 6.25 | 32 | 6.77 | 22 | 14.01 | 17 | 8.33 | 177,676 | 5.91 |
| \$20,000-\$29,999 | 942 | 10.63 | 14 | 12.50 | 71 | 15.01 | 26 | 16.56 | 20 | 9.80 | 383,222 | 12.74 |
| \$30,000-\$34,999 | 400 | 4.52 | 10 | 8.93 | 36 | 7.61 | 6 | 3.82 | 11 | 5.39 | 187,070 | 6.22 |
| \$35,000-\$39,999 | 484 | 5.46 | 11 | 9.82 | 43 | 9.09 | 11 | 7.01 | 15 | 2.35 | 176,616 | 5.87 |
| \$40,000-\$49,999 | 1,147 | 12.95 | 16 | 14.29 | 50 | 10.57 | 17 | 10.83 | 19 | 9.31 | 326,345 | 10.85 |
| \$50,000-\$59,999 | 943 | 10.65 | 7 | 6.25 | 43 | 9.09 | 14 | 8.92 | 19 | 9.31 | 278,017 | 9.24 |
| \$60,000-\$74,999 | 899 | 10.15 | 3 | 2.68 | 25 | 5.29 | 15 | 9.55 | 12 | 5.88 | 315,186 | 10.48 |
| \$75,000-\$99,999 | 1,156 | 13.05 | 5 | 4.46 | 29 | 6.13 | 8 | 5.10 | 7 | 3.43 | 311,651 | 10.36 |
| \$100,000 > | 1,252 | 14.13 | 10 | 8.93 | 26 | 5.50 | 10 | 6.37 | 20 | 9.80 | 371,020 | 12.34 |

Source: U.S. Census Bureau

Forty-eight percent of households in Harris County have incomes above \$50,000 per year. Of the municipalities, Shiloh has the largest percentage of households above \$50,000 per year at 30 percent; Waverly Hall is second at 28.43 percent per year; Pine Mountain is third at 26.01 percent per year and Hamilton is fourth at 22.32 percent per year. The percentage of households making \$50,000 and above in the State of Georgia is 42.42 percent per year. Harris County exceeds the State by approximately 6 percentage points.

Poverty

Overall, the 2000 poverty level in Harris County was 8.2 percent which was well below the State of Georgia (13%) and the U.S. (12.4%) poverty levels for 2000. The poverty level of Harris County dropped from 17.2 percent in 1980 to 8.2 percent in 2000 or 9 percentage points. In 2000, the highest poverty level in Harris County was Waverly Hall at 26.7 percent; Pine Mountain was the second highest poverty level at 19.3 percent; Hamilton's was the third highest poverty level at 12.4 percent and Shiloh's poverty level was the lowest of the cities at 12.3 percent. The U.S. Census estimated Harris County's 2005-2007 poverty level to be 13.3 percent, the State of Georgia's estimate to be 14.5 percent and the U.S. to be 13.3 percent.

Table 16
Individuals And Percent Of Individuals Below Poverty Level
Harris County And The Cities Of Hamilton, Pine Mountain, Shiloh And Waverly Hall
1980, 1990 And 2000

| | 1980 | | 1990 | | 2000 | | 2005 - 2007 | |
|---------------|-----------|-------|---------|--------|-----------|-------|-------------|-------|
| Harris County | 2,635 | 17.2% | 2,407 | 13.68% | 1,929 | 8.2% | NA | 13.3% |
| Hamilton | NA | NA | 63 | 15.71% | 55 | 12.4% | NA | NA |
| Pine Mountain | NA | NA | 118 | 13.39% | 222 | 19.3% | NA | NA |
| Shiloh | NA | NA | 82 | 23.42% | 54 | 12.3% | NA | NA |
| Waverly Hall | NA | NA | 178 | 26.37% | 148 | 26.7% | NA | NA |
| GA | 1,192,450 | 22.4% | 923,085 | 14.65% | 1,033,793 | 13.0% | NA | 14.5% |
| US | - | - | - | 13.11% | - | 12.4% | - | 13.3% |

Source: U. S. Census Bureau
 NA: Not Available

Educational Attainment

The table below provides comparable data for Harris County, surrounding counties and the State of Georgia for educational attainment levels for the adult population 25 years of age and older. Educational attainment levels from 1980 to 2000 have improved for Harris County, neighboring counties and the State of Georgia. The percentage of high school graduates (including equivalency) increased for Harris, the State of Georgia and surrounding counties, with the exception of Muscogee. Harris increased from 24.70 percent (1980) to 29.41 percent (2000). In comparison the State of Georgia increased from 28.52 percent (1980) to 28.65 percent (2000).

The percentage of the adult population over 25 with a bachelor's degree in Harris County increased from 11.83 percent (1980) to 13.84 percent (2000). In comparison, the percentage of those with a bachelor's degree in all surrounding counties decreased from 1980 to 2000, except for Troup County which increased from 10.9 percent (1980) to 12.01 percent (2000). The State of Georgia percentage increased from 14.61 percent (1980) to 16.00 percent (2000).

**Table 17
Educational Attainment**

| Category | Harris County | | | Meriwether County | | | Muscogee County | | | Talbot County | | | Troup County | | | Georgia | | |
|--|---------------|--------|--------|-------------------|--------|--------|-----------------|--------|--------|---------------|--------|--------|--------------|--------|--------|---------|--------|--------|
| | 1980 | 1990 | 2000 | 1980 | 1990 | 2000 | 1980 | 1990 | 2000 | 1980 | 1990 | 2000 | 1980 | 1990 | 2000 | 1980 | 1990 | 2000 |
| TOTAL Adult Population 25 & Over | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Less than 9 th Grade | 30.04% | 15.32% | 7.33% | 34.93% | 19.19% | 11.96% | 21.39% | 11.26% | 7.00% | 37.61% | 20.95% | 12.97% | 35.42% | 18.58% | 8.97% | 23.72% | 12.00% | 7.58% |
| 9 th to 12 th Grade (No Diploma) | 20.28% | 19.70% | 13.71% | 25.71% | 29.18% | 22.27% | 17.77% | 17.21% | 14.08% | 22.12% | 22.86% | 22.28% | 22.79% | 20.60% | 18.05% | 19.92% | 17.04% | 13.85% |
| High School Graduate Includes (Equivalency) | 24.70% | 32.07% | 29.41% | 25.01% | 32.08% | 35.65% | 32.61% | 29.85% | 28.17% | 25.94% | 35.18% | 40.27% | 22.87% | 32.35% | 33.67% | 28.52% | 29.65% | 28.65% |
| Some College (No Degree) | 13.19% | 15.12% | 22.54% | 7.35% | 10.02% | 15.97% | 15.41% | 19.28% | 24.04% | 6.39% | 10.68% | 13.35% | 8.04% | 11.67% | 17.22% | 13.35% | 17.01% | 20.41% |
| Associate Degree | N/A | 4.19% | 5.86% | N/A | 2.86% | 3.35% | N/A | 5.78% | 6.38% | N/A | 3.23% | 3.25% | N/A | 3.16% | 4.13% | N/A | 4.96% | 5.20% |
| Bachelor's Degree | 11.83% | 8.65% | 13.84% | 7.11% | 4.05% | 6.46% | 12.90% | 10.47% | 12.35% | 7.99% | 4.61% | 4.59% | 10.90% | 9.46% | 12.01% | 14.61% | 12.92% | 16.00% |
| Graduate or Professional Degree | N/A | 4.95% | 7.30% | N/A | 2.62% | 4.34% | N/A | 6.14% | 7.97% | N/A | 2.48% | 3.29% | N/A | 4.17% | 5.95% | N/A | 6.41% | 8.30% |

Source: U.S. Census Bureau 1980, 1990, 2000

The table below provides comparative data for dropout rates, SAT scores and the percentage of graduates attending Georgia post secondary schools after graduation, for Harris County, surrounding counties and the State of Georgia.

From 1998 to 2006, students in Harris County improved their SAT scores. In 1998 Harris County's verbal score was 458 and the math score was 446. In 2006, Harris County's verbal score rose to 514 and the math score improved to 488. In comparison, the State of Georgia showed a verbal score of 491 (2006) and a math score of 494 (2006).

When looking at the 2006 numbers, Harris County had a lower dropout rate than neighboring counties and the State of Georgia. The dropout rate decreased from 5.3 percent (1998) to 3.6 percent (2006).

The percentage of graduates attending Georgia post secondary schools decreased slightly from 50.5 percent (1998) to 42.3 percent (2006) in Harris County. While the State of Georgia's and the neighboring counties of Muscogee, Meriwether, Troup and the State of Georgia increased. Talbot County's percentage of graduates attending Georgia's post secondary schools decreased dramatically from 1998-1999 to 2005-2006.

Table 18
Dropout Rate, Sat Scores,
Percent Of Graduates Attending Post Secondary Education Schools
Harris County Georgia

| | 2005- 2006 | 2003- 2004 | 2002- 2001 | 2001- 2000 | 2000- 1999 | 1999- 1998 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Dropout Rates Grades 9-12 | 3.6 | 3.5 | 5.7 | 7 | 8.6 | 5.3 |
| SAT Scores | | | | | | |
| Verbal | 514 | 506 | 491 | 491 | 478 | 458 |
| Math | 488 | 479 | 478 | 483 | 466 | 446 |
| Percent of Graduates attending GA Post Secondary Schools | 42.3 | 44 | 34.3 | 41.3 | 36.4 | 50.5 |

Source: Georgia Department of Education, The Georgia County Guide

Table 19
Dropout Rate, Sat Scores,
Percent Of Graduates Attending Post Secondary Education Schools
Meriwether County Georgia

| | 2005- 2006 | 2003- 2004 | 2002- 2001 | 2001- 2000 | 2000- 1999 | 1999- 1998 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Dropout Rates Grades 9-12 | 7.1 | 5.0 | 6.2 | 8.8 | 8 | 5.8 |
| SAT Scores | | | | | | |
| Verbal | 412 | 410 | 406 | 400 | 389 | 405 |
| Math | 423 | 397 | 404 | 396 | 369 | 389 |
| Percent of Graduates attending GA Post Secondary Schools | 19.2 | 15.2 | 16 | 21.3 | 26.6 | 16.4 |

Source: Georgia Department of Education, The Georgia County Guide

Table 20
Dropout Rate, Sat Scores,
Percent Of Graduates Attending Post Secondary Education Schools
Muscogee County Georgia

| | 2005- 2006 | 2003- 2004 | 2002- 2001 | 2001- 2000 | 2000- 1999 | 1999- 1998 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Dropout Rates Grades 9-12 | 4.8 | 5.8 | 8.7 | 6.3 | 5.9 | 6.4 |
| Sat Scores | | | | | | |
| Verbal | 482 | 483 | 466 | 463 | 467 | 469 |
| Math | 477 | 481 | 459 | 450 | 452 | 450 |
| Percent Of Graduates Attending GA Post Secondary Schools | 37.3 | 40.7 | 34.4 | 34.2 | 30.1 | 34.8 |

Source: Georgia Department of Education, The Georgia County Guide

Table 21
Dropout Rate, Sat Scores,
Percent Of Graduates Attending Post Secondary Education Schools
Talbot County Georgia

| | 2005- 2006 | 2003- 2004 | 2002- 2001 | 2001- 2000 | 2000- 1999 | 1999- 1998 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Dropout Rates Grades 9-12 | 6.5 | 0.4 | 6.3 | 5.5 | 9.7 | 10.8 |
| Sat Scores | | | | | | |
| Verbal | 384 | 361 | 364 | 377 | 386 | 379 |
| Math | 378 | 363 | 364 | 388 | 388 | 363 |
| Percent Of Graduates Attending GA Post Secondary Schools | 6.3 | 9.1 | 11.1 | 34.6 | 15.4 | 21.2 |

Source: Georgia Department of Education, The Georgia County Guide

Table 22
Dropout Rate, Sat Scores,
Percent Of Graduates Attending Post Secondary Education Schools
Troup County Georgia

| | 2005- 2006 | 2003- 2004 | 2002- 2001 | 2001- 2000 | 2000- 1999 | 1999- 1998 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Dropout Rates Grades 9-12 | 5.3 | 7.8 | 6.2 | 5.8 | 5.5 | 5.5 |
| Sat Scores | | | | | | |
| Verbal | 485 | 492 | 477 | 480 | 478 | 476 |
| Math | 485 | 488 | 481 | 482 | 476 | 461 |
| Percent Of Graduates Attending GA Post Secondary Schools | 26.1 | 29.2 | 26.8 | 22.9 | 23.4 | 25.5 |

Source: Georgia Department of Education, Georgia County Guide

Table 23
Dropout Rate, Sat Scores,
Percent Of Graduates Attending Post Secondary Education Schools
Georgia

| | 2005- 2006 | 2003- 2004 | 2002- 2001 | 2001- 2000 | 2000- 1999 | 1999- 1998 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Dropout Rates Grades 9-12 | 4.7 | 5.1 | 5.8 | 6.4 | 6.5 | 6.5 |
| Sat Scores | | | | | | |
| Verbal | 491 | 490 | 486 | 487 | 484 | 483 |
| Math | 494 | 491 | 489 | 486 | 483 | 479 |
| Percent Of Graduates Attending GA Post Secondary Schools | 38.2 | 38.7 | 36.1 | 36.1 | 35.96 | 36.79 |

Source: Georgia Department of Education, The Georgia County Guide

Assessment

In summary, Harris County is projected to continue to grow over the next 20 years and at a rate faster than the State of Georgia. The racial composition of Harris County will remain majority white with the rate of white growth exceeding the growth rate of the minority population. The Asian/Pacific Islander population will continue to become a larger percentage of the total population in years to come. It is also expected that Harris County residents will become better educated and more affluent over the next 20 years with per capita income rivaling the State of Georgia and median household income exceeding the State of Georgia levels. Finally, Harris County's populations will mirror national and State trends by living longer.

The make-up of the municipalities is similar to that of Harris County as a whole. Population increases are expected, with older citizens becoming a larger percent of total population and with the population of each community becoming better educated, wealthier and more affluent. The racial composition will not change much with whites representing the majority of each city's population. Hamilton and Pine Mountain should see an increase in the Asian/Pacific Islander population as well.

Overall, the rate of growth in Harris County and the municipalities depends on local development policies, the availability of infrastructure and the cost of housing. As mentioned before, Harris County and the municipalities are located in a region of the State where growth is happening at a never seen before pace. The question is not whether it will grow, but how fast and what type of development will occur. Fortunately, the County and municipalities have influence over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

ELEMENT 2
ECONOMIC DEVELOPMENT

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Element 2: Economic Development

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Economic Development

Regional Setting

The City of Hamilton is the County Seat for Harris County. Harris County is located in the lower Chattahoochee Region, adjacent to the City of Columbus and approximately 24 miles south of the City of LaGrange. Both of these communities provide expanded employment opportunities for Harris County residents. Additionally, the County is 91 miles southwest of Atlanta.

Harris County relies heavily on both the construction and the service industry for the majority of employment opportunities. The retail trade sector continues to increase job opportunities and this trend is expected to persist. Retail may become the primary employment sector in the County. Both the retail trade and service sectors are heavily dependent on tourism within the County. There are numerous tourist attractions and events in Harris County. The potential economic growth associated with the tourist industry and its related spin-off developments is a prime economic base for the County and the municipalities. Nonetheless, the growth in the housing construction industry will cause this segment to remain a small but significant economic base.

Harris County's economic profile reveals a strong dependence on the tourist industry (service and retail sectors) and a growing dependence on the Finance, Insurance and Real Estate industry. This is due to the large growth in population in the County. The three largest employers in the County are the Oakview Nursing Home, LLC., Cagle's and Callaway Gardens Resort.

Harris County can continue to strengthen and capitalize on the tourist market since the resources are in place. The development of additional tourist attractions, such as the Wild Animal Safari Park in the Pine Mountain area, should be encouraged and expanded upon. The location of tourist events such as the Steeplechase, Sky High Hot Air Balloon Festival, Ossahatchee Indian Festival & Pow Wow, Wheels O'Fire Cycle Tour and the Master's Water-Ski Tournament are additional avenues for strengthening this economic base. The addition of 'Fantasy in Lights' at Callaway Gardens has attracted thousands of visitors in December, normally a slow time for tourists. The continuation of the Pine Mountain Tourism Association and the Harris County Chamber of Commerce will add to the development and the vitality of the tourism industry.

However, the tourism industry is especially susceptible to economic fluctuations. The County and municipalities must continue to diversify their economic base to offset these fluctuations in order to stabilize their economies.

The weakest economic sectors are agricultural services and wholesale trade. The County and municipalities should continue to seek to develop and strengthen these two sectors of the economy, in order to continue the diversification of their economic base.

Harris County is a "bedroom community" of the Columbus Metropolitan Statistical Area and the City of LaGrange. Both of these communities provide advanced employment opportunities to the residents of Harris County. As revealed in the economic development inventory, approximately 50% of the income earned by Harris County residents is derived from employment outside of the County. With the anticipated completion of the Kia plant in 2009, more local job opportunities will occur. The Northwest Harris Business Park is located less than 10 miles from the Kia site and already has several industries committed to locating there. These industries, which support the Kia plant, will allow residents of Hamilton and Harris County to work closer to home.

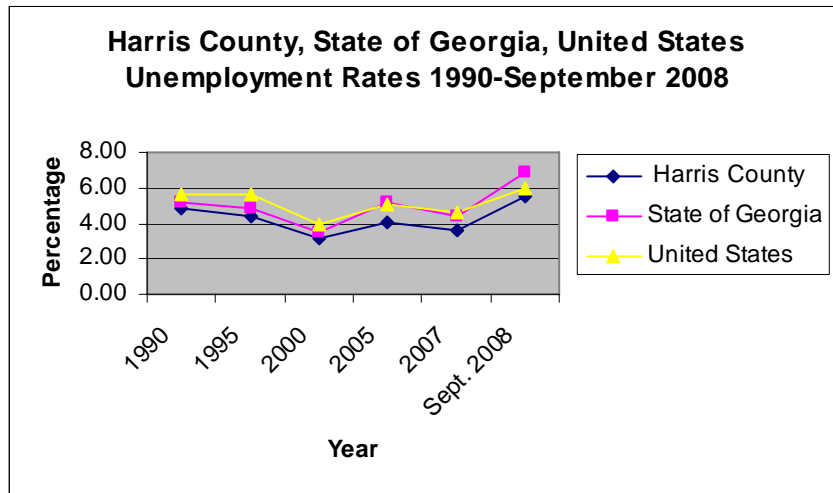
Each municipality within the County has its own identity and its own economic potential. The Town of Pine Mountain and the City of Hamilton have capitalized on their proximity to Callaway Gardens and F.D. Roosevelt State Park by encouraging the necessary retail trade establishments such as antique shops, boutiques, restaurants and souvenir shops. The four-laning of US 27 from Tennessee to

Florida will bring tremendous opportunities for tourism ventures. The Town of Waverly Hall and the City of Shiloh should begin to strengthen this area of their economic base. Harris County has been designated as “Entrepreneur Friendly” and is working to become designated “Work Ready” by the State of Georgia. The possible four-laning of SR 85 will bring increased opportunities to both municipalities. The Town of Waverly Hall is also ideally located in the southern half of the County, where the bulk of residential development is occurring. The necessary neighborhood commercial development such as grocery stores, drug stores, service stations, etc. should be encouraged.

Table 1
Annual Unemployment Percentage Rate
Harris County, Lower Chattahoochee Region, Georgia and the United States

| | Harris | Georgia | United States |
|------------|--------|---------|---------------|
| 1990 | 4.9% | 5.2% | 5.6% |
| 1995 | 4.4% | 4.8% | 5.6% |
| 2000 | 3.1% | 3.5% | 4.0% |
| 2005 | 4.1% | 5.2% | 5.1% |
| 2007 | 3.6% | 4.4% | 4.6% |
| Sept. 2008 | 5.5% | 6.6% | 6.0% |

Source: Georgia Department of Labor



Industry Mix

Major employment centers in Harris County are:

- Oakview Home, LLC
- Callaway Gardens Resort
- Cagle's, Inc.
- Harris County Government
- Harris County School Board

Other key employment opportunities in the County are the Ida Cason Callaway Foundation, Rodgers Metalcraft, First People's Bank, Carlisle Services, Wells Steel, the Harris County Board of Education and local governments.

Nine (9) of the 11 major employers in the Harris County area are located outside of the County. These include:

**Table 2
Major Employers for Residents of Harris County**

| Employer Name | Industry | County |
|----------------------------------|---------------------------------|---------------|
| Cagle's, Inc. | Chicken Processing Plant | Harris |
| Callaway Gardens | Tourism/Recreation | Harris |
| AFLAC | Life Insurance | Muscogee |
| Hamilton House Nursing Home | Nursing Home | Muscogee |
| Wal-Mart Associates Inc. | Retail/Distributor | Troup |
| St. Francis Hospital | Hospital | Muscogee |
| LaGrange Troup Hospital | Hospital | Troup |
| Wal-Mart Associates | Distribution | Troup |
| Milliken & Company | Carpets and Rugs | Troup |
| BlueCross Blue Shield of Georgia | Insurance | Muscogee |
| Milliken & Company | Broadwoven Fabric Mills, Cotton | Troup |

Source: Georgia Department of Labor, Area Profile 2007

The tourist industry also has a significant impact on the economic vitality of Harris County. The location of Callaway Gardens in the County brings thousands of visitors each year. The addition of various festivals and events by local chambers and groups has also increased visitor attendance and overnight visits which increases the economic impact. Without tourism, the economic picture in Harris County would look very different. The following table and chart depicts the economic impact of tourism in Harris County during 2002:

**Table 3
Economic Impact of Tourism in Harris County in 2002**

| Expenditures | Payroll | Jobs created | State Taxes Generated | Local Taxes Generated |
|---------------------|----------------|---------------------|------------------------------|------------------------------|
| \$30,500,000 | \$11,830,000 | 490 | \$1,410,000 | \$910,000 |

Source: Georgia Department of Economic Development

Labor Work-Force

According to the revised annual average 2002 Civilian Labor Force Estimates, as compiled by the Georgia Department of labor, Harris County has 12,931 persons in its labor force. Major employment sectors - manufacturing, service and retail – accounted for 57 percent of County employment.

Harris County's labor force according to the U.S. Census Bureau, 2000 (which includes persons 16 years of age and older) showed that 18,353 persons were in the labor force in 2000. The following table shows Harris County's Labor Force Participation. There was a 41 percent increase in the overall civilian labor force from 1990 to 2000 in the County. The number of men in the civilian labor force increased 32 percent. The number of females in the civilian labor force increased a startling 53 percent from 1990 to 2000.

Table 4**Harris County Labor Force Participation 1990, 2000**

| Category | 1990 | 2000 |
|-----------------------------|-------------|-------------|
| Total Males and Females | 13,740 | 18,353 |
| In Labor Force: | 8,713 | 12,368 |
| Civilian Labor Force | 8,709 | 12,243 |
| Civilian Employed | 8,253 | 11,821 |
| Civilian Unemployed | 456 | 422 |
| In Armed Forces | 4 | 125 |
| Not in Labor Force | 5,027 | 5,985 |
| Total Males | 6,673 | 8,871 |
| Male In Labor Force: | 4,970 | 6,638 |
| Male Civilian Labor Force | 4,966 | 6,531 |
| Male Civilian Employed | 4,700 | 6,308 |
| Male Civilian Unemployed | 266 | 223 |
| Male In Armed Forces | 4 | 107 |
| Male Not in Labor Force | 1,703 | 2,233 |
| Total Females | 7,067 | 9,482 |
| Female In Labor Force: | 3,743 | 5,730 |
| Female Civilian Labor force | 3,743 | 5,712 |
| Female Civilian Employed | 3,553 | 5,513 |
| Female Civilian Unemployed | 190 | 199 |
| Female In Armed Forces | 0 | 18 |
| Female Not in Labor Force | 3,324 | 3,752 |

Source: U.S. Census Bureau (SF3)

The following table shows employment by industry from 1980 to 2000 in Harris County, the State of Georgia and the United States.

Table 5
Employment By Industry 1980, 1990, 2000
Harris County, Georgia, United States

| Category | 1980 | 1990 | 2000 |
|---|-------------|-------------|-------------|
| Total Employed Civilian Population | 6,564 | 8,253 | 11,821 |
| | NA | 3,090,276 | 3,839,756 |
| | NA | 115,681,202 | 129,721,512 |
| Agriculture, Forestry, Fishing, Hunting & Mining | 277 | 306 | 96 |
| | NA | 82,537 | 53,201 |
| | NA | NA | NA |
| Construction | 468 | 703 | 794 |
| | NA | 214,359 | 304,710 |
| | NA | NA | NA |
| Manufacturing | 1,959 | 1,967 | 2,025 |
| | NA | 585,423 | 568,830 |
| | NA | NA | NA |
| Wholesale Trade | 252 | 270 | 441 |
| | NA | 156,838 | 148,026 |
| | NA | NA | NA |
| Retail Trade | 884 | 1,228 | 1,168 |
| | NA | 508,861 | 459,548 |
| | NA | NA | NA |
| Transportation, Warehousing, and Utilities | 414 | 553 | 458 |
| | NA | 263,419 | 231,304 |
| | NA | NA | NA |
| Information | NA | NA | 495 |
| | NA | NA | 135,496 |
| | NA | NA | NA |
| Finance, Insurance, & Real Estate | 276 | 481 | 1,176 |
| | NA | 201,422 | 251,240 |
| | NA | NA | NA |
| Professional, Scientific, Management, Administrative, and Waste Management Services | 146 | 298 | 725 |
| | NA | 151,096 | 362,414 |
| | NA | NA | NA |
| Educational, Health and Social Services | 852 | 910 | 2,191 |
| | NA | 461,307 | 675,593 |
| | NA | NA | NA |

| | | | |
|--|-----|---------|---------|
| Arts, Entertainment, Recreation, Accommodation and Food Services | 545 | 188 | 976 |
| | NA | 31,911 | 274,437 |
| | NA | NA | NA |
| Other Services | 188 | 913 | 502 |
| | NA | 266,053 | 181,829 |
| | NA | NA | NA |
| Public Administration | 303 | 436 | 774 |
| | NA | 167,050 | 193,128 |
| | NA | NA | NA |

Source: U.S. Census Bureau (SF3)

The following Table shows the projected employment by Industry for Harris County from 1990 to 2030. Total employment is projected to grow. The largest growth will be in the educational, health and social services industry. This chart does not reflect the projected growth in retail trade that is anticipated by the local government. With the increase in troops and their families at Fort Benning, it is expected that the loss of jobs in the retail trade Industry will be reversed in the next 10 years.

Table 6
Harris County: Employment by Industry
1980-2030

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|
| Total Employed Civilian Population | 6,564 | 7,412 | 8,253 | 9,793 | 11,821 | 13,194 | 15,111 | 18,156 | 21,202 | 25,984 | 30,765 |
| Agriculture, Forestry, Fishing, Hunting & Mining | 277 | 292 | 306 | 201 | 96 | 25 | 0 | 0 | 0 | 0 | 0 |
| Construction | 468 | 586 | 703 | 749 | 794 | 922 | 1,050 | 1,251 | 1,452 | 1,767 | 2,082 |
| Manufacturing | 1,959 | 1,963 | 1,967 | 1,996 | 2,025 | 2,051 | 2,077 | 2,117 | 2,158 | 2,222 | 2,286 |
| Wholesale Trade | 252 | 261 | 270 | 356 | 441 | 515 | 589 | 706 | 822 | 1,005 | 1,188 |
| Retail Trade | 884 | 1,056 | 1,228 | 1,198 | 1,168 | 1,279 | 1,391 | 1,566 | 1,741 | 2,016 | 2,290 |
| Transportation, Warehousing, And Utilities | 414 | 484 | 553 | 506 | 458 | 475 | 493 | 520 | 547 | 589 | 632 |
| Information | NA | NA | NA | NA | 495 | NA | NA | NA | NA | NA | NA |
| Finance, Insurance, & Real Estate | 276 | 379 | 481 | 829 | 1,176 | 1,529 | 1,883 | 2,437 | 2,992 | 3,862 | 4,733 |
| Professional, Scientific, Management, Administrative, And Waste Management Services | 146 | 222 | 298 | 512 | 725 | 952 | 1,180 | 1,536 | 1,893 | 2,453 | 3,013 |

| | | | | | | | | | | | |
|--|-----|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|
| Educational, Health And Social Services | 852 | 881 | 910 | 1,551 | 2,191 | 2,717 | 3,242 | 4,067 | 4,892 | 6,188 | 7,483 |
| Arts, Entertainment, Recreation, Accommodation And Food Services | 545 | 367 | 188 | 582 | 976 | 1,145 | 1,314 | 1,580 | 1,846 | 2,263 | 2,679 |
| Other Services | 188 | 551 | 913 | 708 | 502 | 625 | 748 | 942 | 1,135 | 1,439 | 1,743 |
| Public Administration | 303 | 370 | 436 | 605 | 774 | 959 | 1,144 | 1,434 | 1,724 | 2,180 | 2,636 |

Source: U.S. Census Bureau (SF3)

The following table compares Harris County, Georgia and the United States Labor Force participation. Harris County is similar to the nation in all categories except the Armed Forces. The population in the County has a very low percentage in the armed forces.

Table 7
Harris County, Georgia and United States:
GA Labor Force Participation
(Number Of Persons, 16 Years And Older)
1990, 2000

| Category | 1990 | 2000 |
|--|--------------------|--------------------|
| Total Males and Females - Harris County | 13,740 | 18,353 |
| <i>State of Georgia</i> | 4,938,381 | 6,250,687 |
| United States | 191,829,271 | 217,168,077 |
| In labor force- Harris County | 8,713 | 12,368 |
| <i>State of Georgia</i> | 3,351,513 | 4,129,666 |
| United States | 125,182,378 | 138,820,935 |
| Civilian Labor force- Harris County | 8,709 | 12,243 |
| <i>State of Georgia</i> | 3,278,378 | 4,062,808 |
| United States | 123,473,450 | 137,668,798 |
| Civilian Employed- Harris County | 8,253 | 11,821 |
| <i>State of Georgia</i> | 3,090,276 | 3,839,756 |
| United States | 115,681,202 | 129,721,512 |
| Civilian unemployed- Harris County | 456 | 422 |
| <i>State of Georgia</i> | 188,102 | 223,052 |
| United States | 7,792,248 | 7,947,286 |
| In Armed Forces- Harris County | 4 | 125 |
| <i>State of Georgia</i> | 73,135 | 66,858 |
| United States | 1,708,928 | 1,152,137 |
| Not in labor force- Harris County | 5,027 | 5,985 |
| <i>State of Georgia</i> | 1,586,868 | 2,121,021 |
| United States | 66,646,893 | 78,347,142 |
| Total Males- Harris County | 6,673 | 8,871 |

| | | |
|---|-------------------|--------------------|
| <i>State of Georgia</i> | 2,353,659 | 3,032,442 |
| United States | 92,025,913 | 104,982,282 |
| Male In labor force- Harris County | 4,970 | 6,638 |
| <i>State of Georgia</i> | 1,804,052 | 2,217,015 |
| United States | 68,509,429 | 74,273,203 |
| Male Civilian Labor force- Harris County | 4,966 | 6,531 |
| <i>State of Georgia</i> | 1,738,488 | 2,159,175 |
| United States | 66,986,201 | 73,285,305 |
| Male Civilian Employed- Harris County | 4,700 | 6,308 |
| <i>State of Georgia</i> | 1,648,895 | 2,051,523 |
| United States | 62,704,579 | 69,091,443 |
| Male Civilian unemployed- Harris County | 266 | 223 |
| <i>State of Georgia</i> | 89,593 | 107,652 |
| United States | 4,281,622 | 4,193,862 |
| Male In Armed Forces- Harris County | 4 | 107 |
| <i>State of Georgia</i> | 65,564 | 57,840 |
| United States | 1,523,228 | 987,898 |
| Male Not in labor force- Harris County | 1,703 | 2,233 |
| <i>State of Georgia</i> | 549,607 | 815,427 |
| United States | 23,516,484 | 30,709,079 |
| Total Females- Harris County | 7,067 | 9,482 |
| <i>State of Georgia</i> | 2,584,722 | 3,218,245 |
| United States | 99,803,358 | 112,185,795 |
| Female In labor force- Harris County | 3,743 | 5,730 |
| <i>State of Georgia</i> | 1,547,461 | 1,912,651 |
| United States | 56,672,949 | 64,547,732 |
| Female Civilian Labor force- Harris County | 3,743 | 5,712 |
| <i>State of Georgia</i> | 1,539,890 | 1,903,633 |
| United States | 56,487,249 | 64,383,493 |
| Female Civilian Employed- Harris County | 3,553 | 5,513 |
| <i>State of Georgia</i> | 1,441,381 | 1,788,233 |
| United States | 52,976,623 | 60,630,069 |
| Female Civilian unemployed- Harris County | 190 | 199 |
| <i>State of Georgia</i> | 98,509 | 115,400 |
| United States | 3,510,626 | 3,753,424 |
| Female In Armed Forces- Harris County | 0 | 18 |
| <i>State of Georgia</i> | 7,571 | 9,018 |
| United States | 185,700 | 164,239 |

| | | |
|---|-------------------|-------------------|
| Female Not in labor force- Harris County | 3,324 | 3,752 |
| <i>State of Georgia</i> | 1,037,261 | 1,305,594 |
| United States | 43,130,409 | 47,638,063 |

Source: U.S. Census Bureau

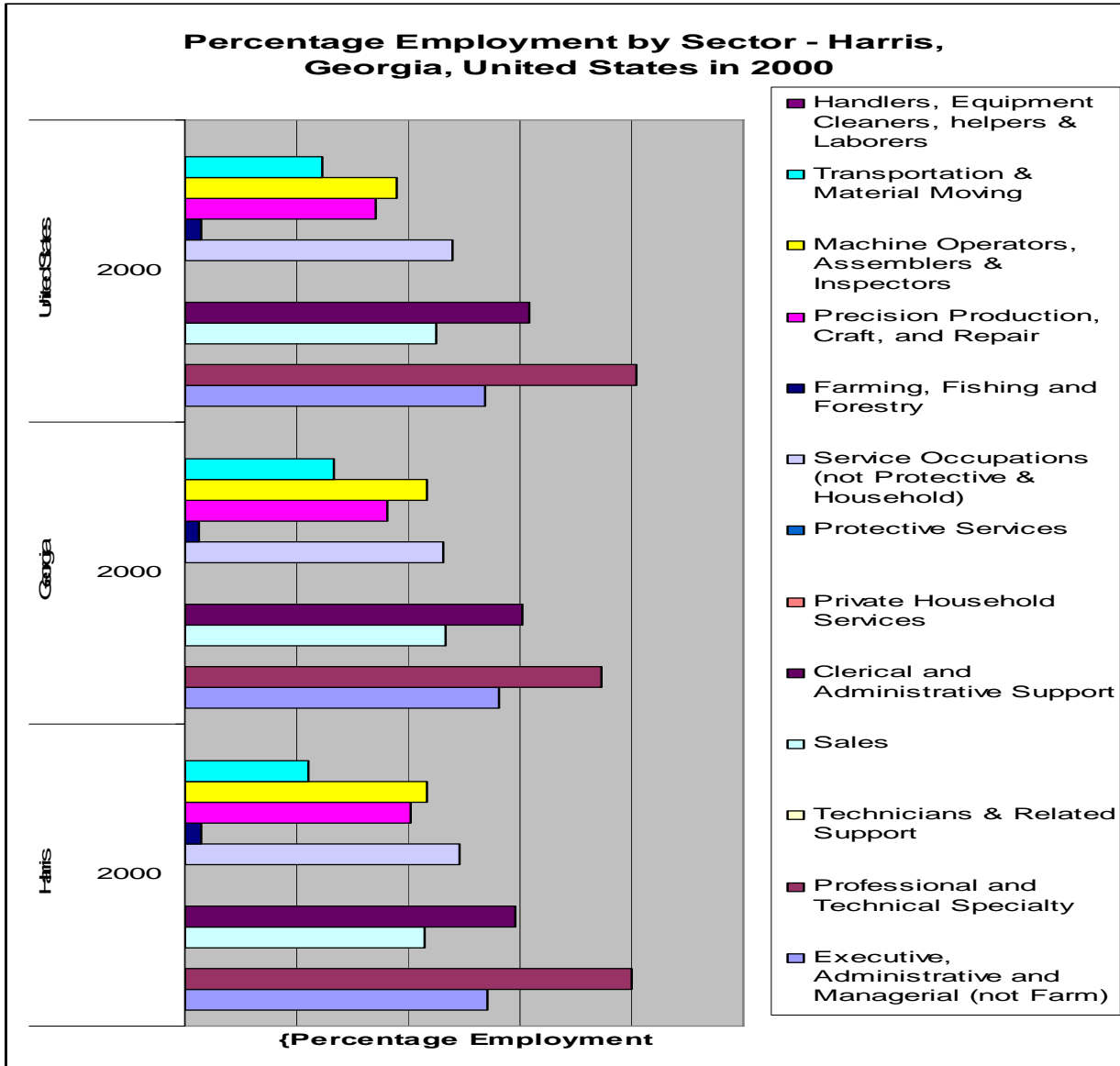
The occupational profile of Harris County residents illustrates a diversified skill level in the area. The following list shows the skills of the County's residents, regardless of where they are employed. The largest increase is in professional and technical specialty occupations, which increased by 193 percent. Followed by the executive, administrative and managerial, and transportation and material moving occupations; both of which increased by approximately 67 percent. The farming, fishing and forestry occupations have declined by 76 percent in the past 10 years. A slight decrease of 0.09 percent in the precision production, craft and repair occupations also occurred. All other occupations have increased at a significant rate of approximately 50 percent or higher.

Table 8
Harris County
Employment by Occupation
(Employed Persons, 16 Years Old And Older)
(1990, 2000)

| Category | 1990 | 2000 |
|---|-------------|-------------|
| Total All Occupations | 8,253 | 11,821 |
| Executive, Administrative And Managerial (Not Farm) | 959 | 1,606 |
| Professional And Technical Specialty | 806 | 2,365 |
| Technicians & Related Support | 250 | NA |
| Sales | 789 | 1,266 |
| Clerical And Administrative Support | 1,070 | 1,745 |
| Private Household Services | 91 | NA |
| Protective Services | 187 | NA |
| Service Occupations (Not Protective & Household) | 975 | 1,456 |
| Farming, Fishing And Forestry | 346 | 82 |
| Precision Production, Craft, And Repair | 1,202 | 1,191 |
| Machine Operators, Assemblers & Inspectors | 813 | 1,279 |
| Transportation & Material Moving | 390 | 651 |
| Handlers, Equipment Cleaners, Helpers & Laborers | 375 | NA |

Source: U.S. Bureau of the Census, 2000

When Harris County and the United States Employment by Occupation statistics are compared, either the percent of employed persons in each category are similar or Harris County has a slightly higher percentage employed. Harris County has many statistics comparable to national ones.



Source: U.S. Census Bureau (SF3)

Table 9
Harris County, *State Of Georgia*, United States: Employment By Occupation
(Percentage Of Employed Persons, 16 Years Old And Older)
1990, 2000

| Category | 1990 | 2000 |
|---|---------------|---------------|
| Total All Occupations | 100.00% | 100.00% |
| Executive, Administrative And Managerial (Not Farm) | 11.62% | 13.59% |
| Georgia | 12.26% | 14.03% |
| United States | 12.32% | 13.45% |
| Professional And Technical Specialty | 9.77% | 20.01% |
| Georgia | 12.39% | 18.68% |
| United States | 14.11% | 20.20% |
| Technicians & Related Support | 3.03% | NA |
| Georgia | 3.58% | NA |
| United States | 3.68% | NA |
| Sales | 9.56% | 10.71% |
| Georgia | 12.28% | 11.64% |
| United States | 11.79% | 11.25% |
| Clerical And Administrative Support | 12.96% | 14.76% |
| Georgia | 16.00% | 15.14% |
| United States | 16.26% | 15.44% |
| Private Household Services | 1.10% | NA |
| Georgia | 0.51% | NA |
| United States | 0.45% | NA |
| Protective Services | 2.27% | NA |
| Georgia | 1.70% | NA |
| United States | 1.72% | NA |
| Service Occupations (Not Protective & Household) | 11.81% | 12.32% |
| Georgia | 9.77% | 11.57% |
| United States | NA | NA |
| Farming, Fishing And Forestry | 4.19% | 0.69% |
| Georgia | 2.20% | 0.64% |
| United States | NA | NA |
| Precision Production, Craft, And Repair | 14.56% | 10.08% |
| Georgia | 11.86% | 9.02% |
| United States | NA | NA |
| Machine Operators, Assemblers & Inspectors | 9.85% | 10.82% |
| Georgia | 8.50% | 10.83% |
| United States | NA | NA |
| Transportation & Material Moving | 4.73% | 5.51% |
| Georgia | 4.60% | 6.63% |
| United States | 4.08% | 6.14% |
| Handlers, Equipment Cleaners, Helpers & Laborers | 4.54% | NA |
| Georgia | 4.34% | NA |
| United States | 3.94% | NA |

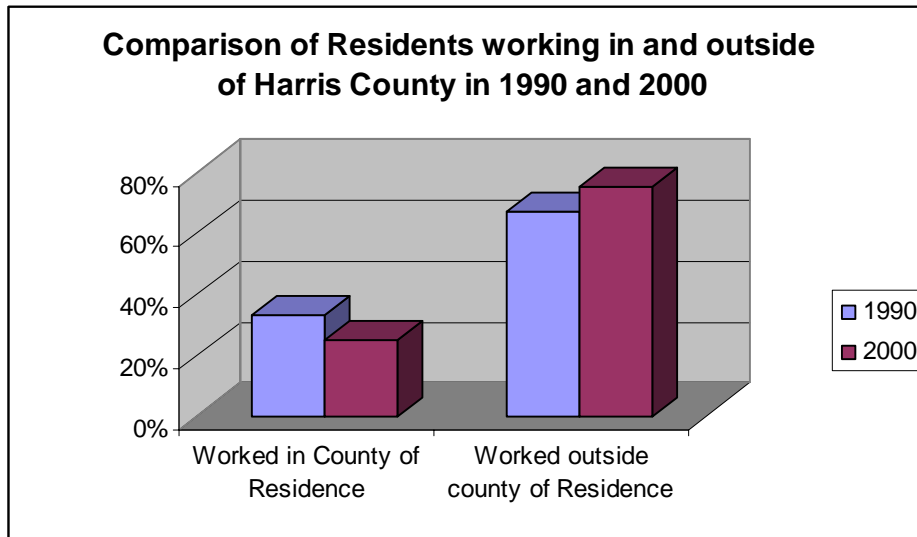
Source: U.S. Census Bureau (SF3)

Harris County continues to have a significant amount of their population working outside of the County. This is indicative of the lack of industry or other businesses located in the County. With the creation of the Northwest Harris Business Park near West Point this trend may reverse.

**Table 10
Harris County
Labor Force By Place Of Work
Number Of Persons
Percentage 1990-2000**

| Harris County: Labor Force by Place of Work Number of persons Percentage | | |
|---|-------------|-------------|
| Category | 1990 | 2000 |
| Worked In County Of Residence | 2,556 | 2,867 |
| | 33% | 25% |
| Worked Outside County Of Residence | 5,188 | 8,436 |
| | 67% | 75% |

Source: U.S. Census Bureau (SF3)

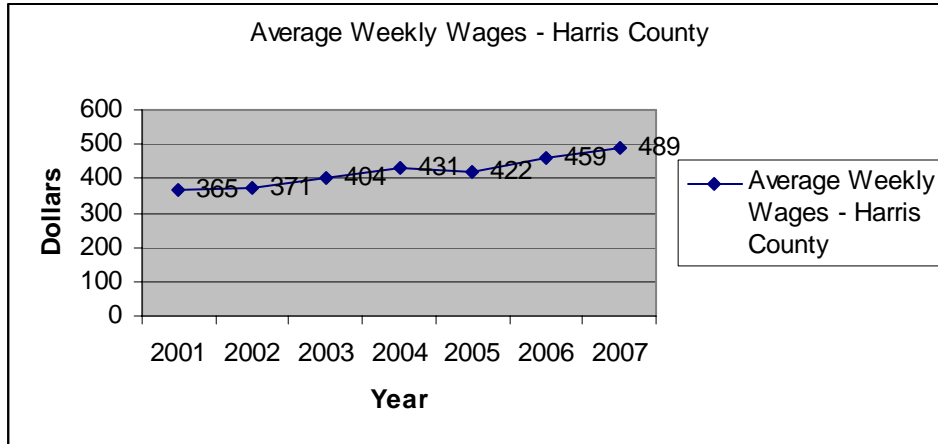


**Table 11
Average Weekly Wages 2001-2007
Harris County**

| Year | Wages |
|-------------|--------------|
| 2001 | \$365 |
| 2002 | \$371 |
| 2003 | \$404 |
| 2004 | \$431 |
| 2005 | \$422 |
| 2006 | \$459 |
| 2007 | \$489 |

Source: U.S. Census Bureau (SF3)

The chart below illustrates that between 2001 and 2007 the Average Weekly Wages in Harris County increased.



As a source of income, residents of Harris County depend upon a smaller percent of their wages and salaries, as well as other labor income and proprietor's income, than the national and statewide average. Residents do receive more of their income from dividends and transfer payments. This may be due to a higher number of retirees in the County.

**Table 12
Harris County: Personal Income by Type (In Dollars) 1990, 2000**

| Category | 1990 | 2000 |
|---|-------------|-------------|
| Total Income | 232,387,712 | 513,109,100 |
| Aggregate Wage Or Salary Income For Households | 168,530,220 | 397,272,400 |
| Aggregate Other Types Of Income For Households | 2,985,820 | 10,793,400 |
| Aggregate Self Employment Income For Households | 13,428,608 | 28,782,600 |
| Aggregate Interest, Dividends, Or Net Rental Income | 23,076,814 | 22,265,900 |
| Aggregate Social Security Income For Households | 13,193,287 | 23,635,500 |
| Aggregate Public Assistance Income For Households | 1,460,319 | 1,817,600 |
| Aggregate Retirement Income For Households | 9,712,644 | 28,541,700 |

Source: U.S. Census Bureau (SF3)

Table 13
Harris County: Personal Income by Type (In Percentage) 1990, 2000

| Category | 1990 | 2000 |
|---|--------|--------|
| Total Income | 100.0% | 100.0% |
| Aggregate Wage Or Salary Income For Households | 72.5% | 77.4% |
| Aggregate Other Types Of Income For Households | 1.3% | 2.1% |
| Aggregate Self Employment Income For Households | 5.8% | 5.6% |
| Aggregate Interest, Dividends, Or Net Rental Income | 9.9% | 4.3% |
| Aggregate Social Security Income For Households | 5.7% | 4.6% |
| Aggregate Public Assistance Income For Households | 0.6% | 0.4% |
| Aggregate Retirement Income For Households | 4.2% | 5.6% |

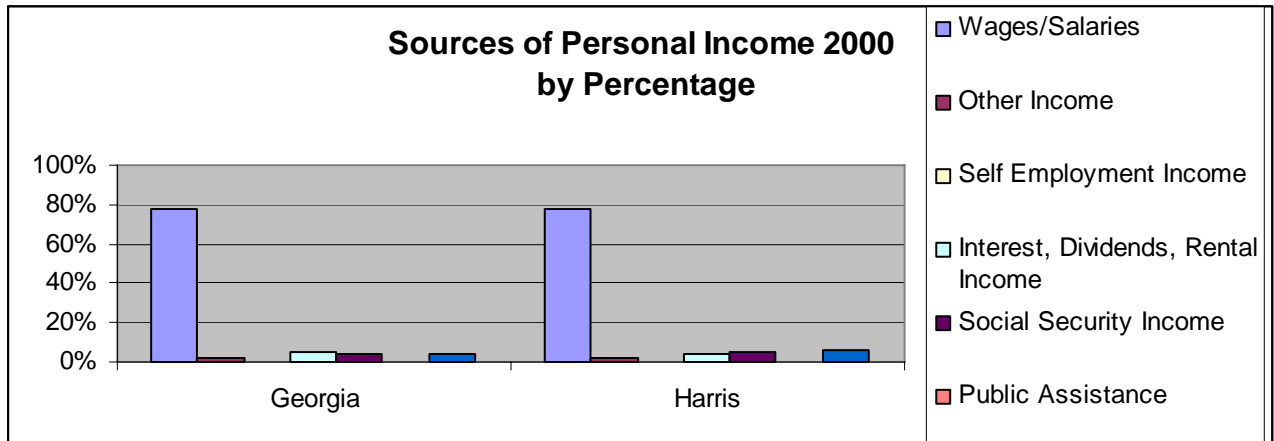
Source: U.S. Census Bureau (SF3)

Sources of income for residents of Harris County, Georgia as a percentage of Total Income by Type of Income are shown below. The County mirrors the state in most categories except social security benefits and retirement income where the County is higher. This reflects the higher percentage of retired persons living in the County.

Table 14
Harris County: Personal Income By Type (In Dollars) Georgia (In Dollars) 1990, 2000

| Category | 1990 | 2000 |
|---|-----------------------|------------------------|
| Harris County Total Income | \$232,387,712 | \$513,109,100 |
| Georgia Total Income | 87,114,415,462 | 170,271,810,700 |
| Aggregate Wage Or Salary Income For Households | 168,530,220 | 397,272,400 |
| Georgia | 68,393,747,335 | 133,220,601,500 |
| Aggregate Other Types Of Income For Households | 2,985,820 | 10,793,400 |
| Georgia | 980,166,673 | 2,897,846,900 |
| Aggregate Self Employment Income For Households | 13,428,608 | 28,782,600 |
| Georgia | 5,450,375,467 | 9,529,395,400 |
| Aggregate Interest, Dividends, Or Net Rental Income | 23,076,814 | 22,265,900 |
| Georgia | 4,897,744,209 | 8,973,470,100 |
| Aggregate Social Security Income For Households | 13,193,287 | 23,635,500 |
| Georgia | 3,776,110,950 | 6,881,827,400 |
| Aggregate Public Assistance Income For Households | 1,460,319 | 1,817,600 |
| Georgia | 625,890,309 | 374,957 |
| Aggregate Retirement Income For Households | 9,712,644 | 28,541,700 |
| Georgia | 2,990,380,519 | 7,776,117,500 |

Source: Woods & Pool Economics, Inc.



City of Hamilton

The following table compares the total number of persons employed by industry in the City of Hamilton, Harris County, the State of Georgia and the United States and the percentage change between the years 1990-2000. The total civilian employed population grew faster in the State of Georgia than in both the City of Hamilton and the United States. This was caused by the growth in population in the State of Georgia from migration from other states and countries.

**Table 15
Percentage Change in Total Employment 1990, 2000**

| | 1990 | 2000 | Percent Change 1990-2000 |
|---------------|-------------|-------------|-----------------------------|
| Hamilton | 171 | 100 | -42% |
| Harris County | 8,253 | 11,821 | 43% |
| Georgia | 3,090,276 | 3,839,756 | 24% |
| United States | 115,681,202 | 129,721,512 | 12% |

Source: U.S. Census Bureau (SF3)

Table 16 illustrates the City of Hamilton's, the State of Georgia's and the United States of America's Employment by Industry for decades 1980, 1990 and 2000 as well as their percent change. The United States is only listed in the category where numbers and statistics were able to be found.

The greatest loss of jobs in the City of Hamilton was in public administration and retail trade. Unfortunately every job sector has decreased over the past 10 years.

Table 16
Employment by Industry
City of Hamilton, Harris County, State of Georgia and United States 1980, 1990, 2000

| Category | 1980 | 1990 | 2000 |
|---|------------|------------------|------------------|
| Total Employed Civilian Population - Hamilton | 237 | 171 | 100 |
| <i>Harris County</i> | 6,564 | 8,253 | 11,821 |
| State Of Georgia | NA | 3,090,276 | 3,839,756 |
| United States | NA | 115,681,202 | 129,721,512 |
| Agriculture, Forestry, Fishing, Hunting & Mining - Hamilton | 8 | 14 | 2 |
| <i>Harris County</i> | 277 | 306 | 96 |
| State Of Georgia | NA | 82,537 | 53,201 |
| United States | NA | NA | NA |
| Construction - Hamilton | 10 | 6 | 19 |
| <i>Harris County</i> | 468 | 703 | 794 |
| State Of Georgia | NA | 214,359 | 304,710 |
| United States | NA | NA | NA |
| Manufacturing - Hamilton | 54 | 25 | 17 |
| <i>Harris County</i> | 1,959 | 1,967 | 2,025 |
| State Of Georgia | NA | 585,423 | 568,830 |
| United States | NA | NA | NA |
| Wholesale Trade - Hamilton | 3 | 0 | 2 |
| <i>Harris County</i> | 252 | 270 | 441 |
| State Of Georgia | NA | 156,838 | 148,026 |
| United States | NA | NA | NA |
| Retail Trade - Hamilton | 40 | 26 | 6 |
| <i>Harris County</i> | 884 | 1,228 | 1,168 |
| State Of Georgia | NA | 508,861 | 459,548 |
| United States | NA | NA | NA |
| Transportation, Warehousing, And Utilities -Hamilton | 5 | 7 | 3 |
| <i>Harris County</i> | 414 | 553 | 458 |
| State Of Georgia | NA | 263,419 | 231,304 |
| United States | NA | NA | NA |
| Information - Hamilton | NA | NA | 2 |
| Harris County | NA | NA | 495 |
| State Of Georgia | NA | NA | 135,496 |
| United States | NA | NA | NA |
| Finance, Insurance, & Real Estate - Hamilton | 11 | 5 | 4 |
| <i>Harris County</i> | 276 | 481 | 1,176 |
| State Of Georgia | NA | 201,422 | 251,240 |
| United States | NA | NA | NA |
| Professional, Scientific, Management, Administrative, And Waste Management Services - Hamilton | 7 | 3 | 0 |
| <i>Harris County</i> | 146 | 298 | 725 |
| State Of Georgia | NA | 151,096 | 362,414 |

| | | | |
|--|-----------|----------------|----------------|
| United States | NA | NA | NA |
| Educational, Health And Social Services -Hamilton | 46 | 34 | 22 |
| <i>Harris County</i> | 852 | 910 | 2,191 |
| State Of Georgia | NA | 461,307 | 675,593 |
| United States | NA | NA | NA |
| Arts, Entertainment, Recreation, Accommodation And Food Services - Hamilton | 41 | 0 | 15 |
| <i>Harris County</i> | 545 | 188 | 976 |
| State Of Georgia | NA | 31,911 | 274,437 |
| United States | NA | NA | NA |
| Other Services | 3 | 30 | 5 |
| <i>Harris County</i> | 188 | 913 | 502 |
| State Of Georgia | NA | 266,053 | 181,829 |
| United States | NA | NA | NA |
| Public Administration | 9 | 21 | 3 |
| <i>Harris County</i> | 303 | 436 | 774 |
| State Of Georgia | NA | 167,050 | 193,128 |
| United States | NA | NA | NA |

Source: U.S. Census Bureau (SF3)

The following table shows the employment by Industry for the City of Hamilton. Total employment is projected to grow, as well as several other sectors. The largest growth will be in the educational, health and social services industry.

Table 17
City of Hamilton
Employment by Industry 1980, 1990, 2000

| Category | 1980 | 1990 | 2000 |
|---|--------|--------|--------|
| Total Employed Civilian Population | 100.0% | 100.0% | 100.0% |
| Agriculture, Forestry, Fishing, Hunting & Mining | 3.4% | 8.2% | 2.0% |
| Construction | 4.2% | 3.5% | 19.0% |
| Manufacturing | 22.8% | 14.6% | 17.0% |
| Wholesale Trade | 1.3% | 0.0% | 2.0% |
| Retail Trade | 16.9% | 15.2% | 6.0% |
| Transportation, Warehousing, And Utilities | 2.1% | 4.1% | 3.0% |
| Information | NA | NA | 2.0% |
| Finance, Insurance, & Real Estate | 4.6% | 2.9% | 4.0% |
| Professional, Scientific, Management, Administrative, And Waste Management Services | 3.0% | 1.8% | 0.0% |
| Educational, Health And Social Services | 19.4% | 19.9% | 22.0% |
| Arts, Entertainment, Recreation, Accommodation And Food Services | 17.3% | 0.0% | 15.0% |
| Other Services | 1.3% | 17.5% | 5.0% |
| Public Administration | 3.8% | 12.3% | 3.0% |

Source: U.S. Census Bureau (SF3)

The following table shows the Industry projections for the City of Hamilton. Manufacturing and Retail Trade are two of the large growth for the city.

Table 18
City of Hamilton
Employment by Industry Projections 2005 -2030

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---|------|------|------|------|------|------|------|------|------|------|------|
| Total Employed Civilian Population | 237 | 204 | 171 | 136 | 100 | 154 | 208 | 392 | 376 | 509 | 641 |
| Agriculture, Forestry, Fishing, hunting & mining | 8 | 11 | 14 | 8 | 2 | 4 | 7 | 10 | 14 | 20 | 26 |
| Construction | 10 | 8 | 6 | 13 | 19 | 15 | 12 | 6 | 1 | 0 | 0 |
| Manufacturing | 54 | 40 | 25 | 21 | 17 | 32 | 46 | 69 | 92 | 127 | 163 |
| Wholesale Trade | 3 | 2 | 0 | 1 | 2 | 2 | 3 | 3 | 4 | 5 | 6 |
| Retail Trade | 40 | 33 | 26 | 16 | 6 | 19 | 33 | 54 | 75 | 107 | 140 |
| Transportation, warehousing, and utilities | 5 | 6 | 7 | 5 | 3 | 4 | 5 | 6 | 7 | 9 | 11 |
| Information | NA | NA | NA | NA | 2 | NA | NA | NA | NA | NA | NA |
| Finance, Insurance, & Real Estate | 11 | 8 | 5 | 5 | 4 | 7 | 9 | 14 | 18 | 25 | 32 |
| Professional, scientific, management, administrative, and waste management services | 7 | 5 | 3 | 2 | 0 | 3 | 5 | 10 | 14 | 21 | 28 |
| Educational, health and social services | 46 | 40 | 34 | 28 | 22 | 31 | 41 | 56 | 70 | 94 | 117 |
| Arts, entertainment, recreation, accommodation and food services | 41 | 21 | 0 | 8 | 15 | 25 | 35 | 51 | 67 | 93 | 118 |
| Other Services | 3 | 17 | 30 | 18 | 5 | 4 | 3 | 2 | 1 | 0 | 0 |
| Public Administration | 9 | 15 | 21 | 12 | 3 | 5 | 8 | 11 | 15 | 21 | 27 |

Source: U.S. Census Bureau (SF3)

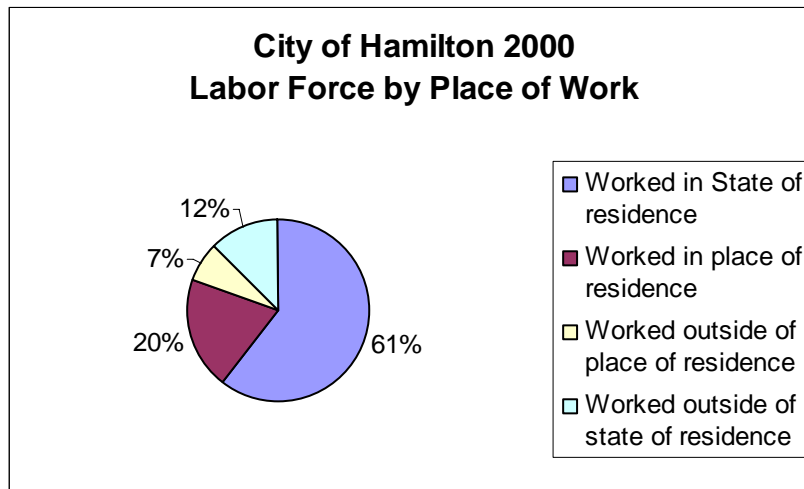
THE FIVE (5) LARGEST EMPLOYERS IN HAMILTON

Harris County School District
Department of Family and Children's Services
Harris County Government
Harris County Health Department
Shepard's Care Day School

Source: Harris County Chamber of Commerce, Georgia Department of Labor

The following chart shows the labor force of the City of Hamilton by place of work as a percentage of total workforce. From 1990 to 2000 the percent of persons working in the state of residence and in the County of residence decreased. The total population and available workforce in the City of Hamilton also decreased.

**City of Hamilton
Labor Force by Place of Work 1990-2000**



The following table provides the total number of Hamilton residents employed within the County, within the State and outside the County and outside the State.

Table 19
City Of Hamilton
Labor Force By Place Of Work 1990, 2000

| Category | 1990 | 2000 |
|--------------------------------------|------|------|
| Total Population Of Hamilton | 454 | 307 |
| Worked In State Of Residence | 175 | 101 |
| Worked In Place Of Residence | 66 | 38 |
| Worked Outside Of Place Of Residence | 109 | 63 |
| Worked Outside Of State Of Residence | 0 | 0 |

Source: U.S. Census Bureau (SF3)

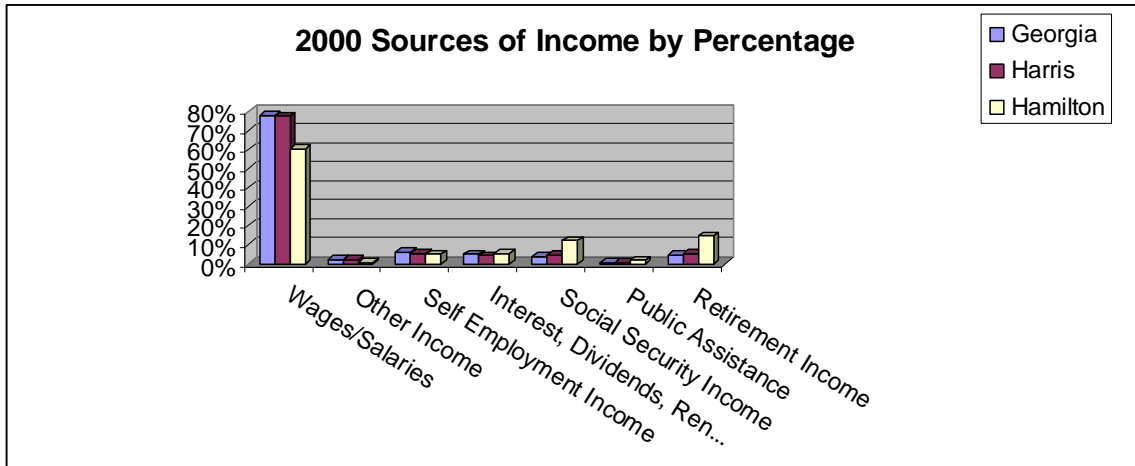
The varying sources of income for Hamilton residents are provided in the following table.

Table 20
Income By Type
City Of Hamilton
(In Thousands Of 1996 Constant Dollars)
(Percent Of Income) 1990, 2000

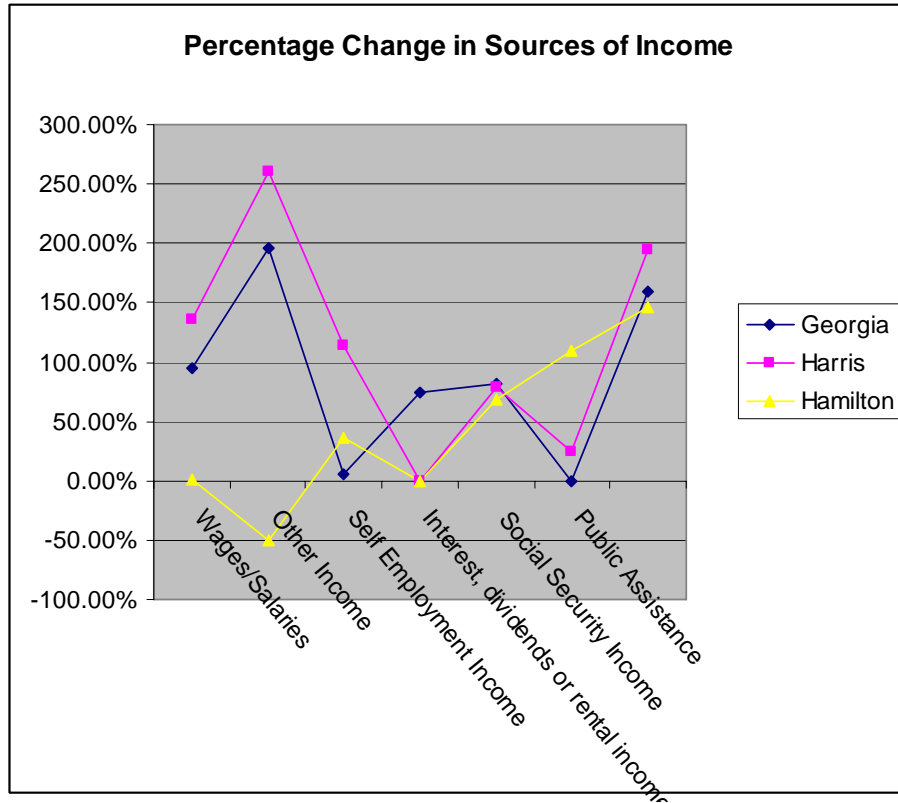
| Category | 1990 | 2000 |
|---|-------------|-------------|
| Total Income | \$3,758,458 | \$4,306,800 |
| Aggregate Wage Or Salary Income For Households | 2,583,124 | 2,600,800 |
| | 68.73% | 60.40% |
| Aggregate Other Types Of Income For Households | 43,816 | 22,000 |
| | 1.20% | 0.58% |
| Aggregate Self Employment Income For Households | 161,535 | 219,000 |
| | 4.30% | 5.10% |
| Aggregate Interest, Dividends, Or Net Rental Income | 365,157 | 234,800 |
| | 9.70% | 5.50% |
| Aggregate Social Security Income For Households | 314,735 | 530,200 |
| | 8.40% | 12.30% |
| Aggregate Public Assistance Income For Households | 36,826 | 77,000 |
| | 1.00% | 1.80% |
| Aggregate Retirement Income For Households | 253,265 | 623,000 |
| | 6.73% | 14.50% |

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

The following chart illustrates that the City of Hamilton has a lower percentage of citizens with wages or salaries as their primary source of income compared to the State of Georgia and Harris County. The city also has a higher percentage of persons receiving public assistance and retirement as their primary source of income.



The following chart illustrates the percentage change in sources of personal income between 1990 and 2000 in Hamilton, Harris County and Georgia. Sources of Income have grown at a slower rate for the residents of Hamilton than the State of Georgia and Harris County.



Town of Pine Mountain

Pine Mountain is located on US 27 and benefits from close proximity to Callaway Gardens. Downtown is picturesque with restored buildings and a vibrant retail community. Tourism is the major economic engine for the community creating many small businesses. There is also an Artists Guild which supports local artists and provides a location to sell local art products.

**Table 21
Employment by Industry 1980-2000 Percentages 1980, 1990, 2000**

| Category | 1980 | 1990 | 2000 |
|--|---------|---------|---------|
| Total Employed Civilian Population | 100.00% | 100.00% | 100.00% |
| Agriculture, Forestry, Fishing, Hunting & Mining | 2.70% | 2.60% | 1.80% |
| Construction | 8.00% | 7.10% | 3.10% |
| Manufacturing | 18.10% | 13.80% | 21.80% |
| Wholesale Trade | 3.40% | 2.90% | 1.10% |
| Retail Trade | 19.30% | 18.80% | 14.30% |
| Transportation, Warehousing, And Utilities | 1.50% | 1.90% | 4.80% |
| Information | NA | NA | 0.00% |
| Finance, Insurance, & Real Estate | 2.50% | 2.10% | 4.00% |

| | | | |
|---|--------|--------|--------|
| Professional, Scientific, Management, Administrative, And Waste Management Services | 0.40% | 2.10% | 4.60% |
| Educational, Health And Social Services | 8.40% | 11.90% | 13.60% |
| Arts, Entertainment, Recreation, Accommodation And Food Services | 26.30% | 3.30% | 23.10% |
| Other Services | 5.50% | 31.40% | 3.50% |
| Public Administration | 4.00% | 1.90% | 4.40% |

Source: U.S. Census Bureau (SF3)

The following table illustrates the Employment by Industry in the Town of Pine Mountain, Harris County, the State of Georgia and the United States between 1980 and 2000.

Table 22
Employment By Industry 1980-2000
Town Of Pine Mountain
Harris County
State Of Georgia
United States 1980, 1990, 2000

| Category | 1980 | 1990 | 2000 |
|--|------------|--------------------|--------------------|
| Total Employed Civilian Population –Pine Mountain | 476 | 420 | 455 |
| Harris County | 6,564 | 8,253 | 11,821 |
| State Of Georgia | NA | 3,090,276 | 3,839,756 |
| United States | NA | 115,681,202 | 129,721,512 |
| Agriculture, Forestry, Fishing, Hunting & Mining –Pine Mountain | | | |
| | 13 | 11 | 8 |
| Harris County | 277 | 306 | 96 |
| State Of Georgia | NA | 82,537 | 53,201 |
| United States | NA | NA | NA |
| Construction –Pine Mountain | | | |
| | 38 | 30 | 14 |
| Harris County | 468 | 703 | 794 |
| State Of Georgia | NA | 214,359 | 304,710 |

| | | | |
|---|------------|------------|------------|
| United States | NA | NA | NA |
| Manufacturing –Pine Mountain | 86 | 58 | 99 |
| Harris County | 1,959 | 1,967 | 2,025 |
| State Of Georgia | NA | 585,423 | 568,830 |
| United States | NA | NA | NA |
| Wholesale Trade –Pine Mountain | 16 | 12 | 5 |
| Harris County | 252 | 270 | 441 |
| State Of Georgia | NA | 156,838 | 148,026 |
| United States | NA | NA | NA |
| Retail Trade –Pine Mountain | 92 | 79 | 65 |
| Harris County | 884 | 1,228 | 1,168 |
| State Of Georgia | NA | 508,861 | 459,548 |
| United States | NA | NA | NA |
| Transportation, Warehousing, And Utilities –Pine Mountain | 7 | 8 | 22 |
| Harris County | 414 | 553 | 458 |
| State Of Georgia | NA | 263,419 | 231,304 |
| United States | NA | NA | NA |
| Information –Pine Mountain | NA | NA | 0 |
| Harris County | NA | NA | 495 |
| State Of Georgia | NA | NA | 135,496 |
| United States | NA | NA | NA |
| Finance, Insurance, & Real Estate –Pine Mountain | 12 | 9 | 18 |
| Harris County | 276 | 481 | 1,176 |
| State Of Georgia | NA | 201,422 | 251,240 |
| United States | NA | NA | NA |
| Professional, Scientific, Management, Administrative, And Waste Management Services –Pine Mountain | 2 | 9 | 21 |
| Harris County | 146 | 298 | 725 |
| State Of Georgia | NA | 151,096 | 362,414 |
| United States | NA | NA | NA |
| Educational, Health And Social Services –Pine Mountain | 40 | 50 | 62 |
| Harris County | 852 | 910 | 2,191 |
| State Of Georgia | NA | 461,307 | 675,593 |
| United States | NA | NA | NA |
| Arts, Entertainment, Recreation, Accommodation And Food Services –Pine Mountain | 125 | 14 | 105 |
| Harris County | 545 | 188 | 976 |
| State Of Georgia | NA | 31,911 | 274,437 |
| United States | NA | NA | NA |
| Other Services- Pine Mountain | 26 | 132 | 16 |
| Harris County | 188 | 913 | 502 |
| State Of Georgia | NA | 266,053 | 181,829 |
| United States | NA | NA | NA |
| Public Administration – Pine Mountain | 19 | 8 | 20 |
| Harris County | 303 | 436 | 774 |
| State Of Georgia | NA | 167,050 | 193,128 |
| United States | NA | NA | NA |

Source: U.S. Census Bureau (SF3)

TOP FIVE EMPLOYERS IN PINE MOUNTAIN

First People's Bank
Carlisle Services
Callaway Gardens
Wachovia Bank (Wells Fargo)
Valley Veterinary Associates

Source: Harris County Chamber of Commerce, Georgia Department of Labor

The following table details the Projected Employment by Industry in the Town of Pine Mountain. Total civilian employment is projected to decrease slightly indicating a rise in the number of retirees in the town. Manufacturing is projected to increase; however, it will most likely increase even more because of the Kia plant. The Town of Pine Mountain's proximity to US 27 and I-185 makes it a natural for warehousing and transportation which is projected to increase over the next 25 years.

**Table 23
Town Of Pine Mountain
Employment By Industry 2005 - 2030**

| Category | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---|------|------|------|------|------|------|
| Total Employed Civilian Population | 450 | 445 | 439 | 434 | 429 | 424 |
| Agriculture, Forestry, Fishing, Hunting & Mining | 7 | 6 | 4 | 3 | 2 | 1 |
| Construction | 8 | 2 | 0 | 0 | 0 | 0 |
| Manufacturing | 102 | 106 | 109 | 112 | 115 | 119 |
| Wholesale Trade | 2 | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 58 | 52 | 45 | 38 | 31 | 25 |
| Transportation, Warehousing, And Utilities | 26 | 30 | 33 | 37 | 41 | 45 |
| Information | NA | NA | NA | NA | NA | NA |
| Finance, Insurance, & Real Estate | 20 | 21 | 23 | 24 | 26 | 27 |
| Professional, Scientific, Management, Administrative, And Waste Management Services | 26 | 31 | 35 | 40 | 45 | 50 |
| Educational, Health And Social Services | 68 | 73 | 79 | 84 | 90 | 95 |
| Arts, Entertainment, Recreation, Accommodation And Food Services | 100 | 95 | 90 | 85 | 80 | 75 |
| Other Services | 14 | 11 | 9 | 6 | 4 | 1 |
| Public Administration | 20 | 21 | 21 | 21 | 21 | 22 |

Source: U.S. Census Bureau (SF3)

As shown by the graph below, all of the Town of Pine Mountain's residents work in the State of Georgia; however, more work outside of the town than inside the town.

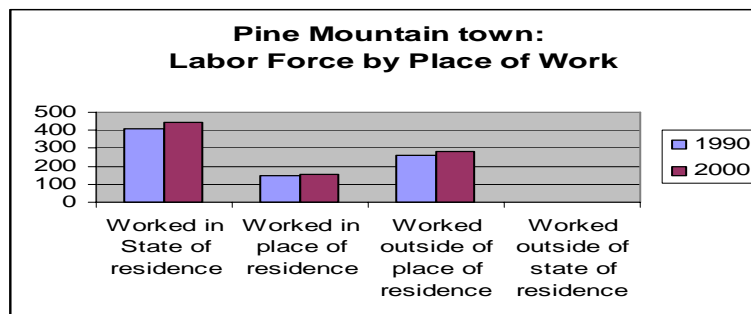


Table 24
Town Of Pine Mountain
Labor Force By Place Of Work 1990-2000

| Category | 1990 | 2000 |
|--------------------------------------|------|-------|
| Total Population | 875 | 1,141 |
| Worked In State Of Residence | 409 | 442 |
| Worked In Place Of Residence | 151 | 157 |
| Worked Outside Of Place Of Residence | 258 | 285 |
| Worked Outside Of State Of Residence | 0 | 0 |

Source: U.S. Census Bureau (SF3)

Table 25
Income By Type
Town Of Pine Mountain
(In Thousands Of 1996 Constant Dollars)
(Percent Of Income) 1990-2000

| Category | 1990 | 2000 |
|---|-----------|------------|
| Total Income | 9,839,660 | 18,900,100 |
| | 100.00% | 100.00% |
| Aggregate Wage Or Salary Income For Households | 6,897,986 | 11,824,200 |
| | 70.10% | 62.60% |
| Aggregate Other Types Of Income For Households | 143,058 | 487,500 |
| | 1.50% | 2.60% |
| Aggregate Self Employment Income For Households | 691,237 | 537,300 |
| | 7.00% | 2.80% |
| Aggregate Interest, Dividends, Or Net Rental Income | 825,737 | 1,268,400 |
| | 8.40% | 6.70% |
| Aggregate Social Security Income For Households | 875,842 | 1,924,900 |
| | 8.90% | 10.20% |
| Aggregate Public Assistance Income For Households | 91,938 | 186,700 |
| | 0.90% | 1.00% |
| Aggregate Retirement Income For Households | 313,862 | 2,671,100 |
| | 3.20% | 14.10% |

Source: U.S. Census Bureau (SF3)

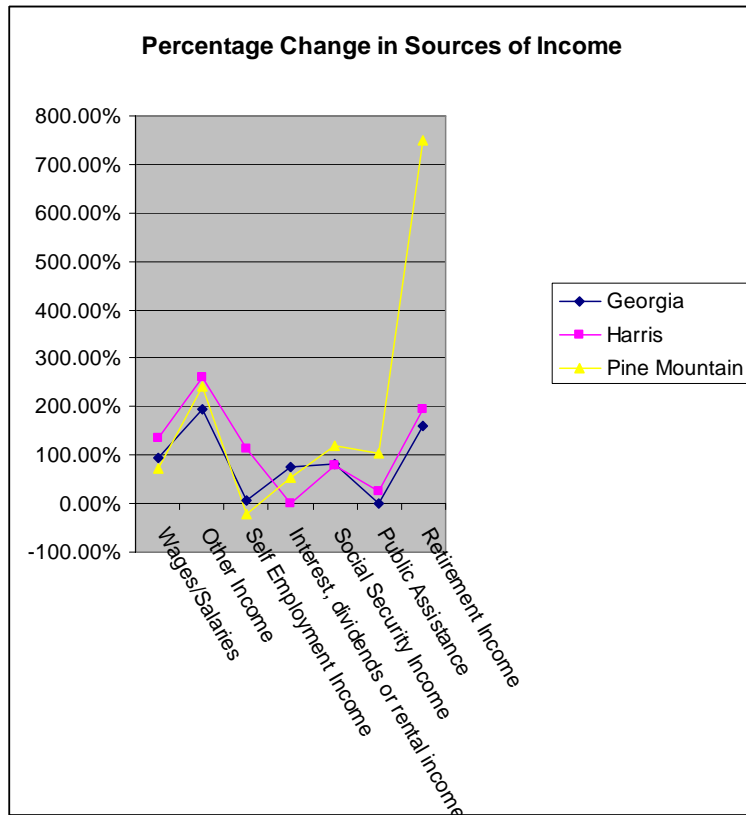
The following table indicates that the Town of Pine Mountain's residents receive a smaller portion of their income from wages/salaries than do residents of Georgia and Harris County. They also get a higher percentage of income from social security and retirement, indicating a higher number of retirees in the Town of Pine Mountain.

Table 26
Town Of Pine Mountain
2000 Sources Of Income By Percentage

| Category | Georgia | Harris | Pine Mountain |
|--------------------------------------|---------|--------|---------------|
| Total Income | 100% | 100% | 100% |
| Wages/Salaries | 78% | 7.4% | 7.4% |
| Other Income | 1.9% | 2.1% | 2.1% |
| Self Employment Income | 6% | 5.6% | 4.3% |
| Interest, Dividends Or Rental Income | 5% | 4.3% | 6.7% |
| Social Security Income | 4% | 4.6% | 10.2% |
| Public Assistance | .1% | .4% | 1.0% |
| Retirement Income | 5% | 5.6% | 14.0% |

Source: U.S. Census Bureau (SF3)

The chart below illustrates the percentage of change in sources of personal income between 1990 and 2000 in the Town of Pine Mountain, Harris County and Georgia. The Town of Pine Mountain's residents are comparable to residents in Georgia and Harris County in every area except two. They have less self employment income and significantly more retirement income.

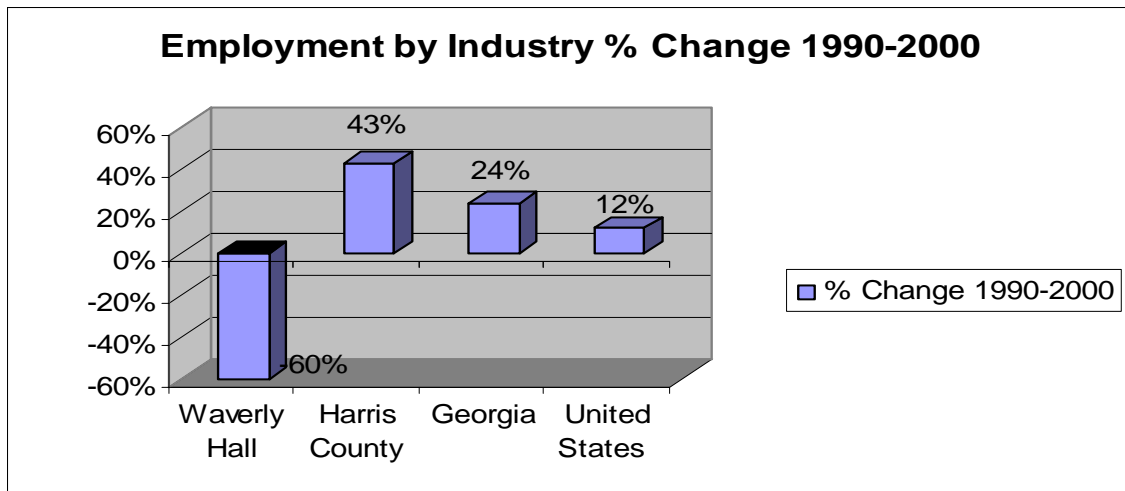


Source: U.S. Census Bureau (SF3)

Town of Waverly Hall

The Town of Waverly Hall is located on GA Highway 85, between Columbus and the City of Shiloh. Before the creation of I-185, the Town of Waverly Hall was on the main route to Atlanta from Columbus. Since then, traffic has decreased through the town; however, the residents have completed restoration of the old elementary school and have a somewhat active retail community.

The following graph compares the number of persons employed in the Town of Waverly Hall, Harris County the State of Georgia and the United States and the percentage of change between the years 1990-2000. The total employed civilian population grew faster in Harris County than in both the State of Georgia and the United States. This was caused by the growth in population in Harris County and the State of Georgia from migration from other states and other countries. The number of persons employed in the Town of Waverly Hall decreased significantly.



Source: U.S. Census Bureau (SF3)

Manufacturing and Retail Trade are projected to be the growth industry in the Town of Waverly Hall.

Table 27
Waverly Hall
Employment by Industry 1980-2030

| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Employed Civilian Population | 331 | 321 | 304 | 248 | 190 | 225 | 267 | 309 | 354 | 403 | 456 |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17 | 20 | 23 | 13 | 2 | 6 | 10 | 15 | 19 | 24 | 29 |
| Construction | 39 | 37 | 34 | 34 | 34 | 35 | 37 | 38 | 40 | 41 | 43 |
| Manufacturing | 123 | 103 | 82 | 58 | 33 | 58 | 83 | 110 | 137 | 167 | 197 |
| Wholesale Trade | 6 | 5 | 3 | 6 | 8 | 7 | 7 | 6 | 6 | 5 | 4 |
| Retail Trade | 36 | 39 | 42 | 30 | 18 | 23 | 28 | 33 | 39 | 45 | 51 |
| Transportation, Warehousing, And Utilities | 23 | 21 | 18 | 16 | 13 | 16 | 19 | 22 | 25 | 28 | 31 |
| Information | NA | NA | NA | NA | 5 | NA | NA | NA | NA | NA | NA |
| Finance, Insurance, & Real Estate | 3 | 5 | 6 | 10 | 14 | 11 | 8 | 5 | 1 | 0 | 0 |
| Professional, Scientific, Management, Administrative, And Waste Management Services | 12 | 7 | 2 | 12 | 22 | 19 | 17 | 13 | 10 | 7 | 4 |
| Educational, Health And Social Services | 38 | 43 | 48 | 37 | 25 | 29 | 32 | 36 | 40 | 44 | 49 |
| Arts, Entertainment, Recreation, Accommodation And Food Services | 16 | 8 | 0 | 7 | 13 | 14 | 15 | 16 | 16 | 17 | 18 |
| Other Services | 12 | 24 | 35 | 18 | 1 | 4 | 7 | 10 | 14 | 17 | 21 |
| Public Administration | 6 | 9 | 11 | 7 | 2 | 3 | 4 | 5 | 7 | 8 | 9 |

Source: U.S. Census Bureau (SF3)

The greatest loss of jobs in the Town of Waverly Hall is projected to be in retail trade, while the professional sector as well as the finance sector will grow. The fastest growing industry in the Town of Waverly hall is in the Professional, Scientific, Management, Administrative, and Waste Management Services industries. The high growth industries for the State of Georgia were professional, scientific, management, administrative, waste management services, educational, health and social services and construction. While professional, scientific, management, administrative, and waste management services were a growth area in Waverly Hall, the growth was not as large as for the State. It is important to note that these growth industries are generally well paying jobs that provide good benefits.

The table below illustrates the Town of Waverly Hall's Employment by Industry for decades 1980, 1990 and 2000, as well as their percent change. It also shows that total employment has decreased in the Town of Waverly Hall. Professional services and wholesale trade are the only industries which have experienced growth.

Table 28
Town Of Waverly Hall - Employment By Industry 1980, 1990, 2000

| Category | 1980 | 1990 | 2000 |
|---|---------|---------|---------|
| Total Employed Civilian Population | 331 | 304 | 190 |
| | 100.00% | 100.00% | 100.00% |
| Agriculture, Forestry, Fishing, Hunting & Mining | 17 | 23 | 2 |
| | 5.10% | 7.60% | 1.10% |
| Construction | 39 | 34 | 34 |
| | 11.80% | 11.20% | 17.90% |
| Manufacturing | 123 | 82 | 33 |
| | 37.20% | 27.00% | 17.40% |
| Wholesale Trade | 6 | 3 | 8 |
| | 1.80% | 1.00% | 4.20% |
| Retail Trade | 36 | 42 | 18 |
| | 10.90% | 13.80% | 9.50% |
| Transportation, Warehousing, And Utilities | 23 | 18 | 13 |
| | 6.90% | 5.90% | 6.80% |
| Information | NA | NA | 5 |
| | NA | NA | 2.60% |
| Finance, Insurance, & Real Estate | 3 | 6 | 14 |
| | 0.90% | 2.00% | 7.40% |
| Professional, Scientific, Management, Administrative, And Waste Management Services | 12 | 2 | 22 |
| | 3.60% | 0.70% | 11.60% |
| Educational, Health And Social Services | 38 | 48 | 25 |
| | 11.50% | 15.80% | 13.20% |
| Arts, Entertainment, Recreation, Accommodation And Food Services | 16 | 0 | 13 |
| | 4.80% | 0.00% | 6.80% |
| Other Services | 12 | 35 | 1 |
| | 3.60% | 11.50% | 0.50% |
| Public Administration | 6 | 11 | 2 |
| | 1.80% | 3.60% | 1.10% |

Source: U.S. Census Bureau (SF3)

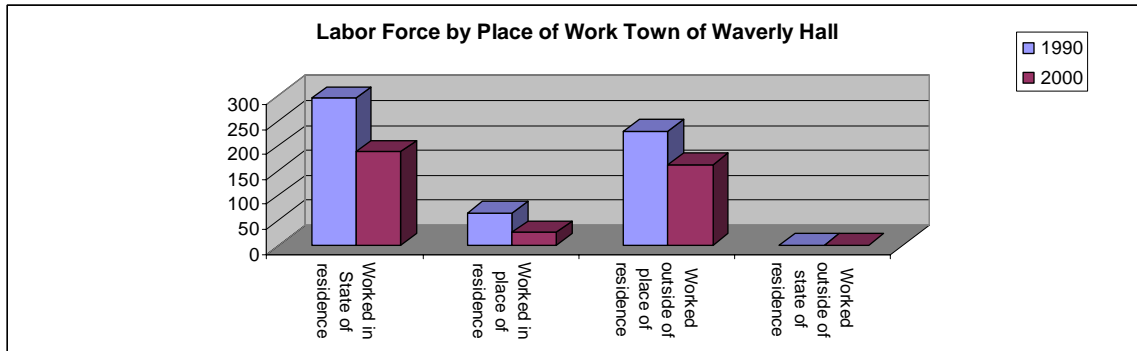
FIVE LARGEST EMPLOYERS IN THE TOWN OF WAVERLY HALL

Oakview Nursing Home
Southern Research
Cooper's Grocery Store
Dollar General
Taft Construction

Source: Harris County Chamber of Commerce, Georgia Department of Labor

The following chart shows the labor force of the Town of Waverly Hall by place of work as a percentage of total workforce. From 1990 to 2000 the percentage of persons working in the state of residence and in the County of residence decreased. The total population and available workforce in the Town of Waverly Hall also decreased.

Labor Force by Place of Work 1990-2000



Source: U.S. Census Bureau (SF3)

The table below provides the total number of Waverly Hall residents employed within the County, within the State, outside the County and outside the State.

**Table 29
Town Of Waverly Hall
Labor Force By Place Of Work 1990, 2000**

| Category | 1990 | 2000 |
|--------------------------------------|------|------|
| Total Population | 769 | 709 |
| Worked In State Of Residence | 295 | 188 |
| Worked In Place Of Residence | 65 | 26 |
| Worked Outside Of Place Of Residence | 230 | 162 |
| Worked Outside Of State Of Residence | 0 | 0 |

Source: U.S. Census Bureau (SF1)

The varying sources of income for the Town of Waverly Hall residents are provided in the following table.

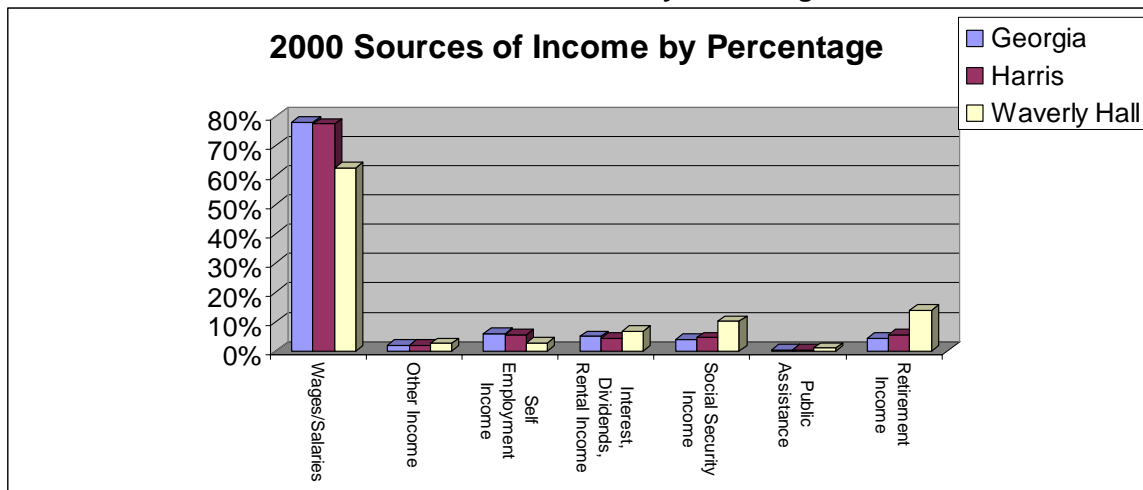
**Table 30
Income By Type
Town Of Waverly Hall
(In Thousands Of 1996 Constant Dollars)
(Percent Of Income) 1990, 2000**

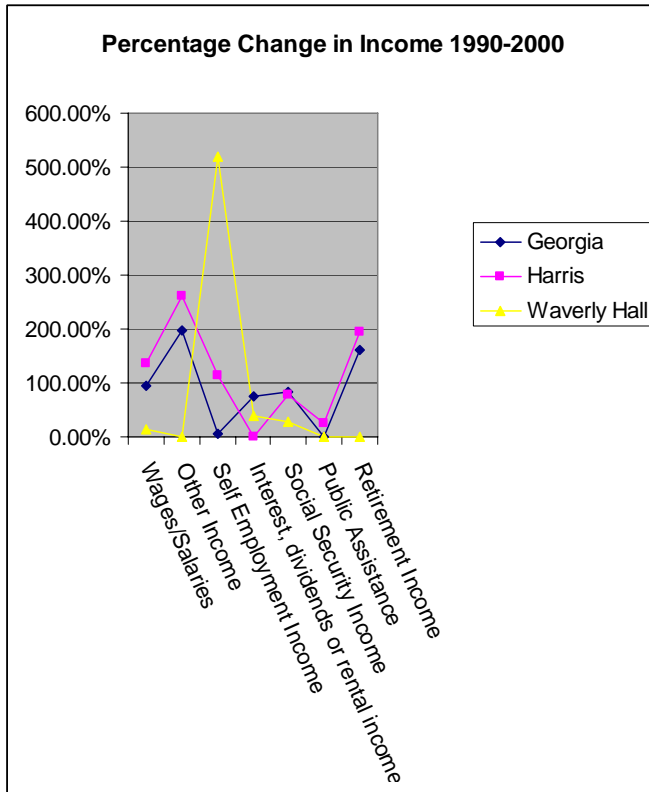
| Category | 1990 | 2000 |
|---|-----------|-----------|
| Total Income | 6,419,193 | 8,033,300 |
| | 100.00% | 100.00% |
| Aggregate Wage Or Salary Income For Households | 4,825,270 | 5,432,000 |
| | 75.20% | 67.60% |
| Aggregate Other Types Of Income For Households | 125,442 | 105,500 |
| | 2.00% | 1.30% |
| Aggregate Self Employment Income For Households | 165,296 | 1,025,000 |
| | 2.60% | 12.80% |
| Aggregate Interest, Dividends, Or Net Rental Income | 166,371 | 232,200 |
| | 2.60% | 2.90% |
| Aggregate Social Security Income For Households | 555,237 | 714,800 |
| | 8.60% | 8.90% |
| Aggregate Public Assistance Income For Households | 112,123 | 83,900 |
| | 1.70% | 1.00% |
| Aggregate Retirement Income For Households | 469,454 | 439,900 |
| | 7.30% | 5.50% |

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

The following chart illustrates that the Town of Waverly Hall has a lower percentage of citizens with wages or salaries as their primary source of income compared to the State of Georgia and Harris County. The city also has a higher percentage of persons receiving social security and retirement as their primary source of income.

2000 Sources Of Income By Percentage





Source: U.S. Census Bureau (SF1)

This chart illustrates the percentage change in sources of personal income between 1990 and 2000 in the Town of Waverly Hall, Harris County and Georgia. Except for interest, dividends or rental income, Sources of Income have grown at a slower rate for the residents of Waverly Hall than the State of Georgia and Harris County.

Resources

Harris County and the municipalities have many natural and human resources. Many citizens are active members of the Harris County Chamber of Commerce which has taken the lead in having the County designated as Entrepreneur Friendly. The Chamber is also working to have the County designated as Work Ready.

The Harris County Industrial Development Authority (IDA) was reactivated several years ago and has been very energetic. The Development Authority members are working with the Harris County Commission to develop the Northwest Harris Business Park in the northern part of the County. Land has also been acquired for a Business Park in Hamilton. The Hamilton Business Park still awaits development.

Major Development

As evidenced in the preceding tables and their discussions, there has been tremendous growth in population in the County. However, there has not been a corresponding growth in businesses in the County or municipalities. This does not allow residents to work in the County or city, and increases the tax burden on residents. The new Kia Plant has already had a great impact on the County and will continue to do so. The changes at Fort Benning, because of BRAC, will also create opportunities for entrepreneurs and citizens in Harris County.

Tourism

Tourism is an important part of the economy of Harris County and the municipalities. Local tourism assets such as Callaway Gardens, F.D. Roosevelt State Park, and the Wild Animal Safari Park draw many visitors from inside and outside of the state to Harris County. This is proven by data provided by the Georgia Department of Economic Development, which commissions the Travel Industry of America every year to determine the impact of tourism on the State of Georgia. Expenditures have increased each year as have payroll and taxes, both state and local. The contribution of tourism is being felt by local government and residents.

Unique Economic Activities

Being located along US 27/I-185 allows Harris County and the municipalities the opportunity to take advantage of both the traffic on the road as well as the automotive facilities in West Point, which is less than 30 minutes away. Also, transportation industries, such as trucking companies and distributors, will be interested in the County because of the location on a major interstate highway.

Element 3 Housing

| | |
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The basic human need of housing is an issue that is significant to local governments. As such, both the present and future trends in housing must be observed by the local government. Adequate housing is an aspect of life that must be addressed and affects the local community, the County, the State, and Federal levels of government. No one entity can handle the issue, but all must work to insure that housing is safe, affordable, available, and adequate to meet the needs of the public. An inventory and assessment of the housing within Harris County and its municipalities has been conducted. The potential concerns, opportunities, and problems have been identified.

Inventory

Total Units

The inventory of Harris County's existing housing stock and assessment of housing needs demonstrates strengths and weaknesses concerning housing. The subsequent issues, in housing, that arise are observed and illustrated by the inventory. Harris County and the municipalities of Hamilton, Pine Mountain, Shiloh, and Waverly Hall are projected to have increases in population. This factor insures that housing will continue to be a prevalent issue facing the area. Current available housing units and projected housing needs are shown in the following chart.

Table 1
Existing Housing Units And Projected Housing Units

| Jurisdiction | Total Housing Units | | | Projected Housing Units | | | | | | |
|-----------------|---------------------|-------|--------|-------------------------|--------|--------|--------|--------|--------|--------|
| | 1980 | 1990 | 2000 | 2005 | 2008 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Harris County | 5,996 | 7,814 | 10,288 | 12,573 | 13,397 | 14,137 | 15,987 | 17,837 | 19,687 | 21,537 |
| --Hamilton | 226 | 179 | 191* | 210 | 221 | 255 | 340 | 425 | 510 | 537 |
| --Pine Mountain | 439 | 461 | 892 | 1,015 | 1,032 | 1,040 | 1,127 | 1,214 | 1,301 | 1,388 |
| --Shiloh | 153 | 135 | 172 | 174 | 177 | 182 | 195 | 207 | 218 | 227 |
| --Waverly Hall | 317 | 275 | 240 | 203 | 205 | 255 | 320 | 385 | 450 | 522 |

Source: U.S. Census Bureau, Census 1980, 1990 and 2000
Lower Chattahoochee RDC 2005-2030

*Housing number adjusted to reflect Census 2000 under count

The 2000 census reports that there are a total of 10,288 housing units in Harris County. As shown in the table above, the total number of units in the county increased by 4,292 units or an average of 215 units per year from 1980-2000. The housing stock has grown by 72 percent over the past two decades or an average of 3.58 percent per year.

The growth in housing units between 1990 and 2000 was greater than the growth in housing units between 1980 and 1990. There were 1,818 units added between 1980 and 1990 and 2,474 units added between 1990 and 2000.

The growth in the number of housing units can be attributed primarily to three factors. First is the growth in the number of jobs in the Harris County area, especially Columbus and LaGrange, which resulted in people coming to this area and choosing Harris County as a place to live. Second, Harris County has a quality school system which is attractive to parents. Finally, Harris County is probably the most attractive county in this area in which to live. All the cities, with the exception of Pine Mountain, had a considerable decline in the number of housing units from 1980-2000. The total number of housing units should increase for each city as their year round populations grow. Pine

Mountain's housing unit estimate exceeds what is needed to house the year round population. This difference can be attributed to the construction of vacation homes.

Housing Type

The predominant type of housing for both Harris County and its municipalities is a single-family housing unit. Approximately 81 percent of the existing housing stock in Harris County is single-family; while the City of Hamilton is 54 percent, Pine Mountain is 76 percent, Shiloh is 59 percent and Waverly Hall is 87 percent.

Manufactured housing units are prevalent in the county, comprising 15.6 percent of the existing housing stock. Harris County's housing stock has a larger percentage of single-family and manufactured housing units than the State of Georgia's housing stock for this type of units.

Currently, Harris County is below the State average of multi-family units, at 3.5 percent. The percentage of multi-family housing is higher in Hamilton and Pine Mountain due to availability of a public sewer system allowing for higher density housing.

The tables below show the percentage of housing unit types by number of units from 1980 to 2000 for Harris County and its municipalities.

Table 2
Housing Unit Types
By Number Of Units And Percentage Of Total Units
2000

| Jurisdiction | Number of Units | Percent of Single Family | Percent of Multi-Family | Percent of Manufactured Housing |
|---------------|-----------------|--------------------------|-------------------------|---------------------------------|
| Harris County | 10,288 | 81% | 3% | 16% |
| Hamilton | 191* | 74% | 24% | 2% |
| Pine Mountain | 892 | 76% | 23% | 1% |
| Shiloh | 172 | 59% | 0 | 41% |
| Waverly Hall | 240 | 87% | 4% | 9% |
| Region | 102,111 | 68% | 22% | 10% |
| Georgia | 3,281,737 | 67% | 21% | 12% |

Source: U.S. Census Bureau, Census 2000, LCRDC Regional Plan

*Housing number adjusted to reflect Census 2000 under count

Table 3
Total Single Family Units
1980, 1990 and 2000

| Jurisdiction | Single Family Units | | | | | |
|-------------------|---------------------|------------------|-----------------|------------------|-----------------|------------------|
| | 1980 | | 1990 | | 2000 | |
| | Number of Units | Percent of Units | Number of Units | Percent of Units | Number of Units | Percent of Units |
| Harris Co. | 4,961 | 83% | 5,691 | 73% | 8,325 | 81% |
| --Hamilton | 186 | 82% | 129 | 72% | 141* | 74% |
| --Pine Mountain | 331 | 75% | 274 | 59% | 681 | 76% |
| --Shiloh | 123 | 80% | 88 | 65% | 101 | 59% |
| --Waverly Hall | 281 | 89% | 220 | 80% | 209 | 87% |

Source: U.S. Census Bureau, Census 1980, 1990 and 2000

*Housing number adjusted to reflect Census 2000 under count

The presence of multi-family units is limited; this trend can be observed by the number of building permits issued in 2008. According to Harris County 2008 permit data, the number of single family permits issued through December 2008 totaled 144, while no permits were issued for multi-family units. The following two charts detail current numbers of multi-family units and manufactured housing units in the county.

**Table 4
Multi-Family Units
1980, 1990 and 2000**

| Multi Family Housing Units | | | | | | |
|-----------------------------------|---|---------------------------------|---|---------------------------------|---|---------------------------------|
| Jurisdiction | 1980 Number of Units | Percent of Units | 1990 Number of Units | Percent of Units | 2000 Number of Units | Percent of Units |
| Harris Co. | 282 | 5% | 401 | 5% | 363 | 4% |
| --Hamilton | 7 | 3% | 41 | 23% | 46* | 24% |
| --Pine Mountain | 89 | 20% | 149 | 32% | 203 | 23% |
| --Shiloh | 7 | 5% | 0 | 0 | 0 | 0 |
| --Waverly Hall | 14 | 4% | 12 | 4% | 10 | 4% |

Source: U.S. Census Bureau, Census 1980, 1990 and 2000

*Housing number adjusted to reflect Census 2000 under count

**Table 5
Manufactured Housing Units
1980, 1990 and 2000**

| Jurisdiction | Manufactured Housing Units | | 1990 Number of Units | Percent of Units | 2000 Number of Units | Percent of Units |
|---------------------|---|-----------------------------|-------------------------------------|-----------------------------|-------------------------------------|-----------------------------|
| | 1980 Number of Units | Percent of Units | | | | |
| Harris Co. | 748 | 13% | 1,611 | 21% | 1,600 | 16% |
| --Hamilton | 33 | 15% | 5 | 3% | 4* | 2% |
| --Pine Mountain | 19 | 4% | 12 | 3% | 8 | 1% |
| --Shiloh | 23 | 15% | 40 | 30% | 71 | 41% |
| --Waverly Hall | 22 | 7% | 36 | 13% | 21 | 9% |

Source: U.S. Census Bureau, Census 1980, 1990 and 2000

*Housing number adjusted to reflect Census 2000 under count

Over the years manufactured housing units have represented an average of 16 percent of the housing stock in Harris County. Hamilton and Pine Mountain's number of manufactured housing units have averaged 3 percent and 1 percent respectively of the total housing stock. Shiloh and Waverly Hall posted higher manufactured housing unit averages over the last 20 years with Shiloh averaging 41 percent and Waverly Hall posting a 9 percent average of total housing stock.

Occupancy Characteristics

The percentage of owner-occupied and rental units is an important housing characteristic because the proportion of owner occupied units generally reflects the extent and depth of economic vitality. The table below provides a breakdown of owner to renter occupied units for 2000. In Harris County, the percent of homes which are owner-occupied increased from 79 percent in 1980 to 82 percent in 1990, with a small increase to 86 percent in 2000. Over the last 20 years Harris County's percentage of home ownership has increased by 7 percent. The cities of Harris County, on average, have a similar percentage of owner-occupied housing units. Two of the cities, Hamilton and Pine Mountain have a declining percentage of home ownership while Shiloh and Waverly Hall have an increasing percentage of home ownership. Hamilton's percent of home ownership in 1980 was 74 percent, in 1990, 63 percent and in 2000, 60 percent. Pine Mountain's percent of home ownerships in 1980 was 61 percent, in 1990 52 percent and in 2000 50 percent. Shiloh's percent of home ownership in 1980 was 64 percent and 74 percent in 2000. In 1980, 78 percent of homes in Waverly Hall were owner occupied. In 2000, 83 percent were owner occupied.

The number of renter occupied units in Harris County and its municipalities has not changed much in 20 years. In 1980 Harris County had 1,099 renter occupied units. In 2000 Harris County had 1,222 renter occupied units, or a gain of 123 units, or 6 units per year. Hamilton has lost one renter unit since 1980 (from 50 to 49); Pine Mountain has added 106 units since 1980 (from 157 to 263). Shiloh and Waverly Hall combined lost 24 renter occupied units from 1980 to 2000. Pine Mountain is carrying the load in Harris County as far as renter occupied units. Here again most of the rentals are attributed to the presence of Callaway Gardens.

The owner and renter vacancy rates in Harris County for the year 2000 were 2.29 percent (owner) and 11.29 percent (renter). Hamilton had the highest owner vacancy rates at 10.71 percent and the lowest renter vacancy rate at 0 percent. Shiloh had the highest renter vacancy rate at 12.77 percent and the lowest owner vacancy rate at 0 percent. Pine Mountain's owner and renter vacancy rates were only slightly different with an owner vacancy rate at 2.83 percent and a renter vacancy rate of 2.46 percent. Waverly Hall was obviously the place to live in 2000 with 0 percent owner and renter vacancy rates.

The vacancy rates in Harris County in 2000 are higher than the State's overall rates for owner occupied housing and higher for renter occupied housing. The statewide vacancy for owner-occupied units is 2.24 percent while the county's rate is 2.29 percent. The statewide vacancy rate for rental units is 8.46 percent; while the county's rate is 11.29 percent. The 2000 Census reports 1,466 vacant units in Harris County.

Shiloh and Waverly Hall have lower owner occupancy vacancy rates than the State; Pine Mountain and Hamilton have a higher rate. On the renter side Hamilton, Pine Mountain and Waverly Hall have lower renter vacancy rates while Shiloh's is higher.

County occupancy rates indicate that the current available housing units will provide sufficient opportunities for growth. Renter occupancy rates tend to support a similar view. Rental unit vacancy rates are higher. This is an understood expectation for this sector. The following table indicates the levels for each segment.

**Table 6
Occupancy Characteristics
2000**

| Jurisdiction | Owner Occupied Units | Percent Of Occupied Housing | Renter Occupied Units | Percent Of Occupied Housing | Total Occupied Units | Vacant Units | Percent of Total Housing Units | Owner Vacancy Rate | Renter Vacancy Rate |
|--------------------|----------------------|-----------------------------|-----------------------|-----------------------------|----------------------|--------------|--------------------------------|--------------------|---------------------|
| Harris Co. | 7,596 | 86% | 1,226 | 14% | 8,822 | 1466 | 14% | 2.29% | 11.29% |
| --Hamilton | 103* | 60% | 69* | 40% | 172 | 19* | 10% | 10.71% | 0 |
| --Pine Mountain | 240 | 50% | 238 | 50% | 478 | 414 | 46% | 2.83% | 2.46% |
| --Shiloh | 114 | 74% | 41 | 26% | 155 | 17 | 10% | 0 | 12.77% |
| --Waverly Hall | 198 | 83% | 42 | 17% | 240 | 0 | 0% | 0 | 0 |
| --LCRDC Region | 55,186 | 60% | 36,235 | 40% | 91,421 | 10,690 | 11% | 2.71% | 9.25% |
| --State of Georgia | 2,029,293 | 67% | 977,076 | 33% | 3,006,369 | 275,368 | 8% | 2.24% | 8.46% |

Source: U.S. Census Bureau.

*Housing number adjusted to reflect Census 2000 under count

**Table 7
Occupancy Characteristics
1990**

| Jurisdiction | Owner Occupied Units | Percent Of Occupied Units | Renter Occupied Units | Percent Of Occupied Units | Total Occupied Units | Vacant Units | Percent of Total Housing Units | Owner Vacancy Rate | Renter Vacancy Rate |
|----------------------|----------------------|---------------------------|-----------------------|---------------------------|----------------------|--------------|--------------------------------|--------------------|---------------------|
| Harris County | 5,315 | 82% | 1,139 | 18% | 6,454 | 1,360 | 17% | 2.3% | 27.3% |
| --Hamilton | 101 | 63% | 59 | 37% | 160 | 19 | 11% | 1.9% | 14.5% |
| --Pine Mountain | 197 | 52% | 182 | 48% | 379 | 82 | 18% | 2.5% | 19.5% |
| --Shiloh | 93 | 84% | 18 | 16% | 111 | 24 | 18% | 2.1% | 25.0% |
| --Waverly Hall | 193 | 77% | 59 | 23% | 252 | 23 | 8% | 2.5% | 25.0% |
| -- LCRDC Region | 47,923 | 57% | 36,482 | 43% | 84,405 | 8,377 | 9% | N/A | N/A |
| -- State of Georgia | 1,536,759 | 65% | 829,856 | 35% | 2,366,615 | 271,803 | 10% | 2.36% | 12.36% |

Source: U.S. Census Bureau, Census 1990
LCRDC Regional Plan

**Table 8
Occupancy Characteristics
1980**

| Jurisdiction | Owner Occupied Units | Percent of Occupied Units | Renter Occupied Units | Percent Of Occupied Units | Total Occupied Units | Vacant Units | Percent of Total Housing | Owner Vacancy Rate | Renter Vacancy Rate |
|----------------------|----------------------|---------------------------|-----------------------|---------------------------|----------------------|--------------|--------------------------|--------------------|---------------------|
| Harris County | 4,137 | 79% | 1,099 | 21% | 5,236 | 760 | 13% | NA* | NA* |
| --Hamilton | 142 | 74% | 50 | 26% | 192 | 34 | 15% | NA* | NA* |
| --Pine Mountain | 241 | 61% | 157 | 39% | 398 | 41 | 9% | NA* | NA* |
| --Shiloh | 84 | 64% | 47 | 36% | 131 | 22 | 14% | NA* | NA* |
| --Waverly Hall | 221 | 78% | 64 | 22% | 285 | 32 | 10% | NA* | NA* |
| -- LCRDC Region | 44,459 | 58 | 31,829 | 42 | 76,288 | NA* | NA* | NA* | NA* |
| -- State of Georgia | 1,216,432 | 65% | 655,220 | 35% | 1,871,652 | 142,187 | 7% | NA* | NA* |

Source: U.S. Census Bureau, Census 1980, LCRDC Regional Plan
* NA - Not Available

In 2000, of the 1,466 vacant units in Harris County; 16 percent were for rent or sale; 4.4 percent were rented or sold but not occupied; and 59.1 percent were vacant for seasonal occupation including migrant workers. The remaining 20.5 percent of vacant units were defined as “other”.

In comparison, the State of Georgia’s vacant units, 275,368, 45.6 percent were for rent or sale, 7.4 were rented or sold but not occupied; 18.6 percent were for seasonal including migrant workers, and 28.6 percent classified as “other”.

**Table 9
Vacancy Rates
2000**

| Jurisdiction | Total Number of Vacant Units | Percent For Rent or Sale | Percent For Rent or Sale, Not Occupied | Percent Seasonal including Migrant | Percent Other |
|---------------|------------------------------|--------------------------|--|------------------------------------|---------------|
| Georgia | 275,368 | 45.6% | 7.4% | 18.6% | 28.6% |
| Harris County | 1,466 | 16% | 4.4% | 59.1% | 20.5% |

Source: U.S. Census Bureau, Census 2000

Age and Conditions

Age and condition of housing units indicates the economic strengths and weaknesses of the County and communities. These factors are included in the overall health, tax base, and public perceptions of the community. At this time, the number of housing units that could be viewed as sub-standard and/or dilapidated is declining. Between 1990 and 2000, Harris County and its municipalities on average reduced the number of homes lacking complete plumbing by 64 percent. This average is better than the region and better than the State of Georgia over the same time period. State numbers actually increased from 1990 to 2000. When compared to the Georgia's average age of housing units, Harris County has a younger stock of housing units. Current statistics are included in the following tables.

**Table 10
Age of Housing
2000**

| Jurisdiction | Number of Units | Percent 10 Years Old or Younger | Percent 11-20 Years Old | Percent 21-40 Years Old | Percent More than 40 years Old |
|---------------|-----------------|---------------------------------|-------------------------|-------------------------|--------------------------------|
| Georgia | 3,281,737 | 28% | 22% | 31% | 19% |
| Harris County | 10,288 | 37% | 19% | 28% | 16% |
| Hamilton | 140* | 11% | 21% | 12% | 56% |
| Pine Mountain | 892 | 12% | 13% | 59% | 16% |
| Shiloh | 172 | 18% | 23% | 35% | 24% |
| Waverly Hall | 240 | 18% | 15% | 30% | 37% |

Source: U.S. Census Bureau, Census 2000

*Housing number not adjusted to reflect Census 2000 under count

**Table 11
Condition of Housing Units
1980, 1990 and 2000**

| Jurisdiction | Lacking Complete Plumbing | | | | |
|----------------------|---------------------------|----------------|------------|----------------|------------|
| | 1980 | Percent Change | 1990 | Percent Change | 2000 |
| Harris County | 731 | -62% | 281 | -61% | 110 |
| --Hamilton | 17 | -100% | 0 | 0 | 0 |
| --Pine Mountain | 26 | -73% | 7 | -71% | 2 |
| --Shiloh | 20 | -70% | 6 | -100% | 0 |
| --Waverly Hall | 57 | -26% | 42 | -88% | 5 |
| --LC Region | NA | NA | 1,465 | -40% | 878 |
| --State of Georgia | 35,769 | -20% | 28,462 | 3.79% | 29,540 |

Source: U.S. Census Bureau, Census 1980, 1990, and 2000

Lower Chattahoochee Regional Plan, 2004

Housing Costs

Harris County property values have been rising steadily over the past twenty years. At the last Census (2000) the median value of property in Harris County was 13 percent higher than the State of Georgia's median property value. Each of the County's municipalities have experienced similar increases in value. The increase in property value is an indication that there is a considerable demand for property, and an indication that demand for property will continue in the immediate future.

Harris County's property value indicators lead the region and are either higher than the State of Georgia averages or are very comparable to Georgia numbers. The average value on single-family housing based on 2001 Harris County building permit information is \$190,891. The Lower Chattahoochee Regional Development Center Region average in 2001 was \$129,547. Georgia's average single-family unit building permit value was \$115,561. The average 2008 building permit value for Harris County single-family properties is \$227,176, which is a 19 percent increase from 2001.

Median home value which is a respondent's estimate of how much their property is worth if it were for sale is also higher than the State of Georgia median average and the Region. See table below.

Table 12
Median Property Values
1980, 1990, 2000

| Jurisdiction | Median Property Value | | | Percent Of State Value |
|---------------|-----------------------|----------|-----------|------------------------|
| | 1980 | 1990 | 2000 | |
| Harris County | \$31,300 | \$65,000 | \$122,700 | 113% |
| Hamilton | \$30,500 | \$45,000 | \$99,200 | 94% |
| Pine Mountain | \$33,000 | \$53,800 | \$89,800 | 75% |
| Shiloh | \$18,800 | \$47,100 | \$57,000 | 49% |
| Waverly Hall | \$18,900 | \$42,500 | \$80,000 | 68% |

Source: 1980, 1990, 2000 U.S. Census

Another property value indicator, as developed by the Georgia Department of Community Affairs; Housing Finance Division, is new and existing home sales by county for the year 2000. New home sales are those sold by a builder or developer, whereas existing home sales are those sold by an individual or bank.

The average for new and existing homes is lower than the State's average price. The price for new homes in Harris equals to \$169,732, while the State's average price was \$177,594. Existing homes are listed at \$136,709, while the State's average price is \$150,625.

No matter how you "slice" it Harris County home prices far out pace the region, and in most cases the state.

Table 13
New and Existing Home Sales
2000

| Jurisdiction | Average New Home Price | Average Existing Home Price |
|---------------|------------------------|-----------------------------|
| Georgia | \$177,594 | \$150,625 |
| Region | \$152,962 | \$103,416 |
| Harris County | \$169,732 | \$136,709 |

Source: Georgia Department of Community Affairs, Housing Finance Division

The cost of rental housing, in Harris County, has risen along with property values. The largest increase was from 1980 to 1990 when median contract rent went from \$77 to \$311, an increase of

approximately 300 percent. From 1990 to 2000 median contract rent increased by only 2.6 percent from \$311 to \$319. There are very few rental properties in Harris County and demand for units seems to be high. If this pattern continues then one anticipates a continuing increase in the cost of rental housing over the years to come.

**Table 14
Median Contract Rent
1980, 1990, 2000**

| Jurisdiction | 1980 | 1990 | 2000 |
|---------------|-------|-------|-------|
| Harris County | \$77 | \$311 | \$319 |
| Hamilton | \$110 | \$277 | \$210 |
| Pine Mountain | \$105 | \$317 | \$343 |
| Shiloh | \$56 | \$136 | \$276 |
| Waverly Hall | \$49 | \$264 | \$279 |
| Georgia | \$153 | \$365 | \$505 |

Source: 1980, 1990, 2000 U.S. Census

An additional cost of housing measure is the amount of household income used to pay for housing costs. Those paying 30 percent of their gross income for mortgage cost and utilities are considered cost burdened. Those paying 50 percent or more are considered severely cost burdened.

In Harris County, in 1999, 21.1 percent of homeowners used 30 percent or more of the household income for housing costs. The State of Georgia average equals 21.2 percent. This shows that the community is similar to the rest of the State when comparing owners' costs. Housing cost comparisons for renters have been done on two levels rather than one. For those renters' households that use 30-49 percent of the household income for housing costs, both the County and State averages were 18.9 percent and 8.6 percent for renters who spent 50 percent or more of their total household income. The State average was 16.5 percent of renters spending more than 50 percent of their household income on housing. Housing expenditures of County residents are equal to or less than those of the State.

**Table 15
Average Amount Of Household Income Spent On Housing For Owners**

| Jurisdiction | 30% or More | 50% or More |
|----------------------|--------------|-------------|
| Georgia | 21.2% | N/A |
| Harris County | 21.1% | N/A |

Source: Georgia Department of Community Affairs, Housing Finance Division

**Table 16
Average Amount Of Household Income Spent On Housing For Renters**

| Jurisdiction | 30%-49% | 50% or More |
|---------------|---------|-------------|
| Georgia | 18.9% | 16.55% |
| Harris County | 18.9% | 8.6% |

Source: Georgia Department of Community Affairs, Housing Finance Division

An additional aspect to be considered, when examining the housing needs of Harris County, is the amount of service required by the special needs residents of the county.

There were 20 cases of HIV/AIDS reported in Harris County from 1981 to 2000. In 2000, there were 184 police actions of domestic violence reported in Harris County. Also in 2000, 20 percent of the Harris County population five years of age and older had a disability. In 2001, 348 residents or 5.69 percent of the total adult population have or had substance abuse problems. Harris County does not have a measurable homeless population.

**Table 17
Special Housing Needs For Harris County, 2000**

| Need | Number |
|---|----------------|
| Total Number Of HIV/AIDS Cases 1981-2000 | 20 |
| Police Actions For Domestic Violence, 2000 | 184 |
| Percent of 5 Years Old And Older, With A Disability, 2000 | 20% |
| Substance Abuse Problems, 2001 | 1,348 Or 5.69% |
| Homeless, 2000 | N/A |

Source: Georgia Department of Community Affairs, US Census Bureau, Census 2000
*N/A Not Available

Overall, the current housing stock is supporting the total special needs population. While the disabled and elderly populations increase, future housing to meet needs of the disabled and elderly populations will have to increase. The growth, of these two groups, is prevalent throughout the State and region.

Jobs – Housing Balance

Jobs-housing balance is a measure of the relationship between housing units and employment in a county, city or community. Jobs-housing balance is measured by a jobs/housing ratio, which is the number of jobs in geographic area (i.e. county, city, region) divided by the number of housing units in that geographic area. In 2000, the jobs-housing ratio for Harris County was .49 percent; in 2004 the ratio was .39 percent.

**Table 18
Jobs-Housing Balance
Harris County 2000, 2004**

| | 2000 | 2004 |
|-------------------|--------|--------|
| Jobs | 5,073 | 4,681 |
| Housing Units | 10,288 | 12,116 |
| Job-Housing Ratio | .49% | .39% |

Source: Georgia Department of Labor, U.S. Census, Census 2000, LCRDC 2004 Housing Estimate

A low jobs-housing ratio indicates a bedroom community, while a high ratio indicates an area of employment opportunities. Harris County has a low jobs-housing ratio. The ratio is supported by 2000 U.S. Census commuting numbers in which 75 percent of those employed and living in Harris County work outside of their county of residence. The jobs-housing balance in Harris County should become more balanced over the next several years with the addition of jobs in Harris County due to job growth associated with the Kia Plant and Fort Benning expansion. Also, Harris County citizens are interested in expanding commercial development opportunities in Harris County as well, which with further balance jobs to housing in Harris County.

Analysis

Assessment of Current and Future Needs

The housing stock in Harris County has more than doubled over the past two decades. The majority of housing units in Harris County are located in the unincorporated area, particularly in the southern third of the county, which is also the fastest growing area of the county. Residential subdivisions in this area have accounted for much of the growth in housing stock since 1980. The most sparsely settled area of the county is in the north. In this area, the State of Georgia operates F.D. Roosevelt State Park, there more than five thousand acres of permanent preservation easements, and land is in large private holdings.

The predominant housing type in Harris County and its municipalities is the single family home on a lot one acre or larger. In 2000, 9,925 of the 10,288 housing units (96 percent) were single-family site built or manufactured housing units. The cities' single family detached composition ranged between 76 percent and 100 percent. The City of Hamilton and the Town of Pine Mountain have the most diverse housing with 76 percent and 77 percent being single-family homes, and 34 percent and 33 percent of the housing stock being multi-family units. Multi family homes are found primarily in the municipalities where sewage collection systems are in place to serve higher density development.

Since 1980, the unincorporated area of the County has experienced an increase of 152 percent in the number of manufactured housing units. In 2000, manufactured units provided more than 16 percent of the housing stock in Harris County. However, from 1990 to 2000, manufactured housing increased only by 3 percent from 1,553 units to 1,600 units and dropped from 20 percent of the housing stock to 16 percent of the housing stock. Given current land regulations requiring lot sizes of at least two acres, the trend of decreasing manufactured housing units should continue in Harris County.

The table below provides a look at the existing supply condition of housing for Harris County. Currently, housing supply appears to be meeting housing demand requirements. Based on 2008 population estimates, housing number estimates and persons per household estimates there appears to be a slight surplus of housing units (1,689) in Harris County. No matter the estimate the supply of housing is meeting the demand for housing.

**Table 18
Harris County Existing Housing Supply Condition**

| | |
|--|----------------|
| 2008 Population (Estimated) | 26,649 |
| Estimate Of Present Housing Requirements (28,727 / 2.62 Average Household Size) | 10,964 |
| Plus 6.79 Percent Vacancy Factor | 744 |
| Total 2008 Housing Requirement | 11,708 |
| 2008 Housing Unit (Estimated) | 13,397 |
| Existing Supply Condition: Undersupply (Oversupply) | (1,689) |

Source: Lower Chattahoochee RDC

**Table 19
2030 Harris County
Harris County Housing Supply Condition**

| | |
|--|---------------|
| Projected Population 2030 | 56,227 |
| Total Estimated Housing Units Required By 2030 | 21,537 |
| Minus 2008 Housing Stock | 13,397 |
| Additional Housing Required By 2030 | 8,140 |
| Required Per Year 2009-2030 | 388 |

Source: Lower Chattahoochee RDC

The above table provides a look at the future year 2030 housing requirements as far as the number of total units. Based on a 2030 population projection of 56,227 persons, Harris County will need an additional 8,140 housing units to accommodate an increasing population. If the percentage of single-family units (81%) to multi-family units (3%) stays the same as in 2000 then there would be a need for 6,593 single-family units and 244 more multi-family units. The need for multi-family housing will probably be greater than estimated given increasing single-family housing costs, and an aging population wishing to shift from high maintenance/lawn care responsibilities to less time and physically demanding housing responsibilities. Expect multi-family demand to be highest in the municipal areas with available sewer and other available community facilities. Currently, the Towns of Shiloh and Waverly Hall do not have public sewer systems thus putting more pressure on Pine Mountain and Hamilton, especially Hamilton given its proximity to Columbus to take on the lion's share of multi-family housing.

The condition of the housing stock in the County and the municipalities is improving. The number of houses without complete plumbing has dropped dramatically since 1970 as well as houses built prior to 1940. A 1992 visual survey by the Lower Chattahoochee Regional Development Center found that 12 percent of the housing stock in Harris County is in substandard or dilapidated condition. The majority of these units were in the unincorporated areas of the County. Since this study was conducted the number of substandard housing units has steadily decreased. In 2000, only 110 units lacked complete plumbing or were considered substandard.

While the condition of housing in Harris County has vastly improved, the cost of housing has increased substantially over the past 20 years. The median property value rose from \$65,000 in 1990 to \$113,000 (74 %) in 2000 according to the 2000 U.S. Census. The municipalities also showed increases in median property value: Hamilton (43%), Pine Mountain (62%), Shiloh (21%) and Waverly Hall (86%). The State of Georgia showed a 41 percent increase from 1990 to 2000. The average new home cost in Harris County was 96 percent of State Median in 2000 with the average cost of new homes at \$169,732. Based on Harris County building permit information, the average valuation of new homes in 2008 was \$227,176.

The monthly housing cost to income ratio, or the housing cost burden, is the most widely accepted indicator of housing affordability. The federal government considers a home affordable if the housing cost burden is 30 percent or less. Specifically, if a household pays more than 30 percent of their gross income for housing including utilities, they are said to be cost burdened and to have excessive shelter cost. According to the Georgia Department of Community Affairs Housing Finance Division 21.1 percent of homeowners in Harris County are cost burdened. From a rental standpoint 18.9 percent are cost burdened and 8.6 percent are severely cost burdened. Current numbers suggest that the numbers of households that are cost burdened are similar to the State as a whole. Those same numbers state that Harris County's severely cost burdened population is less than the State's average. These trends should continue in the near future. Here again the rise of housing costs will directly affect the residents.

Lot size ordinances will have effects on the retention and attraction of new residents to the County. At this time, the two-acre lot minimum limits the type and amount of housing by adding to the cost of housing. Based on an analysis of Harris County property sales through August of 2004 it is easy to see the impact of larger lots on the price of housing. The average price of properties sold that are 2 acres or more is \$217,926. The average price of properties sold between one quarter of an acre and two acres is \$193,039. The average price of property sold less than one quarter of an acre is \$122,603.

The housing stock will have to adjust to an increase in household size. Currently, the stock is able to adapt to the expected changes. Another sector of the population that is expected to pressure the housing stock of Harris County is the increase of retirement age persons. Special needs persons have been, and it appears will be, well addressed by the current and future housing stock.

As Harris County, continues to attract a more affluent population certain types of housing will be pressured. The lack of affordable housing, multi-family, or manufactured homes will define the total population of the County. These segments will need to be examined and some possible alternatives developed to begin to address the need of the less affluent. Housing costs appear to continue to rise and place pressure on the

population. With the projected increase of property values, the incomes of the population will need to keep pace. If this is possible the overall housing costs will be manageable, the alternative will suppress further growth and limit sufficient housing.

ELEMENT 4

NATURAL AND CULTURAL RESOURCES

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NATURAL AND CULTURAL RESOURCES

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. These and other environmentally sensitive characteristics should be given consideration in the planning process and provided appropriate protection. The physiographic characteristics of Harris County are examined in the following narrative.

Public Water Supply Sources

There are 20 permitted water systems in Harris County with a total of 46 permitted water sources. Of those 46 sources, five are surface water sources, seven are ground water sources from springs, and 34 are ground water sources from wells. There are six public water systems operated by local governments in Harris County and three operated by the State government. The Harris County Water System has permits for five drinking water sources; five of which are derived from ground water, and two, from surface water. They consist of one intake north of Bartlett's Ferry, two wells (inactive), and the purchase of water from two regional sources. All other residents not on County water have private wells or private systems. The Hamilton Water System has permits for three drinking water sources: one intake from Little Palmetto Creek (inactive) and two wells. Two of these sources are ground water and one is surface water. These sources serve all city residents. The Pine Mountain Water System has a permit for one ground water source, a well, which serves all town residents. The Shiloh Water System has permits for two ground water sources, both of which are wells and serve all city residents. The Waverly Hall Water System has permits for three ground water sources which serve all town residents. *Note: The Harden Drive Well is inactive at this time.* The Pine Mountain Valley Water System has a permit for three ground water sources which are wells serving Valley residents. The F.D. Roosevelt State Park, owned by the Georgia Department of Natural Resources, has permits for three ground water sources which are also wells.

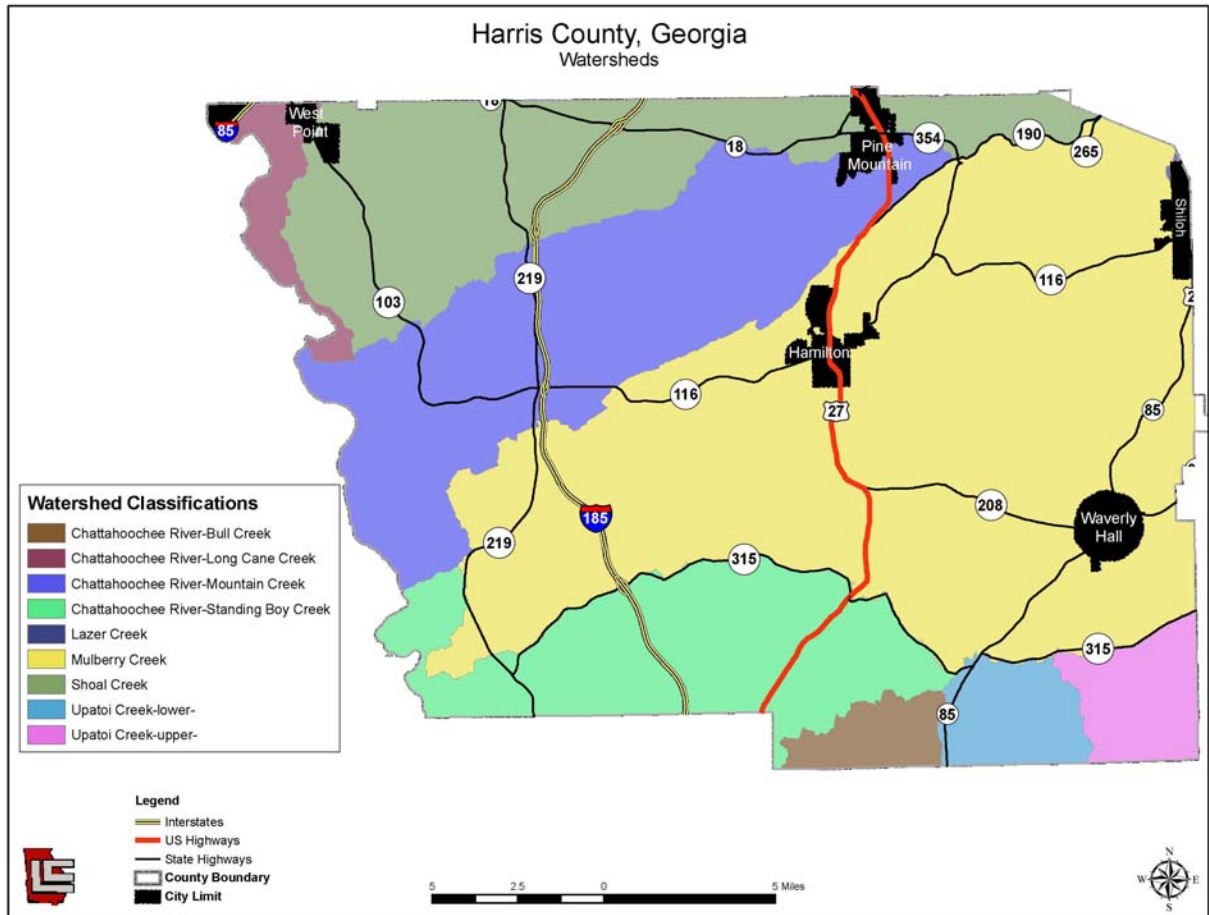
The County and the municipalities comply with all routine procedures and regulations required by the Environmental Protection Division of the Department of Natural Resources.

Water Supply Watersheds

There are nine small watersheds that cross Harris County boundaries. They are all part of the lower portion of the Middle Chattahoochee-Lake Harding Watershed and a very small upper portion of the Middle Chattahoochee-Walter F. George Reservoir Watershed. Three of the watersheds, Long Cane, Mountain Creek and Mulberry Creek, predominately lie in the County. Standing Boy Creek, Bull Creek and Upatoi Creek (upper and lower) all have headwaters that lie within Harris County. The Shoals Creek Watershed enters and re-enters the County near Pine Mountain and near its mouth at West Point. Most of this watershed is located in Troup and Meriwether Counties. *(See Map 1 Water Supply Watersheds Map)*

Harris County and Shiloh have adopted the Water Supply Watershed Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. EPD has not required Hamilton, Pine Mountain or Waverly Hall to adopt the Water Supply Watershed Ordinance and they have not done so.

Map 1
Harris County Water Supply Watershed Areas

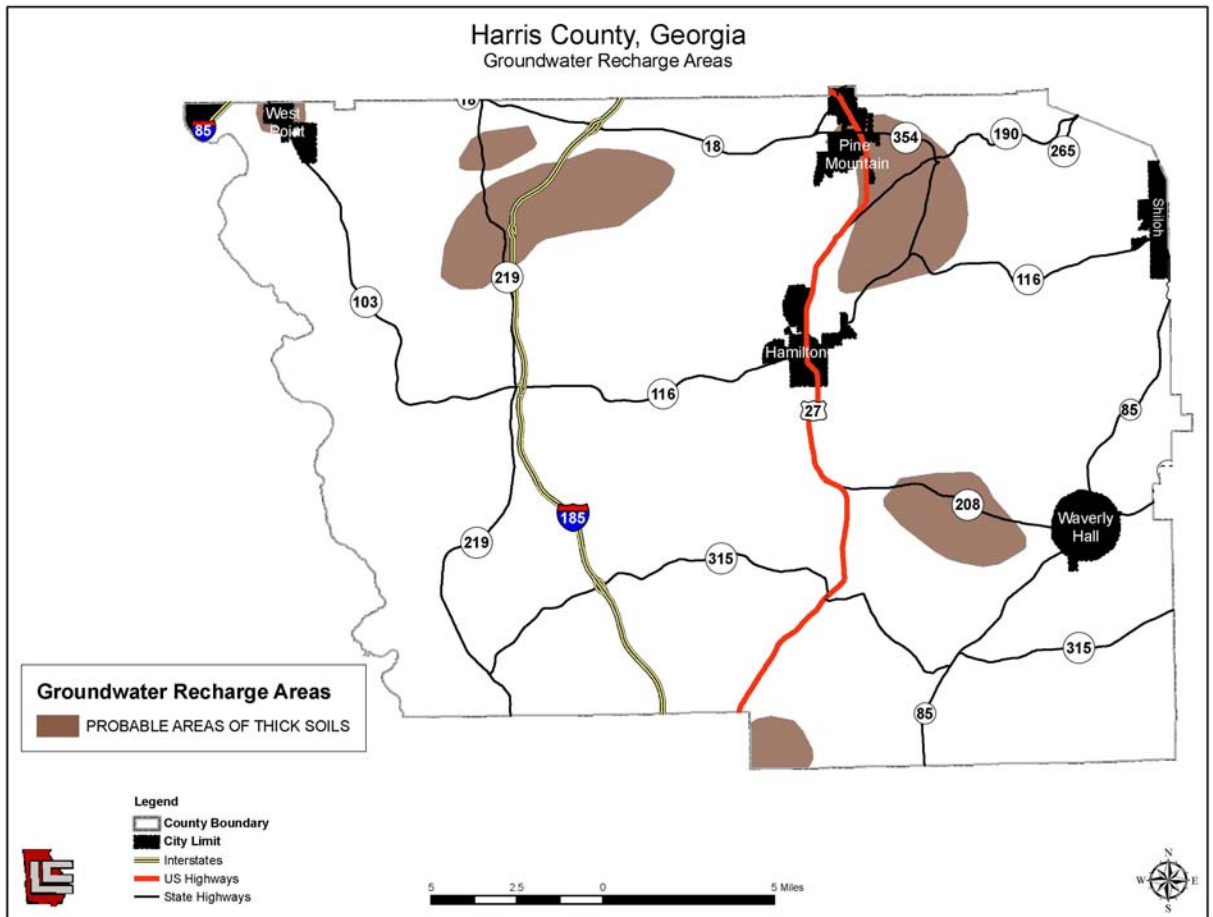


Groundwater Recharge Area

There are five areas that may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils and low slopes, and are found in certain sections of the County. (See Map 2. Groundwater Recharge Area Map)

Harris County and Pine Mountain have adopted the Groundwater Recharge Area Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. EPD has not required Hamilton, Shiloh or Waverly Hall to adopt the Groundwater Recharge Area Ordinance and they have not done so.

Map 2
Harris County Groundwater Recharge Areas

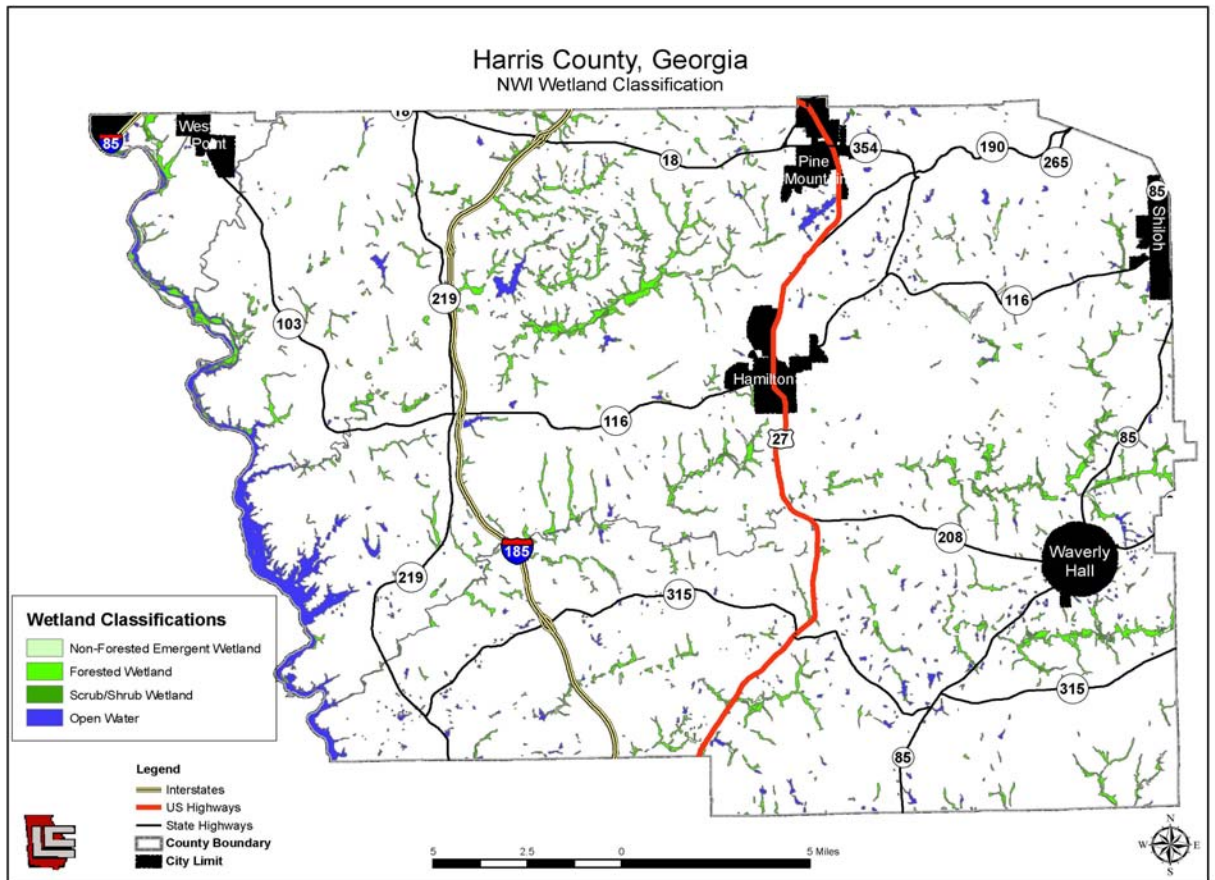


Wetlands

Wetlands are areas inundated or saturated by surface or groundwater at a frequency and duration to support, under normal conditions, vegetation adapted for life in saturated soil. Many of these areas are adjacent to river corridors. Additionally, man-made lakes and reservoirs created as part of hydroelectric activity along river corridors also provide open water wetland habitat.

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for storm water runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources). Harris County has approximately 10,396 acres of Forested Wetlands, 748 acres of Non-Forested Emergent Wetlands, 7,295 acres of Open Water Wetlands, and 1,113 Scrub/Shrub Wetlands scattered, throughout the County. The geographic dispersion of these wetland oases throughout the County forms a network of habitat and drainage that is crucial to the ecosystem of the region. Landowners should be encouraged to maintain private wetlands. (See Map 3. Wetlands Map)

Map 3
Harris County Protected Wetland Areas



Harris County, Pine Mountain, and Shiloh have adopted the Wetland Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. EPD has not required Hamilton or Waverly Hall to adopt the Wetland Ordinance and they have not done so.

Areas identified on the Wetland Inventory Map should only allow uses that will not have a long-term impairment function. Acceptable uses of wetlands include:

1. Timber production and harvesting.
2. Wildlife and fisheries management.
3. Forestry practices applied in accordance with best management practices approved by the Georgia Forestry Commission.
4. Recreation.
5. Natural water quality treatment or purification
6. Other uses permitted under Section 404 of the Clean Water Act.

Unacceptable uses include:

1. Receiving areas for toxic or hazardous waste or other contaminants
2. Hazardous or sanitary waste landfills
3. Solid Waste Disposal Facilities

By controlling uses, this valuable resource can be protected.

Protected Mountains

While there are no protected mountains in Harris County, from 1993 to 1995 the Pine Mountain Ridge was nominated for designation as a Regionally Important Resource (RIR) in the Lower Chattahoochee Region. However, a permanent easement covers Pine Mountain Ridge and surrounding areas; thus, protecting the roughly 5,000 acres of land. This protection is further strengthened by the Forestry Legacy Program, which is also a permanent conservation easement program.

The Pine Mountain Ridge consists of approximately 72 square miles defined by an area of steep slopes (20% or higher), which lead to the mountain crest. Included as part of this resource were the historically and naturally significant Pine Mountain Valley and Roosevelt/Warm Springs Areas. This area boasts broad viewsheds, natural resources such as streams, wilderness and wildlife, as well as numerous recreational opportunities such as the Pine Mountain Trail and FDR State Park. The developmental threats to this resource are imminent. Efforts to educate the public and build consensus for official designation and protection should be continued.

Protected Rivers

There are no State or Federally protected rivers in Harris County. However, Harris County has adopted the River Corridor Protection Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. EPD has not required Hamilton, Pine Mountain, Shiloh or Waverly Hall to adopt the River Corridor Protection Ordinance and they have not done so.

Coastal Resources

There are no Coastal Resources in Harris County.

Flood Plains

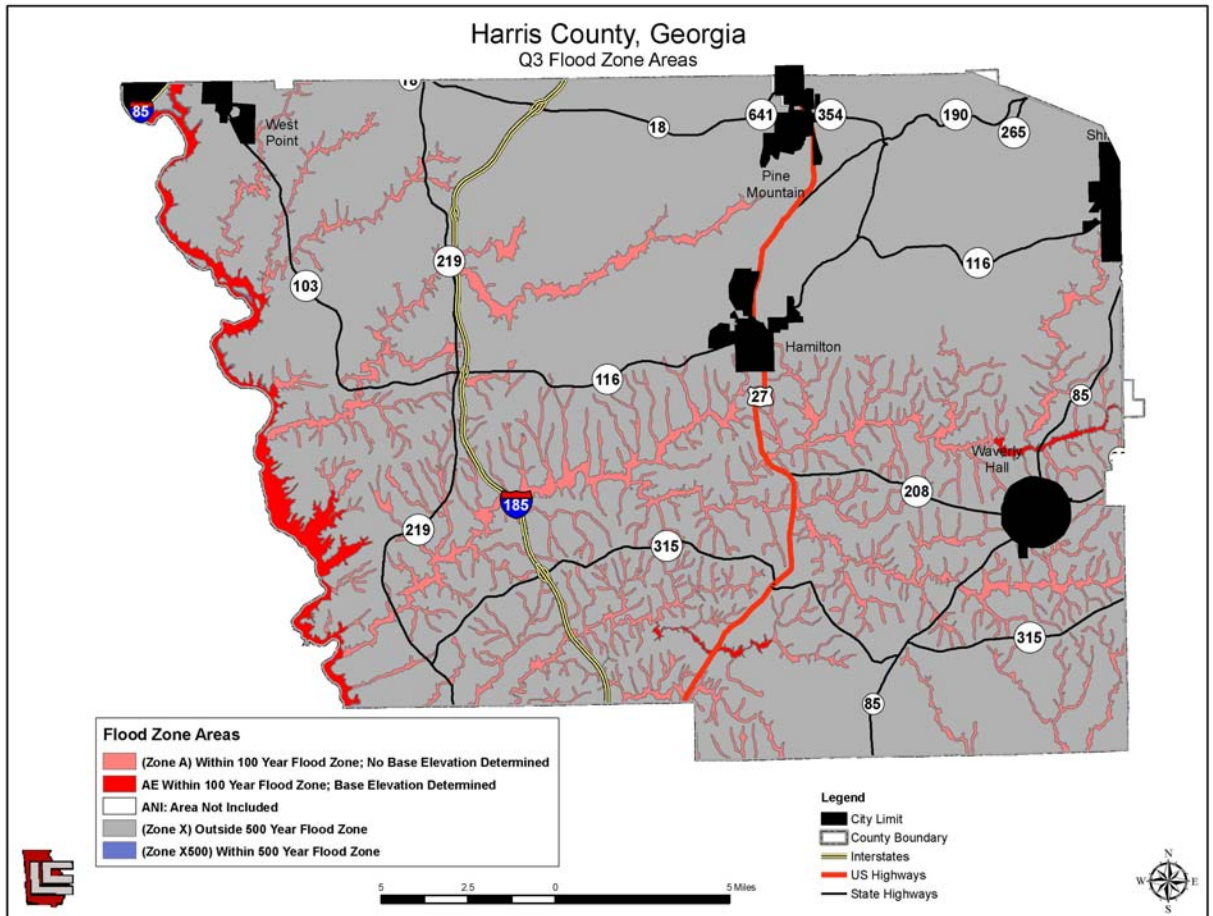
Harris County and Waverly Hall have been mapped for flood prone areas under the Federal Emergency Management Agency program and both participate in the National Flood Insurance Program. Hamilton and Pine Mountain have not been mapped nor do they participate in the National Flood Insurance Program. Shiloh has been mapped for flood prone areas, but does not participate in the National Flood Insurance Program. Utilizing available flood hazard area data, the County has adopted a Flood Damage Prevention Ordinance to regulate uses in these areas. In addition, the County requires that every survey plat contain flood hazard area determination on the plat itself.

Building construction should continue to be carefully monitored in areas susceptible to flooding. Building densities should be kept low to prevent the increased flooding of properties downstream in the flood plain. Areas adjacent to waterways are attractive for development because of their accessibility and beauty. However, these areas are intended by nature to accommodate the overflow of water during periods of flood. Regulation of development in floodplains preserves the natural function of these areas as well as protecting their investment close to waterways. (See *Map 4. Flood Plains*)

Soil Types

Harris County is located in the Piedmont Province, just north of the Fall Line. Foothills and broad valleys typify the topography and elevations range from approximately 400 feet to 1500 feet above sea level.

Map 4
Harris County Flood Zone Areas



Harris County is also a transitional area. In the northern part of the County, the soils are uniform and typical of the Piedmont Province. As a result of its proximity to the Fall Line, however, the soils in the southern half of the County begin to transition from those characteristic of the Piedmont to those characteristic of the Coastal Plain.

The soils of Harris County are in the old stage of the erosion cycle, during which alluvial filling of valleys occurs until completion, and with only small residual rock forms projecting. Relief is low and larger depressions contain arid lakes and playas. Harris County soils in general are thin, exist on sloping terrain, are susceptible to erosion, and in many cases have slow percolation rates.

The soil configuration of Harris County has many constraints and limitations on development. The following is a list of the soils identified in the County. (See Map 5. Soils Map)

Iredell: Moderately well drained, very slowly permeable soils.

Madison: Dominantly very gently sloping to undulating, deep to moderately deep, well drained, shallow soils that have a loamy surface layer and a reddish clayey subsoil.

Mountainburg: Shallow, well drained, moderately rapidly permeable soils that formed in residuum of sandstone. These nearly level to very steep soils are upland ridge tops, plateaus and mountainsides.

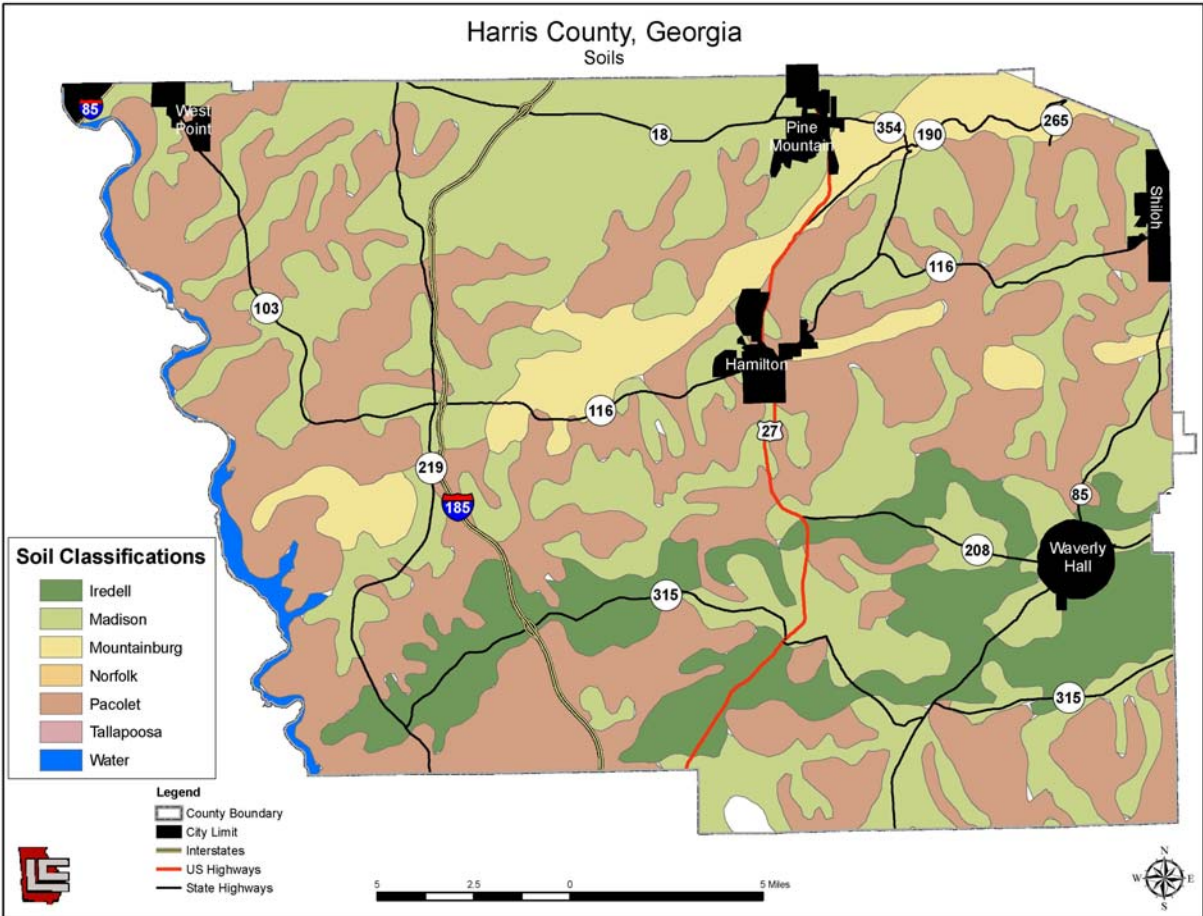
Norfolk: Very deep, well drained moderately permeable soils.

Tallapoosa: Steep, well drained to excessively drained, moderately deep to shallow, stony soils that have a sandy or loamy surface layer and reddish or yellowish clayey or loamy subsoil, on hilly uplands and mountains.

Pacolet: Steep, well drained to excessively drained, moderately deep to shallow, stony soils that have a sandy or loamy surface layer and reddish or yellowish clayey or loamy subsoil, on hilly uplands and mountains.

The soil configuration in Harris County presents some limitations for development which are due in part to the County topography, namely existing steep slopes. Another reason for development limitations is because all soil types present in the County easily erode. Excessive erosion results in sedimentation, which is a major contributor to non-point source pollution. While erosion occurs in the natural landscape, development that disturbs the protective vegetative cover increases the degree and amount of erosion. Harris County addresses soil erosion through an Erosion and Sedimentation Control Ordinance with established control measures. In cooperation with the Natural Resource Conservation Service, the County monitors land-disturbing activities through a permitting and inspection process.

Map 5
Harris County Soils



Steep Slopes

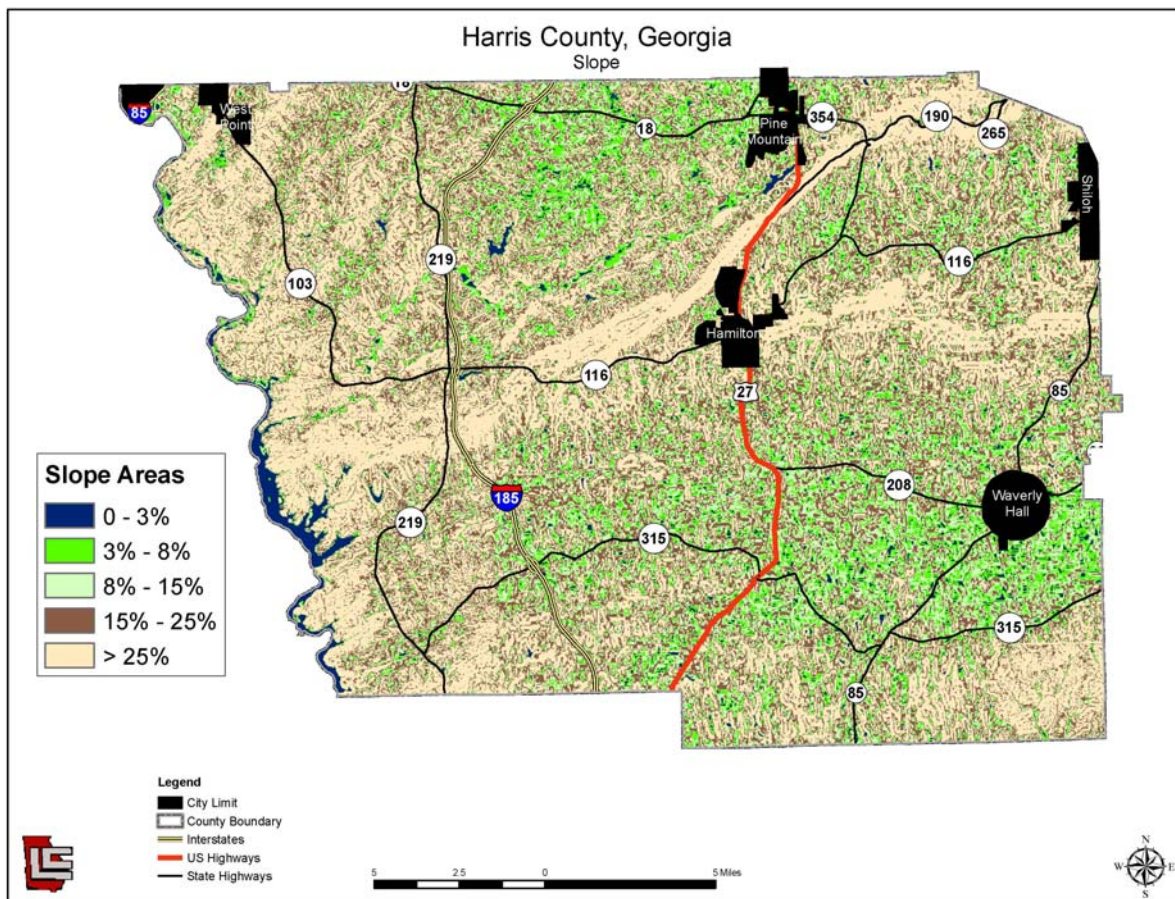
Harris County's topography is characterized by the steep sided linear ridges of Pine Mountain and Oak Mountain and by the rolling and level hills of the Piedmont Plateau. Pine Mountain, at either end, is only 150 to 200 feet above the Piedmont Plateau and juts to 400 feet above the plateau in the middle section of the ridge. Pine Mountain is about three miles wide at the base, and its summit is about 1,400 feet in elevation. The short ridges that make up Oak Mountain rise only 300 feet above the Plateau. The valley between the two ridges, known as Pine Mountain Valley, is two to three miles wide.

Land in the southern portion of the County range from slopes of less than 5 percent to slopes greater than 25 percent. The southwestern area of the County consists of substantial amounts of land with slopes greater than 25 percent. (See Map 6. Slopes Map)

On slopes, which are suitable for development, soil erosion and sedimentation control measures are required. The County has adopted a soil erosion and sedimentation control ordinance, which is enforced locally. In addition, the subdivision regulations recommend that new streets be planned to conform to existing topographic conditions and establish maximum grades for new streets (*Note: These development regulations are currently under review*). Since development in the area of steep slopes has been relatively rare, present procedures have been adequate. As the more easily developable land in the County is utilized, the pressure to develop areas of steep slopes will increase.

Land disturbing activities in areas of steep slopes are likely to result in soil erosion. Development of these areas also involves a substantial increase in the cost of land preparation and construction. For these reasons, use of these areas should be avoided.

Map 6
Harris County Ground Slope



| SUITABILITY CLASSES | | | | | | | | | |
|-------------------------------|-------------------------|---------------------------|---------------------------------|--|--|--|--|--|--|
| Soil Association | Dominant Slope, Percent | Agricultural Productivity | Woodland | Septic Tank Filter Fields | Highways | Reservoirs | Embankment | Foundation | Structures for Industry |
| Chewacla, Conagree, Worsham | 0-2% | Fair to Good | Excellent | Poor-Wetness | Poor-Wetness | Fair-Moderate Permeability | Fair-Fair Stability | Poor-Wetness | Poor-Wetness |
| Cecil, Madison, Appling | 2-10% | Good | Good | Good to Fair | Good | Good | Good | Good | Good |
| Altavist, Wickham, Massada | 0-6% | Excellent | Excellent | Poor to Fair, Flooding, Seasonal High Watertable | Fair, Flooding, Seasonal High Watertable | Fair-Moderate Permeability | Good | Poor to fair, Flooding, Seasonal High Watertable | Poor to Fair, Flooding, Seasonal High Watertable |
| Davidson, Hiawasse | 2-10% | Good | Good | Good to Fair | Fair-Clayey Subsoil | Good | Good | Good | Good |
| Gwinnett, Pacolet, Madison | 15-40% | Poor-slope | Poor-Shallow Soil | Poor-Slope Coarse Fragments in Subsoil | Poor Slope Coarse Fragments in Subsoil | Fair-Moderate Permeability | Poor-Coarse Fragments | Poor-Slope | Poor-Slope |
| Louisburg, Tallapoosa, Wilkes | 15-40% | Poor-slope, Shallow Soil | Poor-Shallow Soil | Poor-slope Coarse Fragments in Subsoil | Poor-slope Coarse Fragments in Soil | Poor-Slope Moderate Permeability | Poor-Course Fragments in Subsoil | Poor-Slope Coarse Fragments in Subsoil | Poor-Slope Coarse Fragments in Subsoil |
| Pacolet, Louisburg, Musella | 15-40% | Poor-Slope, Shallow Soil | Fair-Shallow Soils Steep Slopes | Poor-Slopes | Poor-Slope, Coarse Fragments | Poor-Moderate to Moderately Rapid Permeability | Poor-Coarse Fragments | Poor-Slope, Coarse Fragments | Poor-Slope |
| Fuquay, Lakeland | 6-15% | Good-On-Lesser slope | Good | Fair-Perched Watertable Above | Good | Good | Fair-Medium to High Susceptibility to Piping | Good | Fair-Slope |

Prime Agricultural and Forest Land

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil qualities, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, and few or no rocks. It is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and either it is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

Three soil associations designated by the Natural Resources Conservation Service Soils Division as prime agricultural land occur in Harris County: Cecil-Madison-Applying on 2-6 percent slopes. These soils occur in areas of sufficient acreage and suitable location for agricultural activities.

There are 207 farms in Harris County; and agricultural land uses cover about 16 percent, 46,940 acres, of the total area of the County. Products include grape vines, livestock, hay, rye, wheat and soybeans. Most of the area in agricultural use is for livestock and the related production of hay for feed.

The forested areas of Harris County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. Approximately 73 percent (218,297 acres) of the land in Harris County is agricultural/forestry.

Plant and Animal Habitats

Harris County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Harris County. State and federally designated endangered plant and animal species are listed in the following tables.

| Protected Animals | |
|--|---|
| Alasmidonta Triangulata Southern Elktoe | Habitat: Large creeks and river mainstreams in sandy mud and rock pools |
| State Designation: Special Concern Federal Designation: N/A | |
| Elimia Albanyensis Black-Crest Elimia | Habitat: Slackwater habitats in medium-sized rivers |
| State Designation: Special Concern Federal Designation: N/A | |
| Elimia Boykiniana Flaxen Elimia | Habitat: Gravel or cobble shoals with moderate current |
| State Designation: Special Concern Federal Designation: N/A | |
| Elliptio Arctata Delicate Spike | Habitat: Large rivers and creeks with some current in sand and sand and limestone rock substrates |
| State Designation: Special Concern Federal Designation: N/A | |
| Haliaeetus Leucocephalus Bald Eagle | Habitat: Edges of lakes & large rivers; seacoasts |

| | |
|---|---|
| State Designation: Protected—Imperiled in state because of rarity Federal Designation: Protected—Listed as threatened. The next most critical level of threatened species. A species that may become endangered if not protected. | |
| Medionidus Penicillatus Gulf Moccasinshell | Habitat: Sandy/rocky medium-sized rivers & creeks |
| State Designation: Protected—Imperiled in state because of rarity. Listed as endangered. A species which is in danger of extinction throughout all or part of its range. Federal Designation: Protected—Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected. | |
| Notropis Hypsilepis Highscale Shiner | Habitat: Flowing areas of small to large streams over sand or bedrock substrates |
| State Designation: Protected—Rare or uncommon in state Federal Designation: N/A | |
| Quincuncina Infucata Sculptured Pigtoe | Habitat: Main channels of rivers and large streams with moderate current in sand and limestone rock substrate |
| State Designation: Special Concern Federal Designation: N/A | |

Source: Georgia Department of Natural Resources

| Protected Plants | |
|---|--|
| <i>Aesculus Parviflora</i> Bottlebrush Buckeye | Habitat: Mesic bluff and ravine forests |
| State Designation: Special Concern Federal Designation: N/A | |
| Ammorpha Nitens Shining Indigo-Bush | Habitat: Rocky, wooded slopes; alluvial woods |
| State Designation: Special Concern Federal Designation: N/A | |
| Amphianthus Pusillus Pool Sprite | Habitat: Vernal pools on granite outcrops |
| State Designation: Protected —Imperiled in state because of rarity Federal Designation: Protected --Rare and local throughout range or in a special habitat or narrowly endemic | |
| Arabis Georgiana Georgia Rockcress | Habitat: Rocky or sandy river bluffs and banks, in circumneutral soil |
| State Designation: Protected —Imperiled in state because of rarity Federal Designation: Protected —Rare and local throughout range or in a special habitat or narrowly endemic | |
| <i>Croomia Pauciflora</i> Croomia | Habitat: Mesic hardwood forests, usually with <i>Fagus</i> and <i>Tilia</i> |
| State Designation: Protected —Critically imperiled in state because of extreme rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.</i> | |
| Hymenocallis Coronaria Shoals Spiderlily | Habitat: Rocky shoals of broad, open rivers |
| State Designation: Protected —Imperiled in state because of rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as endangered. A species which is in danger of extinction throughout all or part of its range</i> | |
| Listera Australis Southern Twayblade | Habitat: Poorly drained circumneutral soils |
| State Designation: Special Concern Federal Designation: N/A | |

| | |
|--|---|
| Pachysandra Procumbens Allegheny-Spurge | Habitat: Mesic hardwood forests over basic soils |
| State Designation: Special Concern Federal Designation: N/A | |
| Panax Quinquefolius American Ginseng | Habitat: Mesic hardwood forests; cove hardwood forests |
| State Designation: Special Concern Federal Designation: N/A | |
| Rhododendron Prunifolium Plumleaf Azalea | Habitat: Mesic hardwood forests in ravines and on sandy, seepy streambanks |
| State Designation: Protected —Rare or uncommon in state Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range. | |
| Sedum Nevii Nevius' Stonecrop | Habitat: Gneiss ledges on river bluffs |
| State Designation: Protected —Imperiled in state because of rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range. | |
| Stewartia Malacodendron Silky Camelia | Habitat: Along streams on lower slopes of beech-magnolia or beech-basswood-Florida maple forests |
| State Designation: Protected —Imperiled in state because of rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic Listed as rare. A species which may not be endangered or threatened but which should be protected because of its scarcity. | |
| Trillium Reliquum Relict Trillium | Habitat: Mesic hardwood forests; limesink forests; usually with Fagus and Tilia |
| State Designation: Protected —Imperiled in state because of rarity Federal Designation: Protected —Rare and local throughout range or in a special habitat or narrowly endemic Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected. | |

Source: Georgia Department of Natural Resources

Major Park, Recreation and Conservation Areas

Three regionally significant recreation/open space areas in Harris County receive extensive use: Callaway Gardens, F.D. Roosevelt State Park, and the Georgia Power Impoundments at Lake Harding and Goat Rock Reservoir.

Harris County has many parks and recreational resources as a result of its location along Pine Mountain Ridge and the Chattahoochee River. Major park, recreation and conservation areas of regional significance are detailed below.

Franklin D. Roosevelt State Park- owned and operated by the Georgia Department of Natural Resources, the park encompasses 8,874 acres in the northeastern portion of Harris County. Much of the park was built as part of Roosevelt's Civilian Conservation Corps program and thus offers buildings of historic interest as well as outdoor recreation in beautiful mountain woodlands.

Scenic Drives: The park contains 23 miles of scenic highway, including Georgia Highway 190 along the Pine Mountain ridge with six overlook points along the way.

Camping: the camping area around Lake Delano has 140 combination tent and trailer sites, all with water and electrical hookups. Adjacent to Lake Franklin are two group

camps, one of which can accommodate groups of 75 persons and the other 120. Four areas are available for pioneer camping. In addition, there are seven primitive camping areas along the Pine Mountain Trail.

Cottages: The park has 22 one-and two-bedroom cottages which are set up for housekeeping and can sleep a maximum of eight people.

Picnicking: There are designated picnic areas scattered throughout the park. A large enclosed group shelter is located near Lake Delano.

Fishing and Boating: Year-round fishing and boat rentals are available at Lake Delano.

Swimming: The Liberty Bell swimming pool offers swimming during the summer months. The Olympic size pool is constructed of natural stone in a silhouette of the Liberty Bell.

Hiking: Both short nature trails and the 23 mile Pine Mountain Trail are available. The Pine Mountain trail begins at the junction of US 27 and Georgia Highway 190 and ends near the junction of Georgia Highway 190 and Georgia Highway 85W. Hikers may enter and exit at either end or at several points where the trail crosses Highway 190.

Stables: There are 20 miles of horseback riding trails with organized trail rides available during the summer months.

Activities: Regular musical entertainment is offered at the amphitheater near Park headquarters on Georgia Highway 190. Planned crafts instruction and other special programs are scheduled throughout the year.

Callaway Gardens- A 14,000 acre privately owned resort and preserve located along the north side of Pine Mountain is accessible from US 27. This family-friendly getaway has myriad recreational possibilities: The Virginia Hand Callaway Discovery Center, Birds of Prey shows, Cecil B. Day Butterfly Center, John A. Sibley Horticultural Center, Mr. Cason's Vegetable Garden, Callaway Brothers Azalea Bowl, Overlook Garden and miles of nature trails.

There are four areas for guest lodging: Mountain Creek Inn, Southern Pine Cottages, Mountain Creek Villas and The Lodge and Spa at Callaway. These four complexes together provide over 675 rooms for Gardens' visitors. There are eleven eateries at the Gardens: the Plant Room, Country Kitchen, Piedmont Dining Room, Gardens Restaurant, Discovery Café, Champions, Vineyard Green, Ironwood Lounge, Rockin' Robin's Malt Shop & Pizzeria, Robin Lake Beach Pavilion, and the Fantasy Food Court. Most of the facilities are available to the general public through an annual pass or a daily fee. Year-round programs provide guests opportunities to explore the environment and learn more about the world around them.

Exhibitions: The Callaway Education Department presents workshops on a multitude of horticultural, wildlife and environmental topics.

Special Events: A variety of special events fills the calendar all year long: Spring Celebration, Plant Fair and Sale, Callaway Classic Car Auction and Exposition, Masters Water Ski and Wakeboard Tournament™, Florida State University Circus, Steeplechase, Atlanta Symphony Orchestra, July 4th Surf & Sand Spectacular, Sky High Hot Air Balloon Festival, Muscadine Festival, and Fantasy In Lights®.

Nature Trails: Numerous nature trails are available that put you up-close to Southern flora and wildlife. Most trails in The Gardens range from one-half mile to one and one-half miles and provide easy to moderate walking. The trails include: Callaway Brothers Azalea Bowl Trail (1.2 miles), Wildflower Trail (.6 miles), Holly Trail (.8 miles), Rhododendron Trail (.6 miles), Mountain Creek Lake Trail (1.5 miles), Laurel Springs

Trail (.5 miles), Overlook Azalea Trail (1.6 miles), Whippoorwill Lake Trail (.5 miles), Discovery Bicycle Trail (10 miles).

Outdoor Recreation: Robin Lake has a large man-made beach and beach pavilion. In addition to swimming and sunbathing, guests may enjoy miniature golf, table tennis, shuffleboard, volleyball, giant slides and paddleboats. Mountain Creek Lake is the Gardens' 175-acre fishing lake. Callaway Gardens also has two 18-hole golf courses. In addition, there are ten outdoor, lighted tennis courts and two indoor racquetball courts in the tennis complex and an exercise and weight facility located in the lodge/conference center.

Georgia Power Company – The Georgia Power Company has two impoundments on the Chattahoochee River in Harris County: Lake Harding (5,850 acres of open water and 156 miles of shoreline) and Goat Rock Lake (940 acres of open water and 25 miles of shoreline).

Lake Harding:

Public use of Lake Harding includes boating, fishing and swimming. Adjacent to Lake Harding, the main recreation area is Blanton Creek Park. Operated by Georgia Power and open from April through September, Blanton Creek Park is a full-service campground with picnic areas, pavilions, a boat ramp and a playground.

There is also the 5,000-acre Blanton Creek Wildlife Management Area (WMA). Georgia Power partners with the Georgia Department of Natural Resources (DNR) for managing this WMA. This area provides habitat for several native animal species: white-tailed deer, grey and red fox, raccoon, grey and fox squirrel, bobcat, waterfowl, wild turkey, dove, quail, and numerous other bird species. This area is available to Georgia residents for controlled hunting as long as it complies with agency regulations and does not interfere with hydro plant operations on Lake Harding. Within the Blanton Creek WMA, Georgia Power, Georgia DNR, and Ducks Unlimited have established the Mark Prevatt Waterfowl Management Area, a waterfowl refuge comprised of a 60-acre marsh pond. Hunting is prohibited in this area in order to promote a safe, inviting habitat for feeding, resting and breeding waterfowl.

Goat Rock Reservoir:

Public use of Goat Rock Reservoir includes boating, fishing and swimming. Goat Rock Marina has boat ramp lake access and areas for bank fishing.

Scenic Views and Sites

The natural resources of Harris County combined with its rural character create many scenic sites and viewsheds.

The presence of Pine Mountain and Oak Mountain with Pine Mountain Valley lying between is the most dramatic physical feature of the landscape. The route of Georgia Highway 190 along the ridge of Pine Mountain offers six overlooks on the breadth of the valley towards Oak Mountain.

In addition to the ridges, the numerous creeks and streams that traverse the County create hills and valleys providing beautiful views. Mulberry Falls, on Mulberry Creek, is a scenic but relatively inaccessible location. Mulberry, Flat Shoals, and Standing Boy Creeks all offer the opportunity for scenic trips by canoe.

Georgia Highway 18 in northern Harris County is another scenic resource. This is an area of rolling farmland appearing much as it did at the turn of the century. Historic farmhouses and barns are scattered along the roads and a stone crossroads store marks the northern limits of the County. Georgia Highway 116 through Pine Mountain Valley is also a scenic transportation resource. It highlights the remnants of the New Deal Rural Resettlement program: the Pine

Mountain Valley project. F.D. Roosevelt's presence in Harris County and nearby Warm Springs during the Great Depression significantly affected the development of this area. The extant Valley houses, barns, chicken coops, and street development are the visible reminders of this utopian community.

Scenic Views and Sites

There is no local government regulation of Harris County's scenic views and sites; however I-185 has been designated a Scenic By-way. Georgia Highway 116 through Pine Mountain Valley and Georgia Highway 190 through F.D. Roosevelt State Park are eligible for the Georgia Department of Transportation's and the Federal Highway Administration's Scenic Byways program. Likewise, the area along Georgia Highway 18 is eligible for designation as a National Register of Historic Places Historic District. Such designations would increase local awareness of the value of these areas to the region.

CULTURAL RESOURCES

People have lived in the State of Georgia and what is now Harris County for 11,000 years. Europeans and Africans have had a presence and influence in the State for the last 500 years. The remains of these groups, their habitation and their activities, are considered cultural resources.

Native Americans lived for centuries in what is now Harris County as hunters and gatherers harvesting the plants and animals living in the forests and streams. By the thirteenth century A.D., large political entities called Chiefdoms ruled the people and conducted warfare and raiding across vast areas of the southeast. When European explorers such as Hernando de Soto reached the southeastern United States in the 1500s, Indians were growing corn, beans, squash, and gourds in bottomland gardens and harvesting forest and river resources (Wood, Dean. Unpublished report, July 2004).

The arrival of colonists in 1733 brought vast changes to the cultural fabric and physical landscape, thus beginning a new era in the development of Georgia. Throughout the colonial period and the early republic, most population centers were concentrated along the coast. Several treaties with the Creeks over the next century, however, opened land in the interior for white settlement. With the Indian Springs Treaty in 1825, the Creeks ceded the land from the Flint River on the east to the Chattahoochee River on the west to the State of Georgia. This act established the boundaries for the State of Georgia that still exist today (Wood, Dean. Unpublished report, July 2004).

| Summary of Georgia Time Periods | |
|--|-------------------|
| Archaeological Periods | |
| Early Paleoindian Period | 11,000 – 9,000 BC |
| Middle Paleoindian Period | 9,000 – 8,500 BC |
| Late / Transitional Paleoindian Period | 8,500 – 8,000 BC |
| Early Archaic Period | 8,000 – 5500 BC |
| Middle Archaic Period | 5500 – 3000 BC |
| Late Archaic Period | 3000 – 1000 BC |
| Early Woodland Period | 1000 – 300 BC |
| Middle Woodland Period | 300 BC – 600 AD |
| Late Woodland Period | 600 – 900 AD |
| Early Mississippian Period | 900 – 1100 AD |
| Middle Mississippian Period | 1100-1350 AD |
| Late Mississippian Period | 1350 – 1600 AD |
| Protohistoric & Historic | 1600 – 1733AD |
| Historical Periods | |
| Colonial Era | 1733 – 1775 AD |
| Revolution and Early Republic | 1775 – 1800 AD |
| Antebellum Era | 1800 – 1860 AD |
| Civil War and Reconstruction | 1861 – 1877 AD |
| Late Nineteenth Century | 1877 – 1900 AD |
| Progressive Era to World War II | 1900 – 1945 AD |
| Civil Rights and Sunbelt Georgia | 1945 – 1980s AD |

Source: New Georgia Encyclopedia (www.georgiaencyclopedia.org), July, 2004

Inventory of Existing Conditions

In 1994, a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the County. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified four areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Hamilton, Pine Mountain, Shiloh, and Waverly Hall. As a result of that survey, two individual properties (Mountain Hill Schoolhouse and Whitesville Methodist Episcopal Church and Cemetery) and two districts (F. D. Roosevelt State Park and Sunnyside School—Midway Baptist Church and Midway Cemetery) were nominated to the National Register of Historic Places. F. D. Roosevelt State Park was also designated a National Historic Landmark.

As of August 2004, there are ten individual historic properties and three historic districts listed in the National Register of Historic Places in Harris County.

Residential Resources

Three of the Listed National Register Properties are residential resources: the Cason and Virginia Callaway House, Story-Hadley House, and Whitehall.

Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain residential resources. Cataula, Eilerslie, and Whitesville are unincorporated communities with concentrations of residential resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 53 were residential resources.

| ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES | ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES |
|---|---|
| Fairview | Fletcher Hargrett House |
| Brawner-Land House | Cleaveland-Godwin-Nelson House |
| Billingslea House | Shippey House |
| Hutchinson House | John Pattillo House / Whipporwill Farm |
| Virgil Homer Walker House | Thornton Plantation |
| Joseph J. Hadley House | Wright-Moore House |
| William Hopkins House | William T. Nelson House |
| Rob Stribling House | Single Dwelling Form Number H-9 |
| Willis Williams House | Single Dwelling Form Number H-11 |
| Switzer-Ingram-Hudson House | Single Dwelling Form Number H-28 |
| Single Dwelling Form Number H-10 | Beall-Mobley-Williams House |
| Dewdy Parker House | Copeland House |
| Hill-Johnson-Mobley House | Copeland Plantation / Rubble House |
| Single Dwelling Form Number H-41 | Single Dwelling Form Number 172 |
| Hunley-Kimbrough House | Single Dwelling Form Number 254 |
| Single Dwelling Form Number 169 | Single Dwelling Form Number 270 |
| Single Dwelling Form Number 177 | Single Dwelling Form Number 279 |
| Weeks-Kimbrough-Clarke House | Single Dwelling Form Number 281 |
| Single Dwelling Form Number 274 | Bickley House |
| Single Dwelling Form Number 280 | Stanford House |
| Whitehead-Lutrell House | Will Pitts House |
| Old Dixon House | Talley-Heywood-Kimbrough House |
| Dr. B.N. Bussey House | Single Dwelling Form Number P-25 |
| Henry Kimbrough House | Single Dwelling Form Number P-46 |

| | |
|----------------------------------|----------------------------------|
| Theophlos T. Morrah House | Single Dwelling Form Number P-66 |
| Single Dwelling Form Number P-32 | Valley House |
| Single Dwelling Form Number P-49 | |

Source: Harris County Historic Resources Survey, 1994 Burke Walker

Commercial Resources

None of the Listed National Register Properties are commercial resources. Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain commercial resources. Cataula, Ellerslie, and Whitesville are unincorporated communities with concentrations of commercial resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 8 were commercial resources.

| ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES |
|---|
| Jones Crossroads Store |
| C.H. Cook Building |
| Slaughter's Country Store |
| 259 Store |
| Callaway Gardens Country Store |
| Kimbrough Brothers General Store |
| Charles C. Jones House / Scuffle Hill Farm |
| Callaway Gardens Clubhouse, Gardens, and Veranda Restaurant |

Source: Harris County Historic Resources Survey, 1994 Burke Walker

Industrial Resources

None of the Listed National Register Properties are industrial resources.

There were no proposed Eligible National Register Historic Districts with industrial resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 1 was an industrial resource: Goat Rock Dam and Power Plant (Source: Harris County Historic Resources Survey, 1994 Burke Walker).

Institutional Resources

Six of the Listed National Register Properties are institutional resources: Chipley-Pine Mountain Town Hall, Hamilton Baptist Church and Pastorium, Harris County Courthouse, Mountain Hill District Consolidated School, Pine Mountain State Park, and Whitesville Methodist Episcopal Church and Cemetery. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District also has two institutional resources.

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 13 were institutional resources.

| ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES |
|---|
| Shady Grove Church |
| Union Baptist Church |
| Friendship Baptist Church |
| Harris County Jail (No longer exist) |
| School Form Number H-63 |
| Fire Station Form Number 183 |
| Roosevelt Memorial Church (No longer exist) |
| Shiloh United Methodist Church |
| Waverly Hall Community Center |
| Church Form Number P-41 |
| School Form Number P-51 |
| First United Methodist Church-Pine Mountain |
| Pine Mountain Valley Offices and Barn |

Source: Harris County Historic Resources Survey, 1994 Burke Walker

Transportation Resources

None of the Listed National Register Properties is a transportation resource. Georgia Hwy 190 is listed as a contributing resource within the Pine Mountain State Park National Historic Landmark District.

One transportation resource was identified in the 1994 survey as being important to the historic character of Harris County and needing protection: Georgia Hwy 18 (west of Pine Mountain).

Rural Resources

None of the Listed National Register Properties is a rural resource.

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 4 could be considered rural resources: Form Number 58 Barn, Rocky Branch Plantation Barn, Form Number 153 Barn, and East Farm Barn.

Archaeological Resources

According to the Georgia Archaeological Site File, identified archaeological resources in Harris County include: 122 Prehistoric Indian sites, 10 historic cemeteries, 145 historic house ruins, 2 dams, 2 mills, 1 inn/hotel, 1 school, and 30 other sites (Wood, Dean. Unpublished report. July, 2004).

The Whitesville Methodist Episcopal Church Cemetery is the only Listed National Register Property that is an archaeological resource. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District has one archaeological resource.

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 4 sites having the potential to yield archaeological information relating to history and prehistory were identified: Hutchinson Cemetery, Form Number 64 Site, Nelson Cemetery, and Hamilton's Square.

Assessment of Current and Future Needs

The people of Harris County place high importance on conservation of the area's history, tradition, and culture through preservation. They know the benefits of preservation are far-reaching—increased heritage tourism, growth in small businesses, and a sense of community and tradition.

Harris County

Harris County has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. The Harris County Trust for Historic Preservation serves the unincorporated areas of the County. While an inventory of the historic sites, structures, and objects within the County's borders was completed in 1994, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, individual, private citizens and the Harris County Trust for Historic Preservation carry out these goals.

Hamilton

Located in the east-central part of Harris County, Hamilton is the county seat. Hamilton boasts the historic Harris County Courthouse and a town square with a few blocks of historic commercial buildings concentrated around it. Development in Hamilton is primarily residential with historic resources lying in close proximity to one another. Resources include single-family dwellings, governmental buildings, and commercial structures with a high level of historic integrity. The Harris County Trust for Historic Preservation serves the City of Hamilton and the unincorporated areas of the County. The City of Hamilton enacted a historic preservation ordinance in 2003, but as of the time of this writing has yet to appoint a historic preservation commission. As a result, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the County's borders was completed in 1994, there is no government entity in the City of Hamilton to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, individual, private citizens and the Harris County Trust for Historic Preservation carry out these goals.

Pine Mountain

Previously known as Chipley, Pine Mountain's development was centered on a rail line running roughly north to south through town. The rail line has been purchased by Harris County for future development. It is now being converted into a bicycle/walking trail and utility corridor. There is an historic commercial area both to the west and east of the former railroad line with historic residential neighborhoods located behind those blocks. Pine Mountain's development is characteristic of late-nineteenth and early-twentieth century growth. Residential areas are characterized by streets lined with mature hardwood trees, sidewalks, and consistent set-backs. Most structures in Pine Mountain are representative of the Queen Anne style of architecture or include features or architectural elements influenced by that style. There are very few buildings that have been altered so extensively as to lose their historic integrity. As a result, a majority of the buildings would be considered contributing resources within a National Register Historic District. The Chipley Historical Society, housed in the old Pine Mountain town hall, has a comprehensive collection of photographs, documents and other items relating to the history of the town and its immediate environs.

Pine Mountain has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the County's borders was completed in 1994, there is no government entity in the Town of Pine Mountain to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered

resources in the town. However, the Chipley Historic Society and private citizens carry out these goals for the City.

Shiloh

Shiloh is located in the northeastern portion of Harris County. It also has a concentration of historic resources. A few of these are commercial and oriented to the railroad line, but the majority are single-family dwellings and institutional buildings—churches. The Harris County Historic Preservation Society serves Shiloh and the unincorporated areas of the County.

Shiloh has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the County's borders was completed in 1994, there is no government entity in the City of Shiloh to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, individual, private citizens and the Harris County Trust for Historic Preservation carry out these goals.

Waverly Hall

Waverly Hall is located in the southeastern portion of Harris County. Its buildings are primarily residential, but there is an intact historic commercial area that is oriented to the abandoned rail line. Waverly Hall's development is characteristic of late-nineteenth and early-twentieth century growth. Most buildings are representative of the Queen Anne style of architecture or include features or architectural elements influenced by that style.

Waverly Hall has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the County's borders was completed in 1994, there is no government entity in the Town of Waverly Hall to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the town. However, the Waverly Hall Village Green Historic Society carries out these goals in the community.

Residential, Commercial, Industrial, and Institutional Resources

The National Register of Historic Places, the Georgia Register of Historic Places, and local designation of properties and districts are all effective tools for the preservation of residential, commercial, industrial, and institutional resources. These tools can either be used independently or together to achieve protection for all historic resources.

One benefit of National Register listing is that identified resources will be considered in the planning of state and federally assisted projects. Another is that identified resources may be eligible for state and federal preservation grants, state and federal investment tax credits, and local property tax abatements.

A benefit of Georgia Register listing is that identified resources will be considered in the planning of state assisted projects. Also, identified resources may be eligible for state preservation grants, state investment tax credits, and local property tax abatements.

Local designation of historic properties and districts provides the most protection for historic resources. Through design review and the issuance of Certificates of Appropriateness, a

community can make sure that growth and development respect important, architectural, historical, and environmental characteristics within the designated area.

Other tools primarily for the preservation of commercial structures in downtown areas or central business districts are the Main Street and the Better Hometown programs. Both of these programs operate with a four-prong approach to downtown revitalization through preservation: Policy, Design, Economic Restructuring/Development, and Marketing. While Main Street is a national organization for communities with a population from 5,000 to 50,000, the Better Hometown program is a statewide program aimed at communities with populations less than 5,000.

Transportation Resources

The preservation of Georgia's historic transportation resources is an important goal of both the State Historic Preservation Office and the Georgia Department of Transportation (GDOT). To that end, GDOT instituted the Georgia Scenic Byways program. This program identifies roadways that have one or more of the following intrinsic qualities: Scenic Quality, Cultural Quality, Natural Beauty, Historic/Archaeological Resources, and Recreational Opportunities. Benefits of this program include recognition of the byway through signage and usage in state marketing materials, assistance with the interpretation of the byway's story, technical assistance with planning for protection and managed growth, training for local citizens, and grant funding through the Federal Highway Administration. Once a byway has received state designation, it is then eligible for the National I-185 Scenic Byway program that operates with the same criteria and benefits.

Railroads are also an important historic transportation resource of which many communities have taken advantage by converting abandoned railways into pedestrian and bicycle paths. Funding for these types of projects are available through Georgia Department of Transportation's Transportation Enhancement program.

Rural Resources

Rural resources and the protection of scenic areas are extremely important. Those resources located adjacent to roadways may be included in a scenic byway nomination and receive the protections and assistance such designation entails. These resources also qualify for the benefits and protections of the National Register and Georgia Register programs.

Most other tools for protection and conservation of rural resources are available through land use planning efforts. These include designation of local agricultural districts, instituting a Transfer of Development Rights program in the County, and the use of environmental and conservation easements.

Archaeological Resources

The activities from human habitation in the State of Georgia have resulted in the remains of hunting camps, villages, houses, cemeteries, farms, mills, and much more. The remains of human activity present in the ground constitute archaeological resources that, if protected for scientific study, can answer many questions about those who came before us (Wood, Dean. Unpublished report. July, 2004).

Most archeological sites are difficult to see on the modern landscape and generally go unnoticed. While it is believed that archaeological sites are common across Harris County, many are of limited scientific value due to prolonged erosion and modern farming and development practices. Even though they may have little scientific significance, recording the locations of these sites can be of some importance in understanding settlement patterns in the County and the State as a whole. Generally speaking, significant sites are likely to be present in areas with well-drained soils: near springs, creeks and rivers. This describes many locales found throughout Harris County suggesting that numerous significant archaeological sites may be present but unrecorded. These same

locations are often ideal for contemporary development. To determine if sites are present, a qualified archaeologist must conduct scientific surveys before development takes place. These surveys will determine if significant sites are present and further the knowledge of human history in Harris County and the State of Georgia (Wood, Dean. Unpublished report. July, 2004).

ELEMENT 5 COMMUNITY FACILITIES

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INTRODUCTION

Community facilities play an important role in maintaining and improving the quality of life in a community. Both the well-being of individual citizens and the value of their property depend upon the provision of adequate community facilities. The adequacy and quality of such facilities helps to determine the growth potential of an area. These facilities can also be used to influence and guide the direction of private development; for example, the location and timing of utility extension can channel future development into the most desirable growth areas. (See Map 1. Community Facilities in Harris County)

HARRIS COUNTY

Inventory and Assessment

Water Supply and Treatment

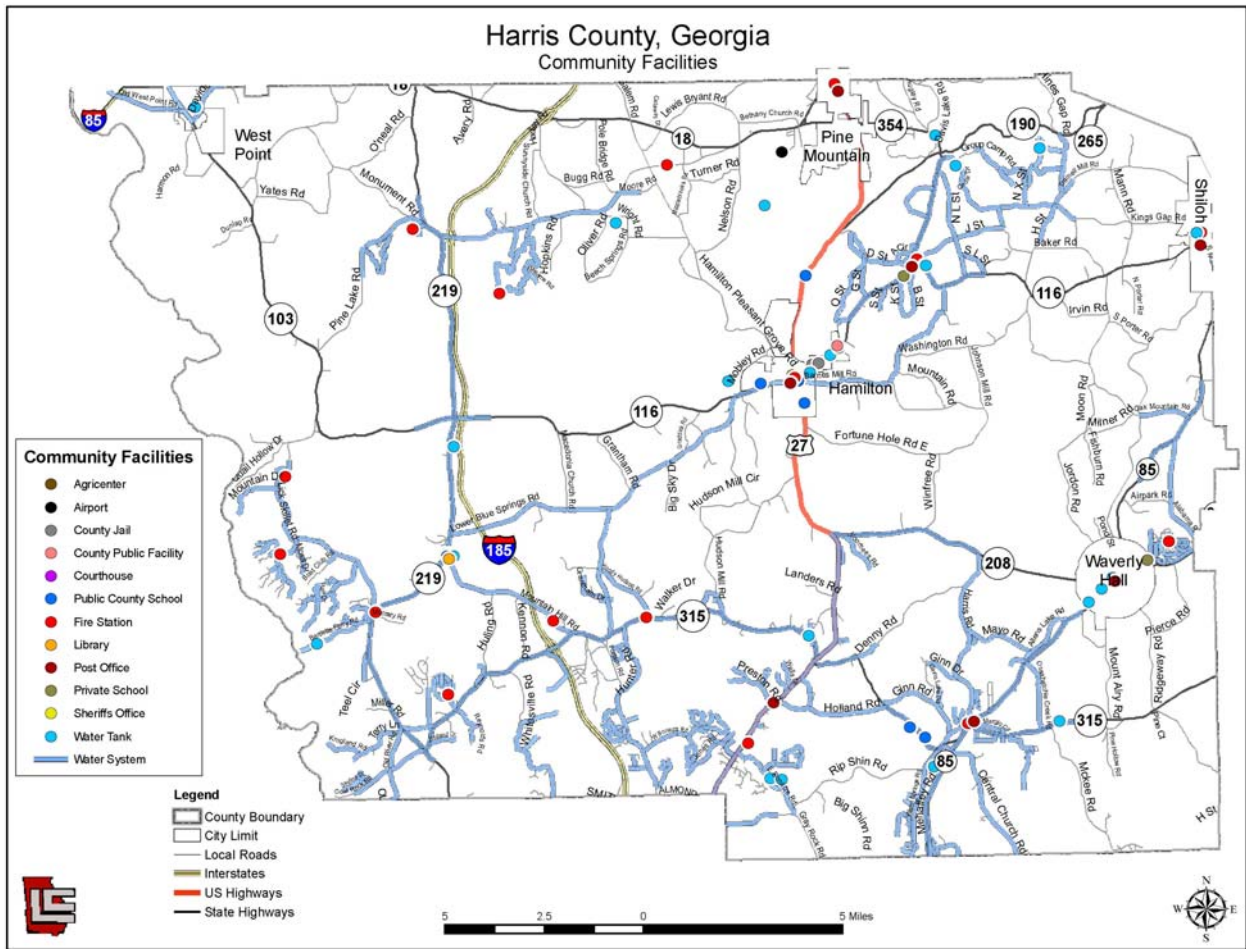
Harris County operates a public water system, which serves a total of approximately 7,526 water customers. Residential customers are the primary users of the facility totaling 7,433 customers (or 98.7% of all customers). Average daily water usage for all of Harris County's water customers is 2.5 million gallons a day. The Harris County water department is located off GA Highway 315 in Cataula. The Community Facilities Map (Map 1) indicates the distribution area for public water in the unincorporated areas of the County. As shown, the primary location of public water availability is in the southern portion of the County.

The primary source of water supply is the Chattahoochee River, which flows down the western border of the County. The filter plant and intake system is located on Bartlett's Ferry Road. Harris County buys water from neighboring Muscogee County for an area in the southern end of the County. Harris County has four pump stations with Columbus plus two water line interconnections. Harris County has a contract with Columbus Water Works for a minimum of 15,000,000 gallons a month. Harris County also buys water from Talbot County to serve the Melody Lakes and Oak Mountain areas. Harris County's contract with Talbot County is for 2,500,000 gallons a month.

There are twelve existing tanks with a total capacity of 4,400,000 gallons. The individual tank capacity is listed below:

| TANK LOCATION | CAPACITY |
|----------------------|------------------|
| Kings Gap | 250,000 Gallon |
| East Bonacre Road | 300,000 Gallon |
| Cataula | 200,000 Gallon |
| GA Highway 219 | 500,000 Gallon |
| Bartletts Ferry Road | 200,000 Gallon |
| Wright Road | 200,000 Gallon |
| Ellerslie | 200,000 Gallon |
| GA Highway 116 | 500,000 Gallon |
| Cagle's Tank | 500,000 Gallon |
| Mountain Hill School | 1,000,000 Gallon |
| Jail Tank | 50,000 Gallon |
| 315 East Tank | 500,000 Gallon |

Map 1.
Community Facilities In Harris County, Ga.



An additional water system in unincorporated Harris County is located in Pine Mountain Valley and is operated by an association of residents in the valley. This system serves approximately 400 customers, most of which are residential. Both Pine Mountain Valley and Harris County supply water to Cagle's, a chicken processing facility.

The Harris County water system is located primarily in the southern part of the County, in the north-central area along Hopewell Church Road, and through the City of Hamilton east towards Pine Mountain Valley. Six-inch lines generally serve the lower eastern section of the County. System improvements completed in 1995 included the installation of a 12-inch line along GA Highway 315 to feed water into south Harris County. Substantial residential growth in this area will require distribution system upgrades. In order to better supply water into south central and southeast Harris County, a connection to the City of Columbus' water system at US 27 and the County line in Cataula was made in 2004. Also a connection to the City of Columbus' water system at McKee Road at the county line has been completed. Such connections will immediately increase the water supply by 700,000 gallons per day. In the southeast section of the County, line upgrades and an elevated storage tank (East 315 Tank) were recently completed.

Needs Assessment

Harris County's current pumping capacity is 4,000,000 gallons per day. Future demand for the year 2030 is estimated to be 9,091,871 gallons per day. Table 1 exhibits estimated future water use by type of users. Harris County's existing water pumping capacity is not going to be adequate to meet estimated 2030 demands. Harris County has applied to Georgia Power to increase their permit for water withdrawal from the Chattahoochee River from 3 million gallons per day to approximately 15 million gallons per day. This should more than adequately cover estimated future demands.

Table 1
Projected Water Needs 2030
Harris County

| User | Gallons Per Day |
|---|------------------|
| Residential (Single Family) 51,203 Persons At 157 Gallons Per Day* | 8,038,871 |
| Commercial 165 Businesses At 200 Gallons Per Day | 33,000 |
| Industrial Heavy 1 Cagle's | 600,00 |
| 4 Industry Light Water Processing Needs (70,000 Gallons) | 280,000 |
| Local Government | 50,000 |
| Schools 9 At 10,000 Gallons Per Day | 90,000 |
| Total | 9,091,871 |

*Usage numbers based on existing Harris County usage figures, with the exception of light industrial usage number. Industrial usage number taken from LaGrange water records for lighter water processing industry. Gallons per day estimate do not include a peak demand factor.

SEWAGE SYSTEM

Harris County does not have a county-wide sewage system. Harris County to date relies on septic tanks for sewage treatment. Harris County does have a contract with Columbus to extend a Columbus sewer line located on Fortson Road at the Harris County and Muscogee County border to The Grove. The Grove is a new, mixed-use development located at the intersection of I-185 and SR 315. Both the municipalities of Hamilton and Pine Mountain do operate a sewage collection and treatment system, which serve the incorporated areas. However, these systems do not extend into the unincorporated areas. The Pine Mountain sewage system was upgraded in 2002 with the installation of a four-acre pre-treatment pond and an 11-acre wetlands system with a UV disinfectant system, which increased sewer capacity by 50 percent. The total size for the wetland facility is 70 acres. Hamilton officials completed a new sewage treatment plant in 2008.

The Harris County Health Department requires that all buildings in the County have an adequate method of sewage disposal. Where a public system is not available, an owner must provide a septic system or alternative system. Building permits are not issued until sewage disposal plans have been approved by the Health Department.

Because Harris County soil types are considered moderate to severe for septic tank absorption fields, the location on site is a major consideration in site layout. The Health Department utilizes soil maps and percolation tests to determine the suitability of a location for a septic system. A 100 percent replacement area is required. In areas which need further study the Department may specify additional information and tests before issuance of a permit. It may also require a system design, which meets on-site conditions.

Private package sewage treatment systems may be used with Health Department approval; the Georgia Department of Natural Resources monitors system operation. High density residential development and commercial or industrial development of a certain size and type would require a private sewage system. The County is in the process of developing design standards and specifications for private systems.

The supply of land for development in the southern portion of Harris County has become limited. Available tracts are often limited by physical constraints such as flood plains, slopes and poor soils. The provision of adequate on-site sewage disposal on the minimum two-acre parcels is made more difficult by such natural features.

Needs Assessment

Harris County officials continue to review all available sewage system options. The County will continue to develop County standards related to development of package treatment systems. Harris County may have to use all available sewage options to meet future growth demands.

Storm Drainage

Harris County's storm drainage system consists primarily of ditches with some curbs and gutters in new developments.

Needs Assessment

The storm drainage system is adequate for normal amounts of rainfall. Harris County officials need to monitor and maintain existing storm drainage systems.

Natural Gas

Portions of Harris County, primarily in the southern part along the Muscogee/Harris County line, are served by natural gas. Generally, gas lines are extended when the number of customers warrants. Several propane companies presently serve residents. The majority of customers are residential users.

Needs Assessment

Continue to allow private sector to provide natural gas to meet future demands.

Solid Waste

Harris County provides "curbside" garbage collection for the residents of the County; this service is provided within the municipalities as well. County trucks pick up and deliver the waste to a transfer station on Barnes Mill Road. Waste is trucked from the transfer station to the Subtitle D landfill owned and operated by the City of LaGrange. The County contracted with LaGrange in April 2004 to provide transportation and disposal for a term of ten years. On average, two truckloads of 25 tons each are transported out of the County daily by the City of LaGrange. Harris County also operates an active inert landfill. The landfill is utilized by the residents of Hamilton, Pine Mountain, Shiloh and Waverly Hall as well as unincorporated residents. Residential customers generate the majority of solid waste in Harris County and the municipalities.

The County accepts personal tires (no commercial) at the Transfer Station. They collect approximately 300 at a time. The tires are then transferred to LaGrange, Georgia. No tires are sent to the sanitary landfill. Yard waste received at the Transfer Station is chipped and is available free of

charge to citizens for home use and to the County's Public Works Department. The Harris County Solid Waste staff routinely recovers metals, white goods, yard waste, inert waste, tires, and batteries at the Transfer Station.

Harris County also operates three manned convenience centers on Harrisville Road, GA Highway 116 and US 27. The convenience centers operate 6 days a week. The centers have a compactor, roll-off containers and repository for reusable items. A convenience center is needed between Waverly Hall and Ellerslie. A convenience center is also needed in the northwest part of Harris County somewhere around the Whitesville area. The Towns of Pine Mountain and Shiloh have a drop-off site for recyclables only. The City of Hamilton will not require a structure as the existing County convenience center located on GA Highway 116 is in the city.

Harris County has an adopted solid waste management plan.

Needs Assessment

LaGrange Subtitle D Landfill has enough capacity at the current fill rate for another 30 years of use. If Harris County continues to contract with LaGrange their household garbage disposal needs for the next 30 years will be met. The current fill-pit at the Harris County inert landfill is good for another four years at the current fill rate. It takes five years at the current disposal level to maximize a pit capacity. A pit is approximately one-quarter of an acre in size. Total inert landfill space available is approximately 60 acres. Over the next 25 years Harris County may have to dig additional pits. Private inert material contractors are also operating in Harris County. Outsourcing inert waste to private contractors is also an option to handle inert material.

PUBLIC SAFETY

Law Enforcement

The Sheriff's Department provides law enforcement for unincorporated Harris County. Law enforcement is a cooperative effort with the Georgia State Patrol, the Georgia Bureau of Investigation, and other law enforcement agencies when the need arises. The Sheriff's Department is located in the eastern part of Hamilton on GA Highway 116 in the Law Enforcement Center.

The Sheriff's Department has 67 total employees including 41 sworn peace officers currently employed in patrol, investigations and court services. The aforementioned numbers do not include the sheriff, chief deputy and one administration officer. There are 2 non-sworn administrative office workers assigned to the Sheriff's office. There are 21 officers assigned to the jail. Of these officers there are 16 sworn jailers and 5 sworn peace officers in supervisory roles. The department operates 52 vehicles. The County maintains a ratio of approximately 1.4 deputies per 1,000 population, a ratio that is below the national average. These averages are not direct indicators of personnel needs because local demographic jurisdiction factors are important determinants of personnel requirements.

The Harris County Jail opened in 1993. It can house 100 prisoners, although the current jail population is well below this number. The facility provides adequate space for the Sheriff's office. The Sheriff's Department is fully equipped and staffed to meet the needs of the present population.

Needs Assessment

As the population continues to grow, staffing will need to increase proportionately to meet future service demands.

Fire Protection

Fire protection is provided by 11 volunteer fire departments and one paid fire department (City of West Point). Each of these departments, including those within the municipalities, is an independent entity that contracts with Harris County and the municipalities for fire protection services. The Georgia Forestry Commission assists the departments in field and wood fires. Harris County is working on hiring a Fire Service Director to help coordinate fire department issues and operations.

The following table details the personnel and ISO for the fire department in Harris County

**Table 2
Fire Resources**

| Fire Department | Location | Number Of Volunteers | Number of Trucks | Type of Truck | ISO Rating |
|----------------------|---|----------------------|------------------|--|------------|
| Antioch | 1. 5430 GA Highway 219, Fortson | 42 | 8 | 3-Pumpers (Yr.: 1981, 2007,2008) 1-Tanker (Yr.: 1996) 1-Ladder Truck (Yr.: 1981) 1-Service Rescue (Yr.: 2008) 1- Quick Response /Brush/Vehicle Fire Pumper (Yr: 2008) 1-Maintenance Van | 6/9 |
| | 5219 Lickskillet Road | | 1 | 1 Pumper (Yr. 1981) | |
| | 2. 85 Satellite Circle | | 2 | 1-Pumper (Yr. 1999) 1 Service/Rescue (Yr.2008) | |
| | 7840 Hwy 219, Hamilton (fka Mountain Hill VFD) | | 1 | 1-Pumper (Yr. 2000) | |
| | 3435 Mountain Hill Road (VFD/EMS (not substation)) | | 2 | 1-Pumper (Yr. 2008) 1-Service/Rescue (Yr. 1994) | |
| | 6. Harrisville Road | | 2 | 2-Pumpers (Yr. 1970, 1994) | |
| Cataula | 1. 107 Raymond Drive Cataula 2. 7120 Highway 315, Cataula | 26 | 8 | 5-Pumpers (Yr.: 70, 75, 79, 99, 00) 1-Pumper/Tanker (Yr.: 82) 1-Tanker (Yr.: 03) 1-Brush Vehicle (Yr.: 89) | 5/9 |
| Ellerslie | 13425 Warm Springs Road Ellerslie | 21 | 3 | 2-Pumpers (Yr.: 71,90) 1-Fire Trailer (Yr.: 97) | 8/9 |
| Hamilton | GA Highway 116 East Hamilton | 14 | 2 | 2- Pumpers (Yr.: 99,06) | 6/9 |
| Hopewell | 6381 Hopewell Church Rd. Pine Mountain | 7 | 2 | 2-Pumpers (Yr.: 64,02) | 10 |
| Melody Lakes | Melody Lakes Subdivision Clubhouse, Waverly Hall | 8 | 3 | 2-Pumper (Yr.: 80, 81) 1 -Pumper Tanker (Yr. 08) | 5/9 |
| North West Harris | 1. 330 Whitesville Street West Point 2. 2340 Piedmont Lake Road, Pine Mountain | 35 | 6 | 3-Pumpers (Yr.: 51, 53, 99) 1-Pumper/Tanker (Yr.: 71) 2-Tankers (Yr.: 62,66) | 7/9 |
| Pine Mountain Valley | 95 Park Lane, Pine Mountain Valley | 23 | 4 | 2-Pumpers (Yr.: 69,99) 2-Tanker (Yr.: 79,05) | 5/9 |
| Pine Mountain | Pine Mountain Safety Center Chipley Street | 27 | 3 | 2-Class A 1500 1-Chevy ¾ Svc. Truck | 5/9 |

| | | | | | |
|---|--|-----------------------------------|------------|--|-----|
| Shiloh | City Hall, Shiloh | 11 | 2 | 1-Class A 750 Pumper 1-Mack 1,000 gmp pumper | 6/9 |
| Waverly Hall | 547 O'Neal Drive, Walverly Hall | 16 | 3 | 1-Class A 750 | 5/9 |
| West Point (Paid Fire Department) | 100 W 7 th Street West Point, GA | 7 Volunteers (10 Fulltime) | 4 1 EMS | 1-Callaway 300 gpm Tanker 1-Pierce 1250 Pumper 1-Pierce Pumper 1500 1-LaFrance Ladder Truck 1-EMS Unit | 4 |

Needs Assessment

Harris County continues to improve fire protection service with a goal of lowering ISO ratings. Harris County uses the ISO recognized protection distance of five road-miles for residential structures and three miles for commercial structures to determine where new stations need to be located. The major reason for the high ISO rating in the unincorporated areas of Harris County is the lack of public water for fire protection. In some areas where public water is available, the line size and hydrant placement were not designed to meet fire-fighting needs. As improvements are continually being made to the water system, these needs will be addressed.

Between 2000-2002, Harris County added two satellite fire/EMS facilities, added another in January 2009 and has plans for one more fire/EMS satellite site to be added within the next 10 years. It is undetermined in what area the additional site will be placed. The addition of one more Fire/EMS facility and the expanded water coverage will be enough to handle the fire protection needs of the citizens of Harris County and the municipalities for the next 25 years.

Emergency Medical Service

Harris County operates a full-time Emergency Medical Service (EMS) from four separate facilities. One facility is located on GA Highway 116 east of Hamilton; the second, on Mountain Hill Road in Fortson; the third, in Waverly Hall at GA Highway 85 and O'Neal Street; and the fourth is currently in the Public Safety Building in Pine Mountain. The service operates four fully staffed and equipped ambulances, one from each facility. The service also has two reserve ambulances which are utilized during special events or when the main line ambulances are down for maintenance or mechanical failure. The current average response time is twelve minutes. Harris County EMS officials would like to lower their response time to 10 minutes.

Needs Assessment

Harris County plans to add one more EMS/fire facility within the next ten years. The addition of one more site will be adequate to handle EMS protection for the next 10 to 15 years. Beyond the 15 year window another facility will be needed to meet EMS demands. Additional facilities will help EMS officials meet their 10 minute response time goal.

E 9-1-1

Emergency calls for the Sheriff's Department, Fire Department, and EMS are answered by an Enhanced 9-1-1 system. The E 9-1-1 Center handles calls for the unincorporated areas of the County as well as calls from municipal areas. The Center is located on GA Highway 116 next to the Harris County Law Enforcement Center. The E 9-1-1 Center is fully staffed and operates 24-7 with three employees each on 4 shifts. Harris County also has an 800 MHZ system with Troup and Muscogee Counties.

Needs Assessment

The current staff level of three employees per shift allows E 9-1-1 to handle the anticipated growth in calls for Harris County for the next 20 years. With regards to space, the existing facility can handle needs for the next twenty years as well.

Harris County Emergency Management Agency

Harris County Emergency Management plays an important part in County operations. Emergency Management is responsible for handling all natural and man-made disasters, such as tornadoes, hurricanes, severe thunder storms, damaging winds, ice storms, hazardous material spills, mass casualty/facility incidents, and Search and Rescue. Emergency Management has four phases: (1.) *Preparedness*. Making sure everyone from Public Safety Officials to the general public is prepared for a disaster through training, knowledge of local resources, and the importance of home emergency kits; (2.) *Mitigation*. Mitigation or Planning is a major part of Emergency Management, from the County Emergency Operation Plan to School Safety Plans to training students and seniors to make an Emergency Plan for their homes; (3.) *Response*. Going to the disaster scene, helping the victims through evacuations and/or shelters, and making sure everyone is safe; and (4.) *Recovery*. Working with victims filling out Disaster Relief forms, with volunteer agencies like the Red Cross and the Salvation Army to help victims get back on their feet, and with local and state agencies to help rebuild county infrastructure such as bridges and roads. Emergency Management now comes under the jurisdiction of Homeland Security. The Harris County Emergency Management Agency (EMA) works closely with the Sheriff's Office, City Police Departments, and Volunteer Fire Departments on training and grants.

Needs Assessment

EMA is currently located in the Harris County 911 Center. A recent building expansion to the 911 center for Emergency Operations Center space will meet space needs for EMA operations for the next 20 years.

HEALTH AND HUMAN SERVICES

Harris County Health Department

The Harris County Health Department is located on GA Highway 116 east of Hamilton. The building was constructed in 1983, and is used to full capacity. The Department offers full medical services as part of the West Central Georgia Regional Health District. The County Environmental Health Specialists has office space in the County Health Department. This office is responsible for regulating the size and location of on-site sewage disposal systems and wells as well as the inspection of food service establishments.

Needs Assessment

The Harris County Health Department facility located in Hamilton is at full capacity and is currently being expanded and renovated to meet existing and future demand. In 1994, the Health Department nursing staff saw approximately 4,000 cases. In 2008, Health Department nursing staff saw approximately 11,000 cases. In recent months the number of cases has increased considerably due to deteriorating economic conditions. The aforementioned numbers do not include environmental health staff, which has seen their inspections increase over the last 10 years as well. The expanded and renovated facility will be able to meet/handle future growth/patient demands. Staffing levels may need to be increased to meet future demand. Both nurses and environmental specialist may be needed.

Private Health Care

Hospitals with regional medical facilities are available in LaGrange to the north, Columbus to the south and Valley, Alabama to the northwest. Locally, there are private doctor's offices in Pine Mountain and Hamilton and a medical clinic in Fortson. The nearest nursing homes are located in Waverly Hall, Columbus, and LaGrange.

Needs Assessment

As the County grows, the need for more general practitioners will become greater. As a general rule of thumb there is a need for one general practitioner per 2,000 people or 28 practitioners by 2030. Of course this does not take into account those residents in Harris County that use doctors in Columbus and LaGrange and would continue to do so. However, with an increasing population, opportunities will be created for private health care facility/staff expansion. Currently there are three doctors for a population of 28,727 people. At that ratio Harris County could have six general practitioners or more by 2030.

Department of Family and Children Services (DFACS)

The Department of Family and Children Services is located on US 27 in Hamilton. The building location is good and is adequate for existing operations, but the building space is not adequate for current operations.

Needs Assessment

Even with the implementation of welfare reform measures, caseloads have increased. While caseloads in some areas have gone down (Temporary Assistance for Needy Families), caseloads in other areas (Medicaid) have gone up.

The largest increases in caseloads have been in child protective services and Medicaid. Child Protective Services caseloads in 2001 numbered 199; in 2003, 201. Medicaid cases have also increased, to 3,034 in fiscal year 2003, as compared to 2,408 in fiscal year 2000. State recommended caseload per manager is 26. In 2003, Harris County averaged 35 cases per manager. Overall caseloads are projected to increase as Harris County grows.

The current facility (5,314 square feet) is not adequate to handle existing operations. More space is needed now and space needs will only become greater as Harris County grows.

EDUCATION

Harris County Board of Education

The Harris County Board of Education administers the school system, which serves the residents of unincorporated Harris County, the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, the Town of Waverly Hall and portions of the City of West Point. The Board of Education operates and maintains four elementary schools, one middle school, one high school, and one alternative school for grades Pre-K-12. An intermediate school for grades 5-6 will open in 2009. The system offers a full range of educational opportunities from Special Education through gifted programs. The high school offers a vocational education program. Current renovations/additions include adding classrooms to Park Elementary, Pine Ridge Elementary and New Mountain Hill Elementary adding eight classrooms. Harris County has started construction on a new school, Creekside, located next to Pate Park.

Needs Assessment

The residential growth that has occurred in Harris County has taxed the capacity levels of existing school facilities. Harris County schools have been adding approximately 50 students each year for the last several years to the middle school and 100 to the high school. Elementary enrollment is currently stable. However, school officials expect to see an increase in elementary school aged children over the next 25 years.

In the long term, by the year 2030, school enrollment at all levels will exceed existing capacity. Total current enrollment is 4,955 students. In 2030, there could be approximately 9,000 to 10,000 school-aged children in Harris County. Increases in the number of elementary, middle school and high school students are expected. More students mean the addition of classrooms to existing schools or the construction of new schools or both.

For comparison purposes, Troup County in 2002/2003 school years (with a population of approximately 60,000 people) had 11,779 students. During that year Troup County School Board operated nine elementary schools, three middle schools, and three high schools.

The comparison to Troup County does not intend to suggest that Harris County will have a comparable number of schools in 2030, but it is intended to provide a comparative glimpse at what is necessary to handle a school enrollment of that magnitude.

Table 3
Harris County
2008-2009
Enrollment by School

| School Name | Year Built | Site Size | Students | Grades |
|-------------------------------------|------------|-----------|----------|--------|
| Educational Opportunity CTM. | 1962 | 24 acres | 40 | 0 |
| Harris County Carver Middle School | 1962* | 83 acres | 1,024 | 6-8 |
| Harris County High School | 1999 | 100 acres | 1,595 | 9-12 |
| Mulberry Creek Elementary School | 1999 | 90 acres | 619 | PK-5 |
| New Mountain Hill Elementary School | 1990 | 18 acres | 511 | PK-5 |
| Park Elementary School | 1988 | 54 acres | 533 | PK-5 |
| Pine Ridge Elementary School | 1990 | 82 acres | 640 | PK-5 |
| Total Students | | | 4,955 | |

*Renovated 1999

Private Schools

There is one private school in Harris County. The Waverly Hall Christian Academy is located in Waverly Hall and has 50 students.

Post Secondary School

All post secondary education facilities are located in neighboring Columbus, LaGrange, and Thomaston. Schools located in those cities include: Columbus State University, LaGrange College, West Georgia Technical College, Columbus Technical College, and Flint River Technical College.

RECREATION AND PARKS

Harris County operates 4 parks: the Charles Moultrie Complex, Harris County Soccer Complex, Pine Mountain Valley Park, and E.C. Pate Park. Harris County has also purchased the abandoned Georgia Southwest rail line and intends to convert the line to a linear bike/pedestrian trail and /or utility easement. In addition, the Town of Pine Mountain has 2 parks, and the Town of Waverly Hall has 1 park. These are the only local public park facilities currently available to County residents. A comprehensive recreation plan was completed in 2000.

Charles Moultrie Complex is located east of Hamilton on Highway 116. The 29-acre complex is a baseball/softball facility with 7 fields, 5 of which are lighted. Five (5) of the fields are used for baseball with a field used for softball and the remaining field used as combination field for softball and tee-ball. Charles Moultrie Park also has 3 adult/child batting cages with 2 of the cages lighted. In addition, there is a field house with a meeting room and kitchen, a picnic area, and a half-mile paved walking track.

The Soccer Complex of 36 acres is located across from Moultrie Park behind the Harris County Agri-Center on GA Highway 116 in Hamilton. Presently the complex has 7 playing fields, with room to expand to 8 fields. The complex has a pavilion, 2 concession stands with restrooms, picnic tables, and bleachers capable of seating 600 people. Currently under construction at Pate Park is a combination football/2 baseball field facility.

A 4-mile bike/pedestrian trail and restroom facility has been built adjacent to the Soccer Complex and the Harris County Agri Center. The looped bike trail begins in Hamilton behind City Hall, heading east in front of the Harris County Health Department and then to the Soccer Complex.

The Pine Mountain Valley Chamber of Commerce leases Pine Mountain Valley Recreation Park to the County. Located at the intersection of GA Highway 116 and GA Highway 354, the 11-acre park has a baseball/softball field, junior-size basketball court, a tennis court, a picnic pavilion with restrooms and play equipment.

E. C. Pate Park is located next to Mulberry Creek School. E. C. Pate Park is a 100-acre facility with 5 lighted softball/baseball fields and field house (concessions and meeting room). Currently under construction at Pate Park is a combination football/2 baseball field facility.

Pine Mountain Park is a five-acre facility located in the northwestern part of the town along Dallas Mill Road between US 27 and Butts Mill Road. The park offers recreational activities for all age groups. It has 2 lighted tennis courts, a lighted softball field, multipurpose courts, picnic tables, and restrooms.

Pine Mountain ball fields are located on Williams Street behind the recently renovated Pine Mountain Gym. The 4-acre facility has 2 Little League Fields.

Waverly Hall Recreation Park is a 6-acre facility located in the southern part of the town off GA Highway 85. The park has 2 tennis courts, a lighted baseball/softball field, multipurpose court, picnic tables, and restrooms.

The Waverly Hall Village Green is a 14-acre area between GA Highway 85 and O'Neal Drive, which was formerly a railroad right-of-way. A one-mile oval walking/biking track has been developed in this area.

A new recreation facility in Waverly Hall is also under construction. The facility is located off Highway 208 and once completed will have 2 baseball fields, a football field and a pavilion with restrooms.

Hamilton Square is located on US 27 in the middle of Hamilton. The Square has been planted with shade and decorative trees.

Harris County and the municipalities also have facilities, which are available to the public for special uses:

Hamilton Clubhouse is located on US 27 in Hamilton. Harris County owns and maintains the building, which is a meeting room with kitchen facilities.

Waverly Hall Community Building is located on O'Neal Drive. It has a community center/gymnasium and a "tot" playground.

Waverly Hall Government/Arts Building, formerly an elementary school, houses the town hall, police department, court, and voting functions. The auditorium has been renovated for community meeting and performance space. In addition, there are 2 conference rooms and a kitchen/dining room, which are available for public use. Waverly Hall also has a walking trail that covers a 14-acre area.

The Carver Resource Center, formerly a middle school, in Hamilton is used for child and adult recreational activities. The facility is owned by the Harris County Board of Education and is in good structural condition. The Carver Resource Center is used for basketball and summer youth programs.

The Harris County Agri-Center is located on GA Highway 116 east of Hamilton across from the Charles Moultrie Complex. The Agri-Center includes the Mike Tracy Arena, where the Harris County Cattleman's Association sponsors an annual rodeo. Harris County High School also sponsors a rodeo once a year. The Osshatchee Indian Festival & Pow Wow is also held once a year in October at the soccer complex, which is located next to the Agri-Center. The Agri-Center is also used by the 4-H Club. Harris County also owns the Old Mountain Hill Schoolhouse facility which is used as a library, meeting place and local theater. The Schoolhouse is located at the intersection of SR 219 and Mountain Hill Road.

These local facilities are supplemented by a variety of cooperative and private recreational opportunities.

The Harris County Board of Education operates 7 schools in the County. Use of the school recreational facilities is available to organized, supervised community groups. The Board of Education signs an agreement with such groups to assume liability. The facilities are free to nonprofit organizations and available for an hourly fee to others. Youth sports associations and scout groups are the major users. Community use of playground equipment during non-school hours is not encouraged.

Cataula Youth Sports Association, to meet the demand for baseball fields for youth competition, secured and developed a 5-acre site on Chambliss Road in Cataula. The facility includes 3 baseball fields as well as a concession/storage building with restrooms.

In addition to local facilities, F. D. Roosevelt State Park, Callaway Resort, and areas developed by Georgia Power Company (Blanton Creek and Lake Harding recreation areas) are available to Harris County residents.

Needs Assessment

In September of 1999, Harris County created a recreation plan for the unincorporated areas and the municipalities. Future demand was determined by using National Park Service Standards with input from the Harris County Board of Commissioners, Harris County Recreation Plan Advisory Committee, the Harris County Recreational Board and the general public. Table 4 depicts Recreational Resource Facilities need for the year 2030 as based on National Park Service Standards.

**Table 4
Recreational Resources and Facilities**

| Type Of Resource | Suggested Size (In Acres) Per Resource | Space Per 1,000 Persons | Number Of Existing Facilities | Total Area Of Existing Facilities | Space Needed Based On 56,227 People | Surplus Or Deficiency |
|----------------------|--|-------------------------|-------------------------------|-----------------------------------|-------------------------------------|-----------------------|
| Playlot/Playground | .25 To 25 | .25-1.5 Acres | 4 | 40 Acres | 14:84 Acres | -9 |
| Neighborhood Park | 5 To 10 | 2 Acres | 0 | 0 | 112 Acres | -112 |
| Play Field | 6 To 20 | 1.5 Acres | 0 | 0 | 84 Acres | -84 |
| Community Park | 20-50 | 2 Acres | 4 | 39 | 112 Acres | -73 |
| District Park | 20-500 | 20 Acres | 2 | 130 | 1,124 Acres | -994 |
| Open Space | 1-25 | 1 Acre | N/A | N/A | 56 Acres | Na |
| Baseball | 3 | 1 Field | 12 Fields | N/A | 56 Fields | -44 |
| Basketball | Varies | 1 Court | 9 Courts | N/A | 56 Courts | -47 |
| Soccer | N/A | 1 Field/3,000 | 5 Fields | 34 Acres | 19 Fields | -14 |
| Softball | 2 | 1 Field/2,000 | 4 Fields | N/A | 28 Fields | -24 |
| Tennis | 2 | 1 Court | 8 Courts | N/A | 56 Courts | -48 |
| Swimming | N/A | 1/40,000 | 1 Pool (F.D.R.) | N/A | 1 Pool | 0 |
| Hiking & Camping | 500-1,000 | 10 Acres | 2 Parks | Approx. 20,000 Acres | 562 Acres | 19,438 |
| Picnic Area | Varies | 4 Acres | 5 Sites | 10 | 224 Acres | -214 |
| Passive Water Sports | 20 | 1 Lake/25,000 | 2 Lakes | 15,000 Acres + | 2 Lakes | 0 |
| Recreation Center | 1-2 | 1 Acre/10,000 | 3 | 9 Acres | 6 Acres | 3 |

¹Source: Harris County Recreation Plan, 1999

Based on a 2030 population of 56,227 persons, Harris County shows a deficiency of space on number of fields/courts in every category but Hiking/Camping (+19,438 acres) and Recreation Center needs (+ 3 acres). Thus, there seems to be a need for a variety of recreation facilities from Parks (District, Neighborhood and Community) to softball fields, baseball fields, basketball courts, soccer fields, and tennis courts. The National Park Guidelines are useful, but only as a general guide; they are no substitute for determining the recreational desires of residents or recreation staff/ Board of Commissioner opinion on needed facilities. Within the next ten years Harris County recreation staff sees a need for more baseball and softball fields, a community center and adult baseball, volleyball and softball programs. Cataula will be expanded in 2009. The Fortson community will be in need of new or expanded facilities.

GENERAL GOVERNMENT

General Administrative Offices

The County Government Complex is located in the City of Hamilton. The complex is made up of the Courthouse, a 26,000-square foot Courthouse Addition, County Annex, and Community Development Department building. The original courthouse is listed on the National Register of Historic Buildings and has been extensively renovated and restored. The first two floors of the courthouse have been renovated to provide updated and adequate office space. The courtroom has been restored to its original 1908 appearance. A renovated house, located adjacent to the courthouse, houses the offices of the Commissioners, County Manager, County Clerk, Accounting and Registrar. The County also owns another facility, the Hamilton Clubhouse (attached to the new Extension Service facility), which is handicap accessible and is used for public meetings.

Needs Assessment

The building which houses the Commissioners, County Manager, County Clerk, Accounting and Registrar is crowded and additional office space maybe needed in the future to meet needs. As County grows additional space for the County Courthouse may be needed. Superior Court, especially the Deed Room, may need additional space by 2030 or before. Growth demands may also necessitate more room for the Building, Inspections, Zoning and Planning departments; all of which are located in the Community Development Building.

Library and Other Cultural Facilities

The Troup-Harris Regional Library system operates the library located in Harris County. The library facility is located on US 27 and was completed in 1992. The library offers an adult literacy program, a summer reading program, and a story time for pre-school children. Typewriters and computers are also available for public use. There are 2 full-time and a part-time staff person augmented by volunteers and a branch library at Old Mountain Hill School. The branch library is open Monday thru Thursday in the afternoon.

Needs Assessment

The existing libraries do not meet the recommended space standard of 1 square foot per capita. Total space (both facilities) is approximately 12,000 square feet. With a population of approximately 28,000, Harris County needs an additional 16,000 square feet to meet recommended space requirements.

With a 2030 population of 56,227, Harris County officials would have to add 44,000 square feet to meet recommended standards. Either more libraries need to be built or the existing libraries need to be expanded. With expanded facilities more staff would be needed as well to meet 2030 demand. Harris County is currently planning to expand the existing library or building a new one to meet future needs.

Extension Service

The Extension Service has a new permanent building, which is a home office and is attached to the Hamilton Clubhouse. The Clubhouse is owned by the County. Existing facilities should be adequate to meet needs for the next 25 years.

Senior Center

The County has built a new Senior Center on Highway 116. It should be adequate to meet the needs of senior citizens for the next 25 years.

United States Post Office

There are several post offices located in the unincorporated areas of the County. These post offices are located in Cataula, Eilerslie, Midland, and Pine Mountain Valley.

OTHER

Other property owned by the County in Hamilton includes the Agri-Center, Emergency Services Center, which houses 911 and EMS Headquarters, Vehicle Maintenance, Prison, Law Enforcement Center, Animal Shelter, Facilities Maintenance Shop and a convenience center. The Old Mountain Hill Schoolhouse, in Fortson, is renovated and restored, and houses a branch of the County library, meeting rooms and a restored auditorium. There is also a new Mental Health and Substance Abuse Center (Horizon Building), a center for the mentally and physically challenged, Pine Mountain Soil Conservation Office, Senior Center, Moultrie Park, North Business Park and Soccer Complex on Highway 116 east of Hamilton.

Element 6 Transportation

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Introduction

Harris County has seen tremendous growth in the last 10 years. In 2000, the population of Harris County was 23,695. In 2010, it is projected to grow to 30,155; and by 2030, to 56,277 (a 137 percent increase from 2000). This increase is illustrated in Table 1. Despite this growth, only 5,325 (or 22.5%) of the population worked inside the County in 2000, while 11,791 (or 49.8%) traveled to surrounding counties and cities to work. In the year 2000, County residents were employed in a wide variety of employment sectors within the region. As with population, job growth in the region and Harris County is projected to grow considerably by the year 2030, as illustrated in Table 2. With a diversifying population and new commercial and industrial development on the horizon in Harris County, there should be more opportunities for Harris County residents to find work within the County.

Table 1
Harris County: Population (2000-2030)

| County/City | YEAR | | | | | | |
|---------------|-----------|-----------|-----------|------------|------------|------------|------------|
| | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Harris County | 23,695 | 26,925 | 30,155 | 35,226 | 40,302 | 48,263 | 56,227 |
| Hamilton | 446 | 501 | 556 | 611 | 668 | 723 | 1,112 |
| Pine Mountain | 1,141 | 1,212 | 1,282 | 1,409 | 1,537 | 1,766 | 1,995 |
| Shiloh | 423 | 437 | 450 | 475 | 500 | 542 | 585 |
| Waverly Hall | 709 | 780 | 853 | 952 | 1,052 | 1,192 | 1,332 |
| State of GA | 8,186,453 | 8,868,675 | 9,550,897 | 10,233,118 | 10,915,340 | 11,597,562 | 12,279,784 |

Source: U.S. Census Bureau, Lower Chattahoochee RDC

Table 2
Harris County: Employment by Sector

| Harris County: Employment by Industry | | | | | | | | | | | |
|--|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|
| Category | 1980 | 1985 | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | 2030 |
| Total Employed Civilian Population | 6,564 | 7,409 | 8,253 | 10,037 | 11,821 | 13,884 | 15,948 | 19,187 | 22,427 | 27,513 | 32,599 |
| Agriculture, Forestry, Fishing, Hunting & Mining | 277 | 292 | 306 | 201 | 96 | 25 | 0 | 0 | 0 | 0 | 0 |
| Construction | 468 | 586 | 703 | 749 | 794 | 922 | 1,050 | 1,251 | 1,452 | 1,767 | 2,082 |
| Manufacturing | 1,959 | 1,963 | 1,967 | 1,996 | 2,025 | 2,051 | 2,077 | 2,117 | 2,158 | 2,222 | 2,286 |
| Wholesale Trade | 252 | 261 | 270 | 356 | 441 | 515 | 589 | 706 | 822 | 1,005 | 1,188 |
| Retail Trade | 884 | 1,056 | 1,228 | 1,198 | 1,168 | 1,279 | 1,391 | 1,566 | 1,741 | 2,016 | 2,290 |
| Transportation, Warehousing, & Utilities | 414 | 484 | 553 | 506 | 458 | 475 | 493 | 520 | 547 | 589 | 632 |
| Information | NA | NA | NA | NA | 495 | NA | NA | NA | NA | NA | NA |

| | | | | | | | | | | | |
|--|-----|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|
| Finance, Insurance, & Real Estate | 276 | 379 | 481 | 829 | 1,176 | 1,529 | 1,883 | 2,437 | 2,992 | 3,862 | 4,733 |
| Professional, Scientific, Management, Administrative & Waste Management Services | 146 | 222 | 298 | 512 | 725 | 952 | 1,180 | 1,536 | 1,893 | 2,453 | 3,013 |
| Educational, Health And Social Services | 852 | 881 | 910 | 1,551 | 2,191 | 2,717 | 3,242 | 4,067 | 4,892 | 6,188 | 7,483 |
| Arts, Entertainment, Recreation, Accommodation & Food Services | 545 | 367 | 188 | 582 | 976 | 1,145 | 1,314 | 1,580 | 1,846 | 2,263 | 2,679 |

Source: 2000 U.S. Census Bureau

Inventory And Assessment

Transportation Network

Interstates

Harris County is served by one interstate highway, I-185, which traverses the western side of the County in a north-south direction (*See Map 1. Transportation Map*). I-185 provides good access for Harris County to the surrounding interstate highway network. There are interchanges along I-185 at SR 315, SR 116/103, Hopewell Church Road, and SR 18. The four interchanges connect with all the arterial roads in the western half of the County, making it easily accessible from all parts of the County. I-85 crosses the northwest corner of the County, with an interchange at SR 18 less than a mile north of the County line. Direct access may need to be limited on 315, 27, Hopewell Church Road and other collectors and major highways.

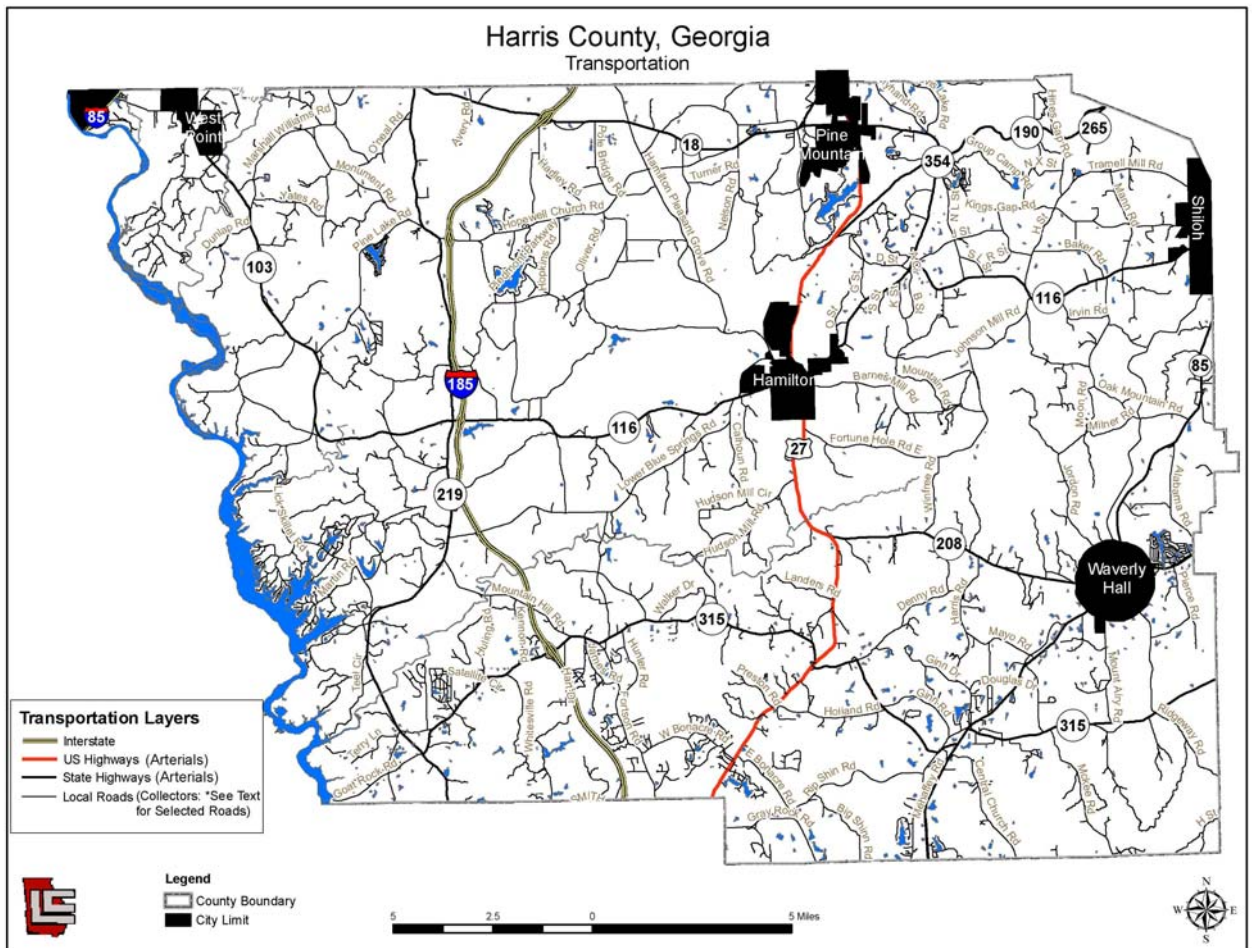
The extension of the I-185 corridor through the implementation of the Governor's Road Improvement Program (GRIP) will enhance the utility of the highway. As part of a statewide network of economic development highways, the I-185 corridor will extend south to Tallahassee, Florida and north to Chattanooga, Tennessee along a multi-lane route, which follows the current SR 1/US 27. When completed, the GRIP network will link the interstate highways and the major cities in Georgia with multi-lane roads that will facilitate traffic movement throughout the state. I-185 has been designated as the link in this system for Harris County.

Arterials

In addition to the interstate, Harris County is served by ten state routes: SR 1 (US 27), SR 18, SR 85, SR 103, SR 116, SR 190, SR 208, SR 219, SR 315 and SR 354. In Harris County, state routes form the arterial network that carries traffic through the community and to major trip destinations. These roads move through traffic north-south and east-west across the County, and they connect the towns and cities both within the County and in neighboring counties.

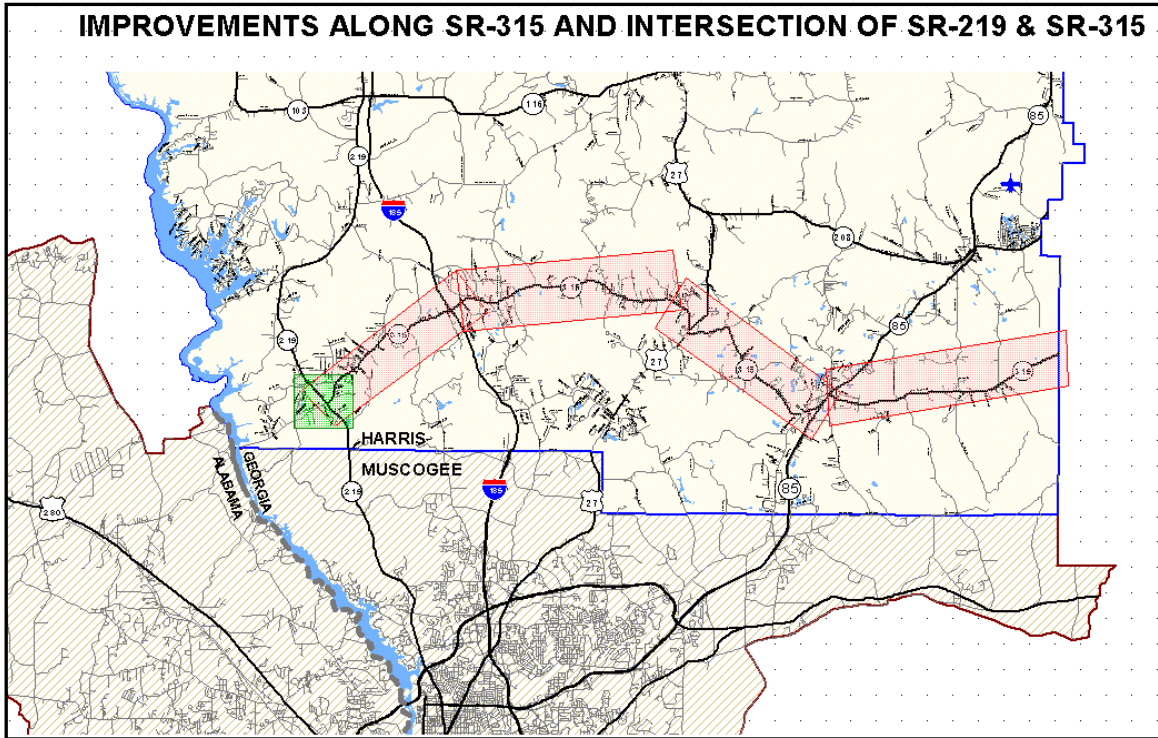
In general, the network of arterial roads is adequate to serve both the existing and projected volume of traffic within the County, with the exception of SR 315 corridor which needs intersection and alignment improvements. Georgia DOT traffic counts indicate that no arterial road is at or near its design capacity. The highest non-interstate count is in the Town of Pine Mountain where SR 1 and SR 18 utilize the same roadway and; the average count of 21,480 vehicles per day in 2007. There are 4 traffic count stations on that roadway.

**Map 1
Transportation Network in Harris County, Georgia**



Improvements are needed on some of the arterial roads to ease traffic flow. SR 315 serves as the major east-west route through the southern portion of the County, extending from SR 219 in the west to Talbot County in the east. Originally a series of local roads strung together to form a continuous route across the County, SR 315 needs to be improved to function as a coherent whole. There are gaps and jogs at SR 1 in Cataula and at SR 85 in Ellerslie. Because it serves one of the fastest growing areas in the County, a continual redesign of SR 315 should be undertaken to eliminate its deficiencies (*See Map 2. Corridor Improvements*). Highway 85 & 27 and SR 219 intersect with SR 315. All three of these intersections need to be addressed and redesigned for safety and connectivity issues. SR 315 and SR 219 is the location of one of the highest accident counts in the County. Existing driveways along highways are safety concerns and will need to be looked at along with context sensitive design when improvements are made along this corridor. The 2000 Census date shows the area surrounding SR 315 to have more growth than any other area in the County.

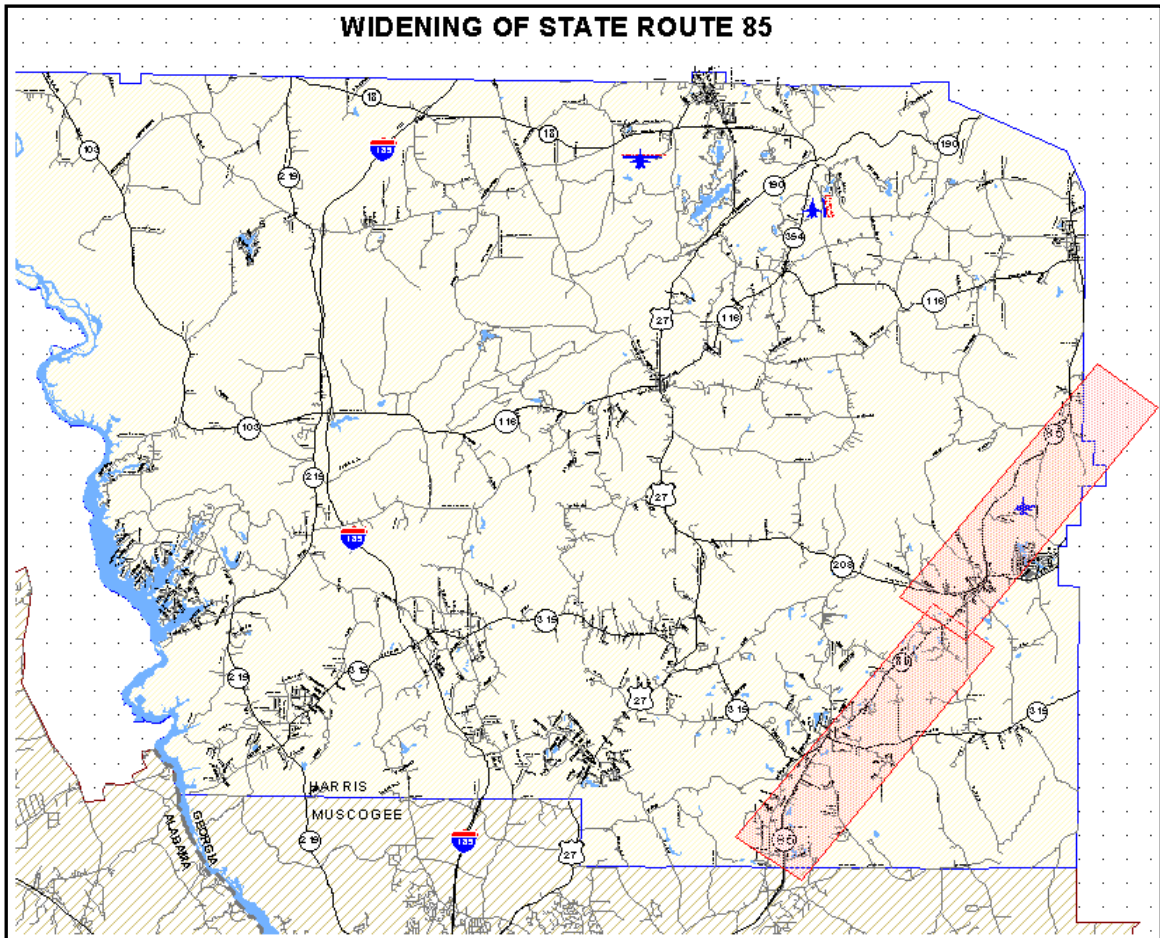
Map 2
SR-315 Corridor Improvements



Source: Columbus-Phenix City MPO

Highway 85 is the major north-south route in the eastern portion of the County. Its intersection with Harris Road, a collector running between SR 208 and Highway 85, remains a problem area where local, collector and arterial roads converge at the eastern end. The Ellerslie area is showing major growth according to the 2000 Census Data which has resulted in an increase in traffic along this corridor. The 2000 traffic count for this area of Highway 85 is 6,180 with a future count of 10,273. Georgia DOT had plans to possibly four lane Highway 85 from 315 to north of Waverly Hall, and held several public meetings with the residents of Ellerslie and Waverly Hall (*See Map 3. Proposed Widening of SR-85*). Due to public sentiment expansion plans thru Waverly Hall have been put on hold.

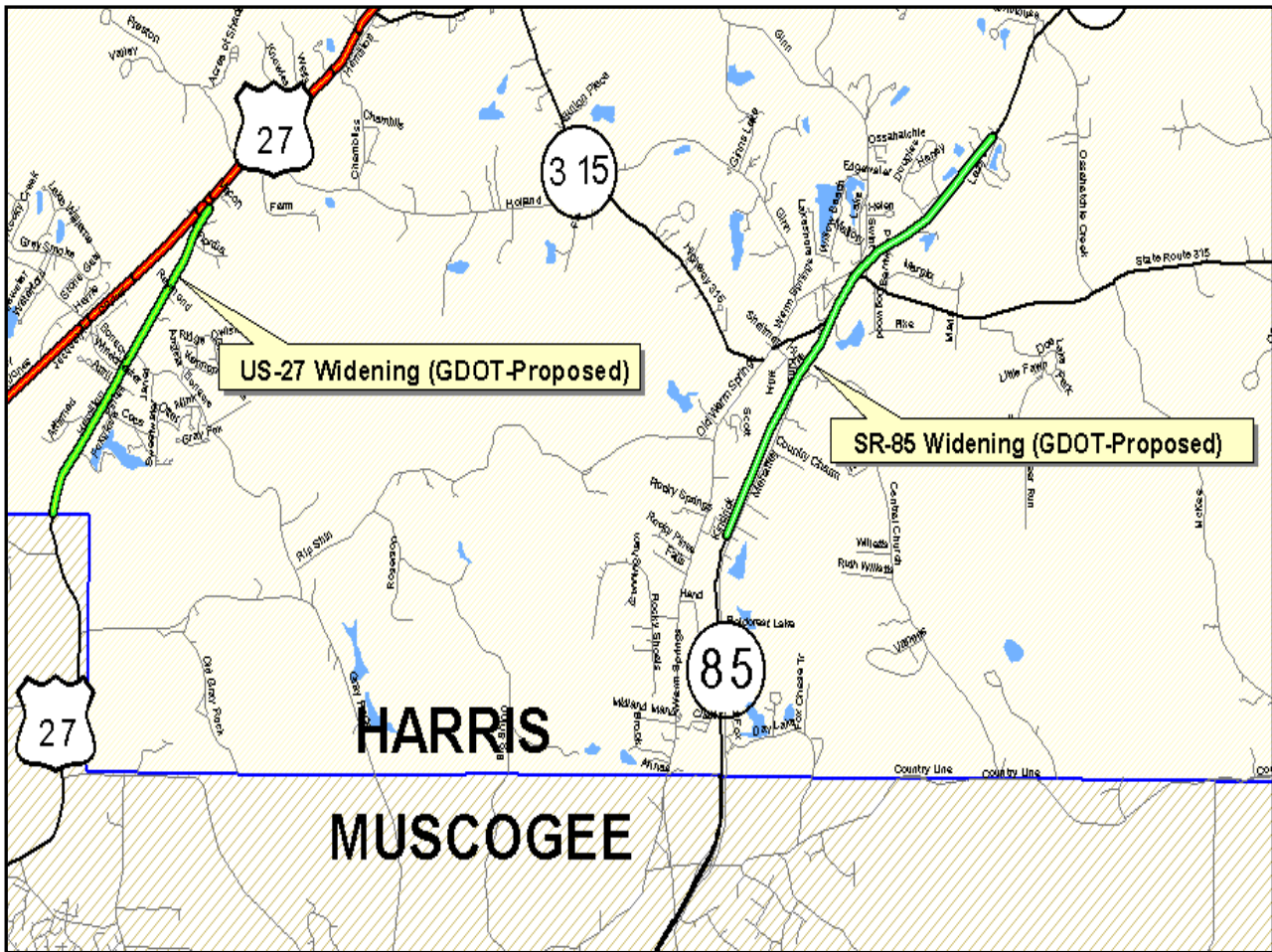
**Map 3
Proposed Widening of SR-85**



Source: Columbus-Phenix City MPO

SR 1 serves as the major north-south route through the County, and is also the main street for both Hamilton and Pine Mountain. The average daily traffic volume is one of the highest in the County. Between SR 208 and SR 116, the traffic count is 5,580 with a future count of 10,650. Due to the mixed functions of the road, there are conflicts between local and thru traffic. The construction of passing lanes and frequent intervals would alleviate some of the traffic flow problems for thru traffic and allow local traffic to proceed at a comfortable rate. The Georgia DOT has plans to widened SR 1/US 27, from Troup to Muscogee County, and I-85 (See Map 4. Proposed GDOT Projects Along SR 1/US 27 and SR 85). . This two-lane arterial along SR 1/US 27 would be a four lane with turn lanes and improvements at major intersections. This widening project would also alleviate traffic congestion problems for the schools in Hamilton.

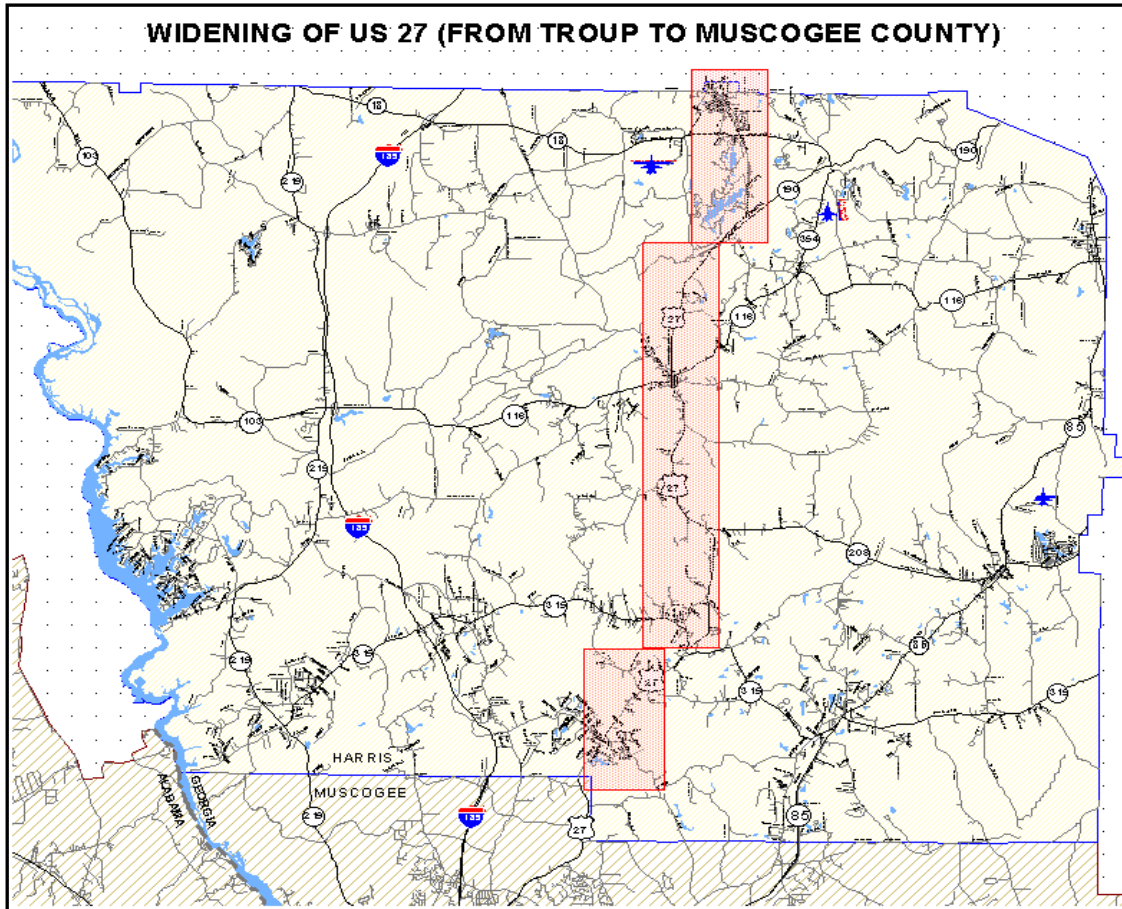
Map 4
Proposed GDOT Projects Along SR 1/US 27 And SR 85



Source: Columbus-Phenix City MPO

The current accident data shows SR 1 to have a high accident rate south of SR 315, and at the intersection of SR 116 and SR 1. An intersection improvement and better signalization at SR 1 and SR 116 would improve congestion from the high school and businesses in the area. The current condition of this intersection allows traffic to back up in all four directions during morning and afternoon peak hours. The growth along SR 1 is most apparent in Cataula with several subdivisions along the corridor. This portion of SR 1 is 3-lane; however, intersection improvements would improve the flow of traffic (See Map 5. Improvements Along SR 1).

**Map 5
Improvements Along SR 1**



Source Columbus-Phenix City MPO

The development of the Kia plant in West Point, Georgia has created a wave of development in the northwest section of Harris County along SR 103, between SR 18 intersection and Whitten Road. This section of SR 103 will need operational improvements to handle future traffic. The City of West Point just recently annexed this area.

An enhancement project for Harris County is the designation of SR 190 as a Scenic Highway. This road stretches across the ridge of Pine Mountain from SR 1 to SR 85W in Manchester. The route passes through FDR State Park and has established scenic overlooks. Harris County will also consider making SR 18 from Jones Cross Roads to Hopewell Church Road and Hamilton Pleasant Grove Road scenic highways. I-185 has been designated as a Scenic Highway by the State of Georgia.

Collectors

Collector roads in Harris County were originally designed as local roads to provide access to adjacent properties. The growth in population and an increase in traffic have changed the primary function of these roads.

Eighteen roads in Harris County currently function as collectors: Barnes Mill Road, Oak Mountain Road, Old West Point Road, Pine Lake Road, Warm Springs Road, West Bonacre Road, East Bonacre Road, County Line Road, Davis Lake/Myhand Road, Fortson Road, Hines Gap Road, Hamilton-Mulberry Grove Road, Harris Road, Hamilton-Pleasant Grove Road, Hopewell Church Road, Kings Gap Road, Licksillet Road, Lower Blue Springs Road and Mountain Hill Road.

Most collector roads carry in excess of 1,000 vehicles per day, which is well below their designed capacity. There are two inadequacies in the collector road system: gaps in the network and conflicts between through and local traffic. The gaps in some areas that are served by collector roads are primarily the result of land ownership patterns. Existing roads border large undeveloped tracts that have such low usage that they remain dirt roads. Due to low population density in the northwest corner of the County, the lack of collectors is primarily an inconvenience.

One of the major problems that Harris County has with collector roads is the conflict in the functions of carrying through traffic and of providing access to adjoining properties. With traffic volumes in excess of 1,000 vehicles per day, the conflicts between through traffic and local traffic occur during turn movements to access properties (at driveways). Along state arterial roads, the Georgia DOT determines the distance between curb cuts, thus reducing the number of points conflicted. The general rule is that there may be one driveway for every 299 feet of frontage; however, for large acreage subdivisions or divisions within a family, the determining factor is adequate sight distance. Distance between driveways on County (collector) roads is controlled by a road frontage requirement of 50 feet. Harris County reduces conflict between thru and local traffic by limiting the number of access points to abutting properties.

Any type of improvements on major arterial and collectors would result in better connectivity and reduce the amount of congestion in some areas. A majority of these projects would also be major safety improvements, especially for SR 219 and SR 315. There may be some concern about an increase in volume and speed, which undermines safety on the roads. The design of the roadway will incorporate speed as well as safety when determining what type of improvement are needed. If the improvements are on a major arterial where there are subdivisions or schools, then sidewalks should be part of the design. The design should also incorporate establishment of an appropriate landscaping system for public rights-of-way County-wide to reduce maintenance of street signs and power lines and to create and maintain clear paths of vision and movement along all traffic arteries. This should be incorporated when the design work is done for road improvement projects.

Local

The majority of roads in Harris County serve as local (minor) streets whose primary function is to provide access to adjacent property. The County has three types of local roads: thru roads with low traffic volumes, dead-end roads, and subdivision streets.

Dead-end roads are frequently unpaved and built on roadbeds, which do not meet current County standards. They serve low-density rural residential and agricultural uses. In some instances, major subdivision development often necessitates a virtual rebuilding of the road to carry the increased traffic. The County needs to continue to upgrade and pave the dirt roads as needed. There are 98 miles of dirt roads and 375 miles of improved roads in the County.

New roads for major subdivision development are expected to be local (minor) streets and are constructed to those standards. When a proposed subdivision is large and to be built in phases or when there is little frontage on the County road system, new roads often exceed desirable traffic

volumes. Roads with traffic volumes in excess of 500 vehicles a day are not desirable where there is continuous residential development and curb cuts along the frontage. Roads expected to carry in excess of 1,000 vehicles per day should have fewer curb cuts and greater width than are required for local roads. For large residential subdivisions, dispersal of traffic to more than one point of ingress/egress is necessary to maintain acceptable traffic levels and to provide an alternative access. For subdivisions where this is not possible, new roads carrying in excess of 1,000 vehicles per day should be built to collector road standards.

There are safety issues regarding very narrow County roads. These roads need to be identified and marked for improvement. A majority of these roads can be repaved with the shoulders widened.

Roads And Bridges

There are 98 miles of dirt roads and 375 miles of improved roads in the County. The County has 42 bridges, eleven of which are in good condition and meet current state standards. Thirty-one (31) of the 42 bridges in the County will have to be upgraded to meet stricter regulations.

Needs Assessment

Airport

The Harris County Airport is located two miles southwest of the Town of Pine Mountain. Access to the airport is provided from Sky Meadows Drive off of SR 18. The airport is a Level II General Aviation Airport, a business airport of local impact. In 2009, numerous improvements will be made to the airport which will include a 10-space T-hangar and fuel farm. These improvements will allow the airport to triple its number of based aircraft. Eighty percent of airport operations are transient general aviation with 20% locally generated. The airport is owned/operated by the County; which is responsible for the runway and maintenance of the grounds.

Harris County Airport is assessed in the Georgia Statewide Aviation System Plan as a Level II General Aviation Airport. Level II airports are considered the foundation of the state airport system's service and utility to the communities of the state. They are also the foundation level upon which the 30-minute accessibility across the state is based.

Needs Assessment

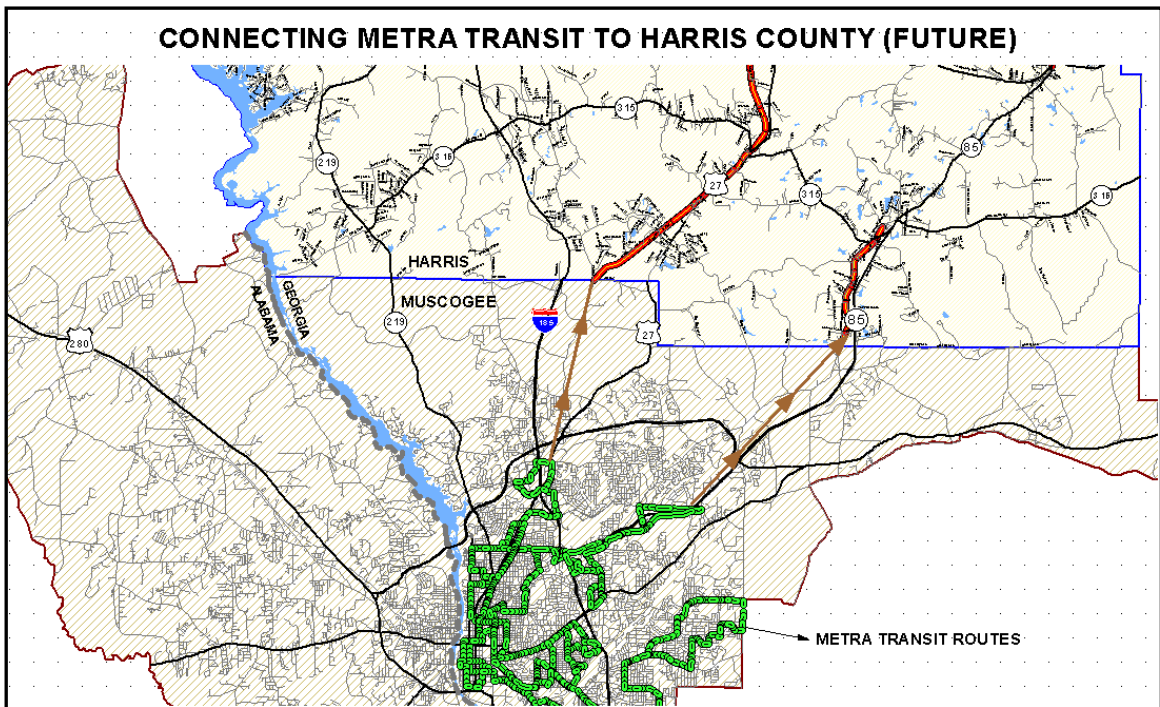
With the improvements noted above, the airport operations are expected to increase. A second T-hangar will be needed in the future.

Public Transportation

Currently, Harris County does not have any type of Public Transportation. According to a recent survey, public transportation was not a priority for the residents of the County. As the County grows, the need for public transportation may increase. With a majority of the population working in Columbus, there could be a Ride-to-Work program set up. This type of program could possibly obtain funding from local businesses that have employees that live in Harris County. Park & Ride stations could be established along Highway 27 and Highway 85. These would be the main transit routes that would connect METRA transit (Columbus, GA) to Harris County in the future (*See Map 6. Public Transportation Connections in Harris County*).

Several years ago, METRA met with community action agencies and discussed possible public transportation. The agencies were interested; however local funding was an issue. A representative from the Georgia Department of Transportation talked with the group about rural funds that may be available. The funding would be based on the level of service needed for the County.

**Map 6
Public Transportation Connections in Harris County**



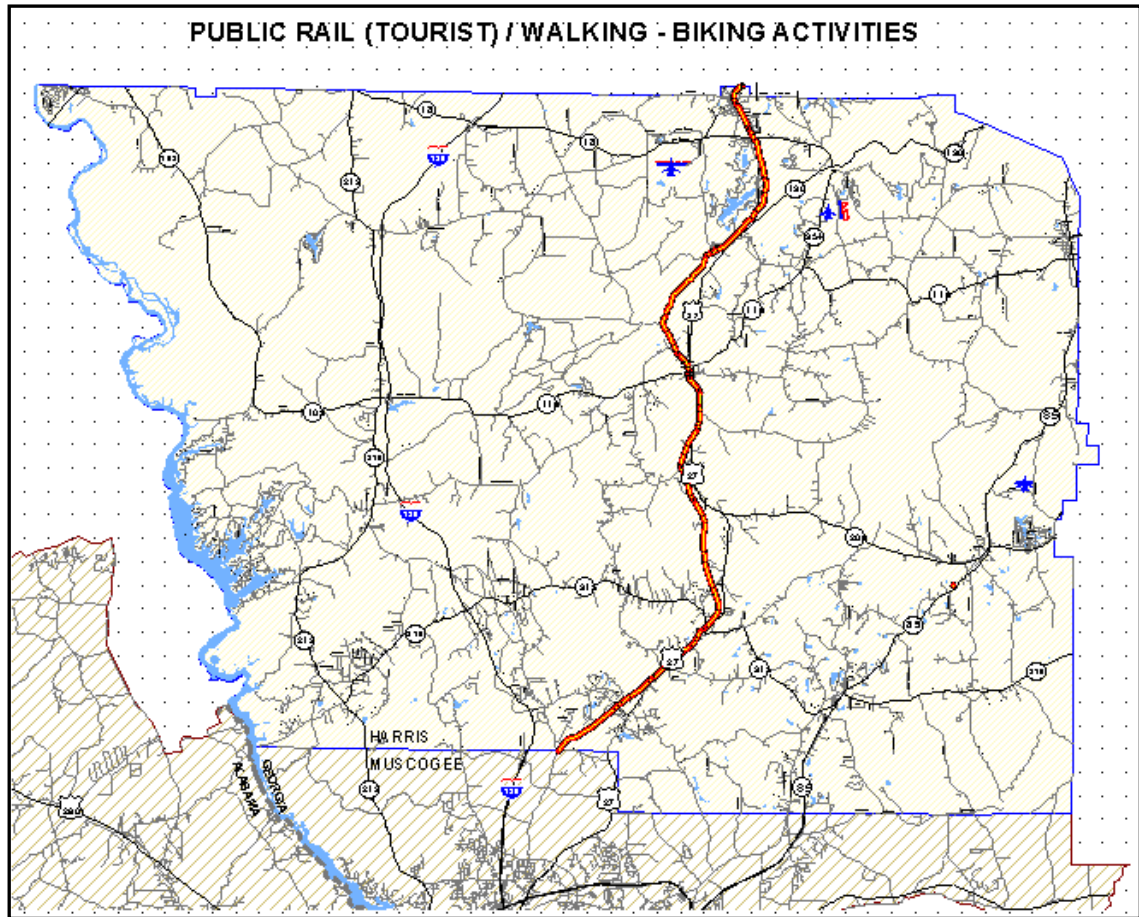
Source: Columbus-Phenix City MPO

Public Rail/Walking – Biking Activities

An abandoned Georgia Southwestern rail line runs parallel with US 27 through the County. Harris County has purchased the abandoned Georgia Southwest rail line and intends to convert the line to a linear bike/pedestrian trail and /or utility easement. In the eastern part of the County, there is an abandoned rail line that at one time was being developed for a commuter rail. This line was to extend from Muscogee County, through Harris County all the way to Griffin, Georgia. There is already an existing commuter rail from Griffin to Atlanta. Plans were put on hold due to funding issues and the lack of commuters may be a problem. The commuter rail would offer the residents of Columbus and Harris County an alternative to driving to Atlanta.

Hamilton, Waverly Hall and Shiloh have walking trails. Pine Mountain/Callaway Gardens offers several walking/biking trails inside the Gardens. When the County built Moultrie Park in Hamilton they included a walking trail around the park. Pate Park also has a walking trail (See Map 7. *Walking-Biking Activities*). F. D. Roosevelt State Park also has numerous hiking trails.

**Map 7
Walking-Biking Activities**



Source: Columbus-Phenix City MPO

022009 Harris County E-7

| Employment Options A range of job types should be provided in each community to meet the diverse needs of the local workforce. | | | |
|--|-----|----|---|
| Statement | Yes | No | Comment |
| 1. Our economic development program has an entrepreneur support program. | X | | |
| 2. Our community has jobs for skilled labor. | X | | |
| 3. Our community has jobs for unskilled labor. | X | | |
| 4. Our community has professional and managerial jobs. | X | | |
| Housing Choices A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs. | | | |
| Statement | Yes | No | Comment |
| 1. Our community allows accessory units like garage apartments or mother-in-law units. | X | | |
| 2. People who work in our community can afford to live here, too. | X | | |
| 3. Our community has enough housing for each income level (low, moderate, and above-average incomes) | X | | |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks. | | X | Not applicable for unincorporated area. |
| 5. We have options available for loft living, downtown living, or "neo-traditional" development. | X | | |
| 6. We have vacant and developable land available for multifamily housing. | X | | |
| 7. We allow multifamily housing to be developed in our community. | X | | As part of CUPD |
| 8. We support community development corporations building housing for lower-income households. | X | | In the cities |
| 9. We have housing programs that focus on households with special needs. | X | | In the cities |

| | | | |
|---|---|--|-----------------|
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | X | | As part of CUPD |
|---|---|--|-----------------|

Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

| Statement | Yes | No | Comment |
|---|-----|----|---------|
| 1. Our community provides work-force training options for our citizens. | X | | |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | X | | |
| 3. Our community has higher education opportunities, or is close to a community that does. | X | | |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. | X | | |

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

| Statement | Yes | No | Comment |
|---|-----|----|---------|
| 1. We participate in regional economic development organizations. | X | | |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | X | | |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc. | X | | |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | X | | |

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

| Statement | Yes | No | Comment |
|-----------|-----|----|---------|
|-----------|-----|----|---------|

| | | | |
|--|---|--|--|
| 1. We plan jointly with our cities and county for comprehensive planning purposes. | X | | |
| 2. We are satisfied with our Service Delivery Strategy. | X | | |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies. | X | | |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern. | X | | |

Res #03-09

**LOCAL GOVERNMENT TRANSMITTAL RESOLUTION
Harris County Comprehensive Plan**

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development;

WHEREAS, Harris County has prepared a draft update to its existing Comprehensive Plan, Public Participation Plan, and Community Assessment that covers the years 2009 through 2030 and was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning;

WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements be met as part of updating local Comprehensive Plans; and

WHEREAS, the Harris County desires that its draft update of the Comprehensive Plan, Public Participation Plan, and Community Assessment be reviewed in accordance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that the Harris County certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft update to the Comprehensive Plan, Public Participation Plan, and Community Assessment ; and

BE IT FURTHER RESOLVED, that the Harris County Commission hereby authorizes the draft update of its Comprehensive Plan, Public Participation Plan, and Community Assessment to be submitted to Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 3rd day of February, 2009.

BY: J. Harry Lange
J. Harry Lange, Chairman

ATTEST:
Nancy D. McMichael
Nancy D. McMichael, County Clerk

