

COMPREHENSIVE PLAN FOR



THE TOWN OF WAVERLY HALL COMMUNITY ASSESSMENT

2009-2030

Prepared by
THE RIVER VALLEY REGIONAL COMMISSION

**Town of Waverly Hall
Comprehensive Plan 2009-2030
Community Assessment**

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Introduction

The Town of Waverly Hall Comprehensive Plan Community Assessment includes the following:

1. a list of potential issues and opportunities the community may want to take action on,
2. an analysis of existing development patterns, including map of recommended character areas to be considered in the development of the community’s vision statement,
3. an evaluation of current policies and activities,
4. development patterns for consistency with the Quality Community Objectives and
5. an analysis of data and information and the potential issues and opportunities prevalent to the community.



Quality Community Objectives:

The first step of the Partial Plan update is to validate and evaluate the Town of Waverly Hall’s current policies, activities and development patterns for consistency with the Quality Community Objectives. The following is the Quality Community Objectives Local Assessment. This includes a list of potential issues and opportunities the communities may want to act upon; an analysis of existing development patterns including a map of the recommended character areas to be considered in the development of the community’s vision; an evaluation of current policies, activities, and development patterns for consistency with the Quality Community Objectives. Finally, this Community Assessment also includes an analysis of data and information relating to potential issues and opportunities prevalent to this community.

Town of Waverly Hall

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comment
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	

4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		City Works Departments maintain these areas.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		City Works Departments maintain these areas.
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		

Infill Development
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Statement	Yes	No	Comment
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)	X		
5. Our community allows small lot development (5000 SF or less) for some uses.	X		Waverly Hall will consider small lot development as part of a conservation ordinance.

Sense of Place
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		

2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	Have delineated but have not taken steps.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	

Transportation Alternatives
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Limited-Harris County operates a 5311 transportation program.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	Waverly Hall has an existing bike/pedestrian trail located in the Town Center. Town is looking for ways to complement existing system.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Statement	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		

2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Statement	Yes	No	Comment
1. We have designated historic districts in our community.		X	Individual Properties
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		Conservation Subdivision ordinance.

3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Environmental Protection
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.	X		
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		Nothing for slopes

Social and Economic Development

Growth Preparedness
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		

2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		On going process
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Statement	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		Harris Chamber
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		Harris Chamber
3. We recruit firms that provide or create sustainable products.	X		Harris Chamber

4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	
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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		Harris Chamber
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	
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		
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	

10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		Will consider as part of a conservation subdivision ordinance
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		Harris Chamber
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	Improving
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 region wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

Population

Population in the Town of Waverly Hall is projected to increase by approximately 500 persons over the next twenty (20) years. Older citizens greater than 55 years of age will increase by 171 persons and will constitute the largest, 13 percent, of total population. The 25 to 44 age group, 9 percent, will be the second largest age class in Waverly Hall.

Waverly Hall showed the largest change in population racial composition in Harris County going from 67 percent white in 1980 to 51 percent white in 2000 and 32 percent black in 1980 to 48 percent black in 2000. The percentage of other population in Waverly Hall stayed at 1 percent. The racial composition will not change much with whites representing the slight majority of the Town of Waverly Hall's population

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

Town of Waverly Hall/Harris County/State of Georgia Total Population Projection 2005-2030

	2005	2010	2015	2020	2025	2030
Harris County	26,925	30,155	35,226	40,302	48,263	56,227
Town of Waverly Hall	780	853	952	1,052	1,192	1,332
State of Georgia	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	12,279,784

Source: River Valley Regional Commission Staff, 2009

Issues

- Providing infrastructure for a growing population (water, sewer, transportation, etc.)
- Paying for growth
- Increasing property values and potentially increasing taxes

Opportunities

- Expanding population base
- Expanding tax base from new residential, commercial and industrial growth
- Expanding local job opportunities
- Expanding community investment

Economic Development

In 2000, the total employed civilian population in the Town of Waverly Hall was 190 persons. In 1990 the total employed civilian population in the Town of Waverly Hall was 304 persons. The Town of Waverly Hall loss 114 civilian employed residents from 1990 to 2000.

The construction industry employed 17.90 percent of Waverly Hall's residents. Manufacturing with 17.40 percent and educational, health and social services with 13.20 percent were the second and third largest employment by industry sectors. It is expected that these industry sectors will remain the largest employment sectors for residents of the Town of Waverly Hall over the next 20 years.

Jobs in the Town of Waverly Hall are primarily created by Oakview Nursing Home, Southern Research, Cooper's Grocery Store, Dollar General, Waverly Hall Telephone and numerous small businesses providing services to local residents. Oakview Nursing Home on average employs 95 persons. There are approximately 30-35 small businesses in the Town of Waverly Hall that employ 1 to 9 persons. There are approximately 81 businesses with a Waverly Hall address that employ 1 to 19 people. Most of these businesses inside the corporate limits of Waverly Hall are located along the SR 85 corridor.

In 2000, only 26 of 190 employed persons (14 percent) worked in the Town of Waverly Hall, while 164 residents (86 percent) worked outside of their place of residence. The Town of Waverly Hall has a low cost of living when compared to the U.S. average cost of living. The cost of living index in the Town of Waverly Hall is 81.2. The average cost of living index in the U.S. is 100.

Issues

- Business/Job Diversification.
- No Business and Retention Plan.
- Lack of local incentives to attract businesses.
- Lack of Public Transportation.
- Lack of Continuing Education Opportunities within the town. Residents must drive to Columbus, West Point or LaGrange for secondary education.

Opportunities

- Low cost housing.
- Implementing additional public facilities necessary for development.
- Educational Opportunities – excellent K-12 school system.
- Downtown Revitalization programs such as those offered by the Department of Community Affairs and the Georgia Municipal Association.

Housing

Housing stock in the Town of Waverly Hall consists of a mixture of traditional single-family stick-built homes, multi-family units and a few manufactured and mobile home units. According to the 2000 Census the Town of Waverly Hall's housing inventory consisted of 240 housing units. The total housing stock consisted of 87 percent single-family units, 4 percent multi-family units with manufactured or mobile home units making up 9 percent of total housing units. Eighty (80) percent of the Town of Waverly Hall's housing units are owner occupied units. Rental units make up 20 percent of the Town of Waverly Hall's total housing units. In comparison sixty-eight (68) percent of total units in Georgia were owner occupied while 33 percent of housing units in Georgia were renter occupied in 2000. Furthermore, 86.1 percent of total units in Harris County were owner occupied while 13.9 percent of housing units in Harris County were renter occupied in 2000.



In 2000, the owner occupied and renter occupied housing vacancy rate in the Town of Waverly Hall was zero percent. Waverly Hall's vacancy rate was lower than the owner occupied and renter occupied vacancy rate for Harris County, the Region, and the State. The median property value in the Town of Waverly Hall was \$80,000 in 2000 as compared to Harris County's median value of \$122,000 and the state's median 2000 value of \$111,200. From a cost burden standpoint 27.5 percent of the Town of Waverly Hall's home owners and renters are cost burdened. They are paying 30 percent or more of their income on housing. In Harris County 16.43 percent of 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 Town and area growth both the value of property and monthly rent costs are expected to increase. However, prices/cost should remain much lower than Harris County and the State of Georgia.

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
Town of Waverly Hall	240	87	4	9
Region	102,111	68	22	10
Georgia	3,277,424	67.2	20.8	12.1

Source: 2000 US Census

**Table 2
Occupancy Characteristics: 2000**

	Owner Occupied Units	Percent of Occupied Units	Renter Occupied Units	Percent of Occupied Units	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	7,600	86.1	1,222	13.9	1466	2.29	11.29
Town of Waverly Hall	198	80.3	42	19.7	0	0	0
River Valley Region	55,186	60.36	36,235	39.64	10,690	2.71	9.25
State of Georgia	2,029,293	67.0	977,076	33	275,368	2.24	8.46

Source: U.S. Census Bureau

Issues

- Lack of available housing.
- Small Areas of Vacant/Deteriorating Structures
- Balancing housing cost with housing quality.

Opportunities

- Construction of additional affordable/adequate housing.
- Diversify housing mix from predominantly single-family site built housing units by adding quality single-family attached town homes in appropriate areas.
- Create housing communities in comparison to housing developments
- Retrofit existing housing areas.
- Maintain high level of home ownership opportunities.
- In-fill development

Natural and Cultural Resources

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



sensitive areas should continue to strengthen and improve.

Buildings in The Town of Waverly Hall 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 representatives of the Queen Anne style of architecture or include features or architectural elements influenced by that style.

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 the village of Waverly Hall as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as districts. Waverly Hall has adopted all required environmental regulations including groundwater recharge and wetlands. Waverly Hall is not required to adopt a watershed ordinance.

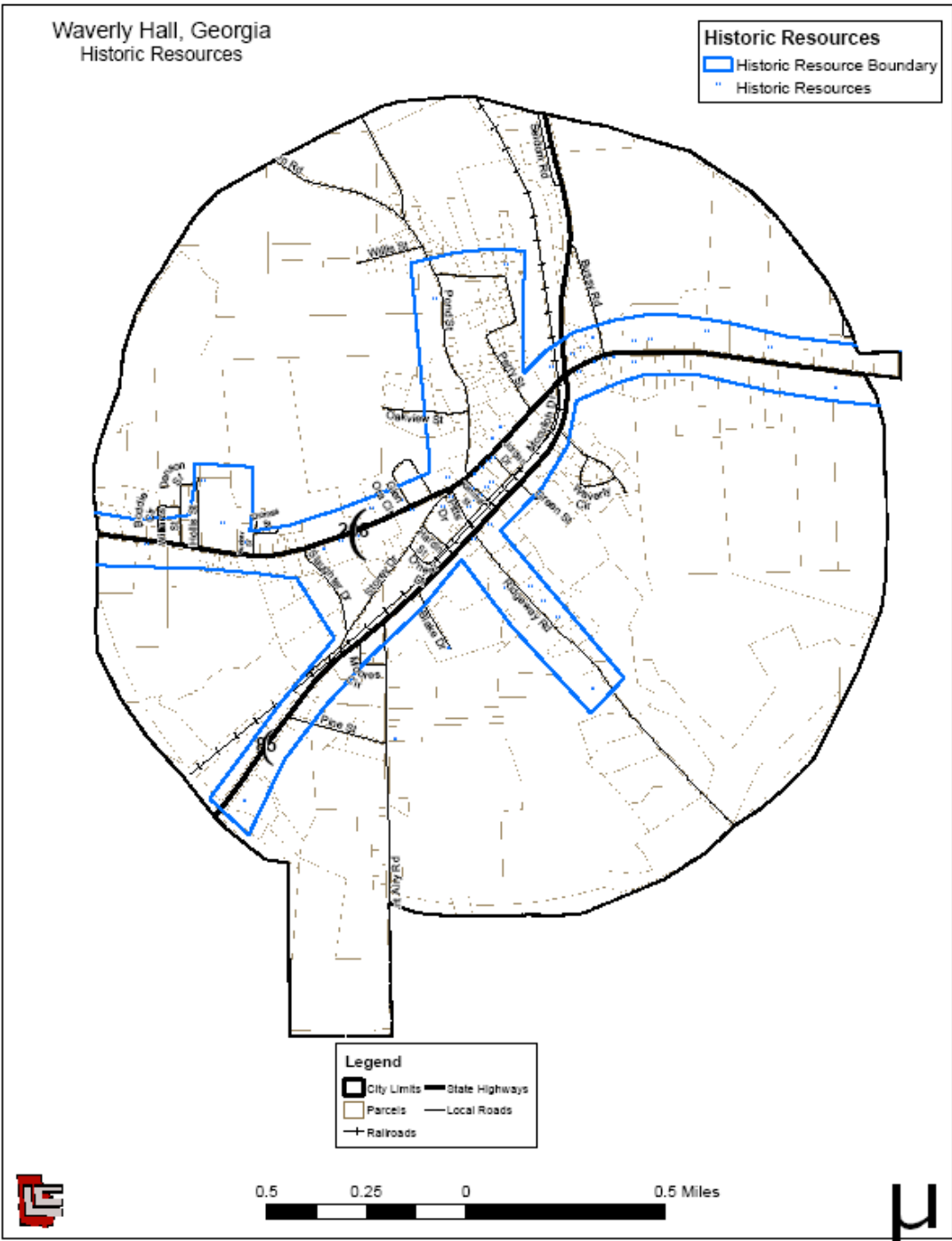
Issues

- The Town of Waverly Hall has several small streams with 100 year flood zone and small pockets of wetlands associated with many of those stream segments. These streams and wetlands are located throughout town. Floodplain and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.
- Waverly Hall has a concentration of steep slopes in the northern area of Town. These slopes range from 15% to greater than 25%. Development in these areas with slopes 15% to 25% needs to be limited. Development does not need to occur in areas with slopes greater than 25%.
- The Town of Waverly Hall draws its water from a well system. Areas around wells need protection from development.
- 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.
- Make sure the public has adequate access to community resources.
- The Town of Waverly Hall has not adopted a historic preservation ordinance.
- The community needs to inventory abandoned and potentially contaminated properties.

Opportunities

- The Town of Waverly Hall has many historic resources located in close proximity to each other which have a high level of historic integrity. These would be appropriate for inclusion in a locally, state, and nationally designated historic district.
- The Town of Waverly Hall should develop more means of protecting significant resources.
- Actively educate the public, local elected officials, developers, economic developers, about resource conservation and protection.
- Improve, enhance, and promote the Town of Waverly Hall's natural and cultural resources.
- 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 community, such as stream banks, floodplains, or steep hillsides from development.
- Encourage or require best management practices as part of the development process.

- Adopt appropriate site design guidelines for developing on 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.



Community Facilities

The Town of Waverly Hall provides water, police, fire and inert waste and recreation services for its citizens. The Town contracts with Harris County to provide curbside residential and commercial garbage collection, E-911 Services, Emergency Medical Services and Emergency Management Agency services. The Town of Waverly Hall is currently satisfied with the community facility services provided by Harris County. Below is an assessment of the Town of Waverly Hall's major community facilities.

Water

Waverly Hall's water system consists of two storage tanks and two wells. The total storage capacity is 275,000 gallons (one 75,000 gallon tank and one 200,000 gallon tank). There is approximately 16 miles of pipe in the system. The average daily water usage is 67,000 gallons-per-day. There are approximately 300 active water customers. The system serves the entire town, as well as ten residents outside the town limits. The water is treated with chlorine and fluoride. The water supply and storage capacity in the Town of Waverly Hall is sufficient to meet the present and future needs of the town. However, because of anticipated growth in the town and the unincorporated area outside the town



limits, Waverly Hall officials are looking at the need for a third well. Coordination with the Harris County Water Department is essential for the proper development in this area of the county.

Sewer

There is no public sewer system in the Town of Waverly Hall. Individual septic systems are the primary means of sewage disposal. The Town of Waverly Hall has not reached a decision concerning the installation of a public sewer system, or a decision on allowing private treatment package systems. A careful study on the feasibility of such a system must be performed before the town obligates itself to this large financial endeavor.

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.

The Town should maintain the agreement with the county for a consolidated solid waste service. Waverly Hall's current arrangement with Harris County will allow Waverly Hall to meet its solid waste needs for the next 20 years. Harris County's inert landfill is capable of handling Waverly Hall's inert material for the next 20 years as well.

Storm Water

The drainage system is primarily open ditches and drainage culverts which drain into a nearby lake. The storm drainage system of the Town of Waverly Hall is ditch-based and is adequate for normal

amounts of rainfall. It is important that the system be monitored and maintained. Within a year all new storm drainage systems must meet National Pollution Discharge Elimination Systems requirements.

Police/Fire



The Town of Waverly Hall's police department is located in the renovated school building located on Georgia Highway 85. The department has four full-time employees: a chief, assistant chief and two patrol officers. The department also has two part-time patrol officers. The department has four vehicles; 1999, 2002, 2008 and 2009, all of which are patrol cars. The radio

equipment is in good working order, but there is a need for another portable unit with a shoulder speaker. The town transfers all of prisoners to the Harris County Jail.

The Town of Waverly Hall will have to consider increasing the current law enforcement staffing levels to meet future demands, if the Town of Waverly Hall continues to grow.

The Town of Waverly Hall operates a Volunteer Fire Department. There are sixteen volunteers, of whom three are certified fire fighters. The department has two trucks. The fire department serves the town and has a mutual aid pact with surrounding jurisdictions. The ISO rating for the Town of Waverly Hall is 5/9. Volunteer staff is adequate to meet the future fire protection needs of the Town of Waverly Hall for the next 20 years. The town needs to support and encourage existing volunteer fire personnel to achieve certification. The existing equipment and fire hydrant distribution system is sufficient for current and future needs. A general maintenance and replacement plan should be implemented.

Issues

- Meeting the service demands of population growth in The Town of Waverly Hall. 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.
- Storm water management.

Opportunities

- Water system provides needed infrastructure for meaningful infill development and revenue opportunities.
- Water lines are currently in place in 100 percent of the town. Growth means adding customers to the existing system which should increase water revenues.
- Growth provides an opportunity to look at various fees, (impact fees, subdivision review fees or service tax districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.

- Adequate highway system.

Intergovernmental

The Town of Waverly Hall's primary intergovernmental interaction is with Harris County. However, informal working relationships do exist between neighboring jurisdictions such as Hamilton, Shiloh, and Pine Mountain. In order to reduce issues and make the most of the potential opportunities the Town of Waverly Hall should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The Town of Waverly Hall 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. Town officials must be actively involved in transportation and water planning activities either directly or thru Harris County with agencies such as the Columbus 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 Update will be updated in conjunction with the update of the Comprehensive Plan.



The Town of Waverly Hall 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. Town officials must be actively involved in transportation and water planning activities either directly or thru Harris County with agencies such as the Columbus 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 Update will be updated in conjunction with the update of the Comprehensive Plan.

Issues

- Water availability and impact of development on local and regional systems
- Cost of transportation and development of mass transit in areas outside of Columbus/Muscogee County
- Lack of desire of town and county citizens to actively participate in regional transportation planning efforts

Opportunities

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

Transportation

The Town of Waverly Hall is served by Georgia Highway 208 and Georgia Highway 85(major arterials). Pond Street, Ridgeway Street, Mount Airy and Pitts Street function as collector streets for Waverly Hall. All other streets in Waverly Hall function as local streets. Due to limited growth over the last 20 years, traffic or transportation problems have been limited. Currently there are no street/road capacity problems in the Town of Waverly Hall. Existing transportation problems include travel and traffic back-up delays caused by accidents along State



Route 85. Many of the accidents are caused by traffic coming in and out of businesses and the numerous curb-cuts providing access to those businesses. One future challenge includes managing increasing congestion in and around town, especially the downtown area, due to residential growth in the Town of Waverly Hall and in the surrounding unincorporated areas of Harris County.

Issues

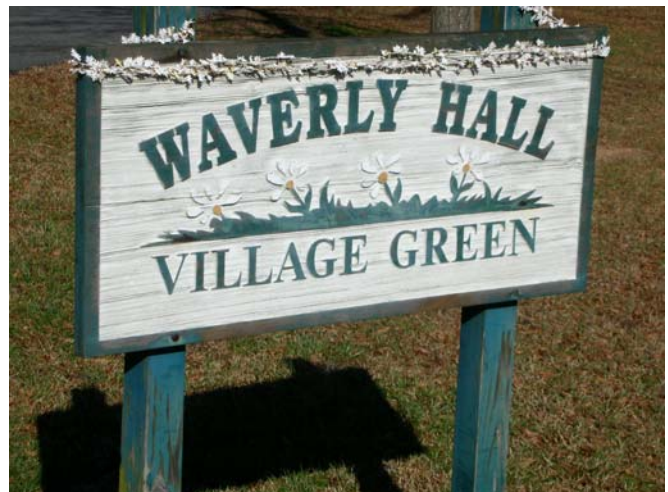
- Expanding existing bike/pedestrian trails to encompass the entire Town of Waverly Hall in order to create land use connectivity.
- Controlling development/signage and managing traffic flow along SR 85.
- Retrofitting neighborhoods with sidewalks

Opportunities

- Metra Bus Service to Harris County
- Creating a Walk/Bike First community
- Creating pedestrian and vehicular Gateways into the Town of Waverly Hall

Land Use

The citizens of the Town of Waverly Hall wish to control/limit land development and maintain open space while protecting natural and cultural resources. Key challenges to Town of Waverly Hall officials include protecting natural resources while encouraging limited residential



development and establishing new commercial uses while protecting the viability of in-town commercial development. Another challenge is integrating walking and biking opportunities into the land use scheme and creating connectivity between future and existing developments. The Town of Waverly Hall just recently adopted a conservation subdivision ordinance in an effort to protect existing environmentally and culturally sensitive areas.

Issues

- Protecting natural and cultural resources
- Limited number of dilapidated structures that need attention
- If any brownfields exist; connect developers to the federal and state incentives for cleaning up brownfields sites.
- Encroachment of non-compatible land use in historic areas.
- Land use mix is heavily favored towards residential and commercial use. There is a need to further diversify land use base by considering light industrial use.
- Protect existing open space and create open space in new developments

Opportunities

- Vacant land inside town limits can be reserved for mixed development including single-family attached residential growth and commercial growth. Include adequate space for the growth of employment-related uses within the Future Land Use Plan/Development Map
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district
- Protect natural resources within developments. Promote the use of the adopted conservation subdivision ordinance. Adopt a stream buffer ordinance and create an incentive to create greenway connections.
- Potential exists to create a very desirable development pattern.
- Control development density by controlling infrastructure placement and availability.

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 the Town of Waverly Hall; 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.



The following table illustrates the acreage and percent of county total land dedicated to existing land uses.

Existing Land Use Table-Town of Waverly Hall

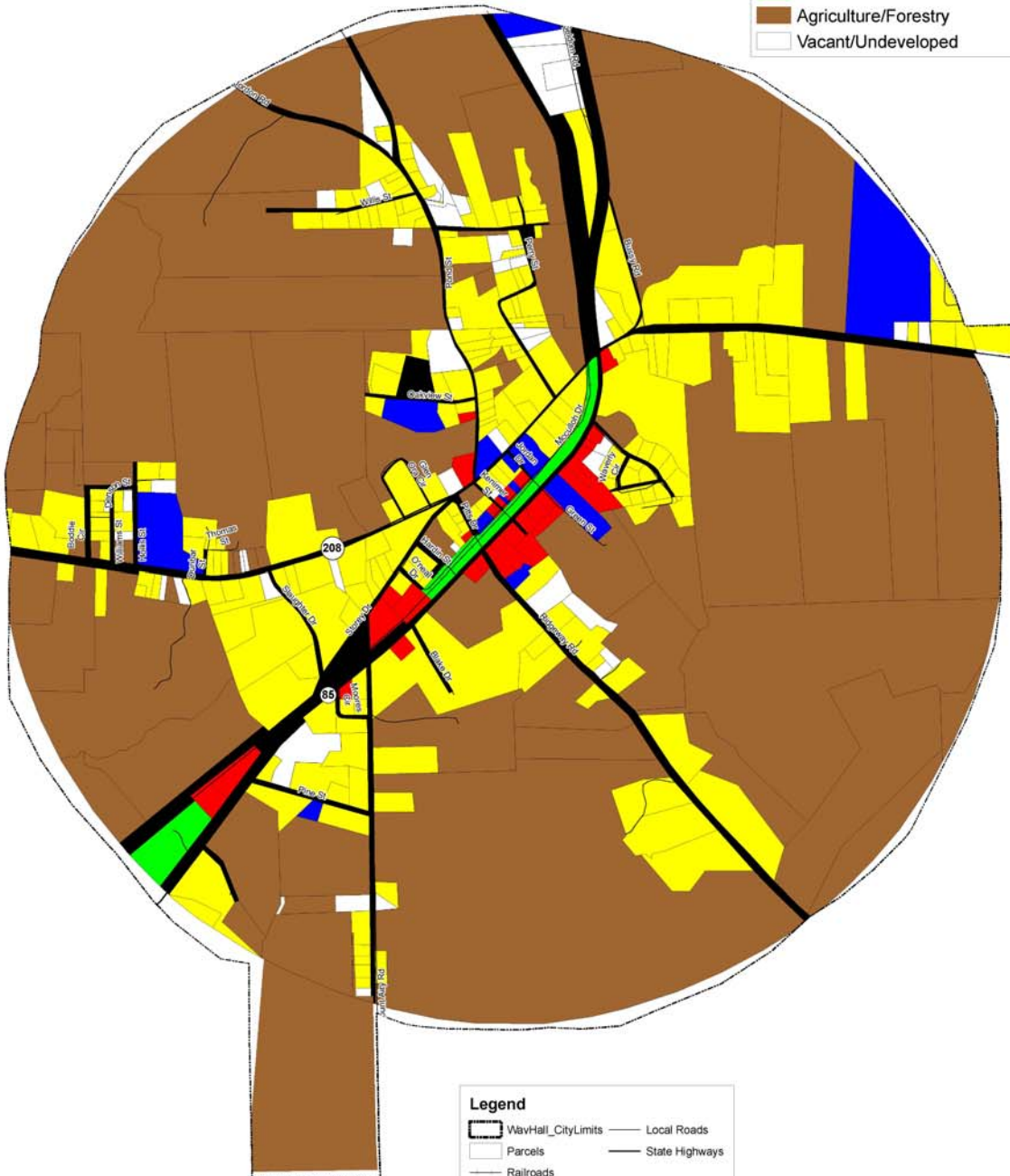
Existing Land Use Classification	Total Acreage	Percentage of Total Acreage
Residential	411.5	19.4%
Commercial	28.9	1.4%
Transportation/Communication/Utility	108.5	5.1%
Parks/Recreation/Conservation	16.0	0.8%
Public/Institutional	54.0	2.5%
Agricultural/Forestry	1444.2	68.2%
Vacant/Undeveloped	55.9	2.6%
Total Acreage	2,119.0	100.0%

Source: River Valley Regional Commission and Harris County Tax Assessors Office

Waverly Hall, Georgia
Existing Land Use

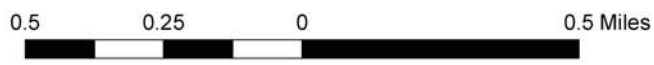
Existing Land Use

- Residential
- Commercial
- Public/Institution
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation
- Agriculture/Forestry
- Vacant/Undeveloped



Legend

- WavHall_CityLimits
- Parcels
- Railroads
- Local Roads
- State Highways



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 and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots).
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.
Parks/ Recreation/ Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust.
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries).
Transportation/ Communication/ Utilities	Land used for transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities).
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

The core area of The Town of Waverly Hall is where development is likely to occur. The core area includes Town Center/Downtown, State Route 208 and State Route 85 from Slaughter Drive to Bussy Road, and runs roughly one-quarter of a mile north of SR 208 and one-quarter of a mile south of SR 85. The core area includes: Oakview Street, Glen Ora Circle, parts of Perry Street, Pond Street, Mount Airy Road, Blake Drive, Green Street and Waverly Circle.

Areas Where the Pace of Development has and/or may Outpace the Availability of Community Facilities and Service Including Transportation

Development in Waverly hall has been limited over the last twenty (20) years and development activity is currently slow. Most development interest in Waverly Hall has happened in the center or core area, also known as the area where development is most likely to occur. In fact, however, any large development or developments in this area or inside the town limits will put pressure on or could outpace existing infrastructure, which is limited to water and roads. Waverly Hall's major problem is water capacity. Waverly Hall water capacity is limited and any substantial development will require water improvements. Substantial development will also impact all local streets/roads given that many including but not limited to Perry Street, Gordon Road, Overview Street, Ridgeway Road have limited rights-of-way and narrow road width.

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 the Town of Waverly Hall natural resource concerns center on watershed, stream/wetland exposure and areas of ground slope greater than 15 percent. Waverly Hall has a concentration of steep slopes in the northern area of Town. These slopes range from 15% to greater than 25%. Development



is not need to occur in areas with slopes greater than 25%. The Town of Waverly Hall has several small streams with 100 year flood zone and small pockets of wetlands associated with many of those stream segments. These streams and wetlands are located throughout town. Floodplain and wetland integrity needs to be maintained by limiting

development in these areas and maintaining appropriate buffers.

Significant Cultural Resources

A 1994 survey also identified the Town of Waverly Hall as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as a district.

The Town of Waverly Hall has not enacted a historic preservation ordinance and thus is not eligible for the Certified Local Government program administered by the National Park Service. It is also not 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.

Waverly Hall, Georgia
 Areas of Special Attention

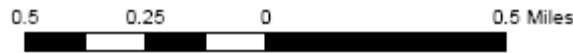
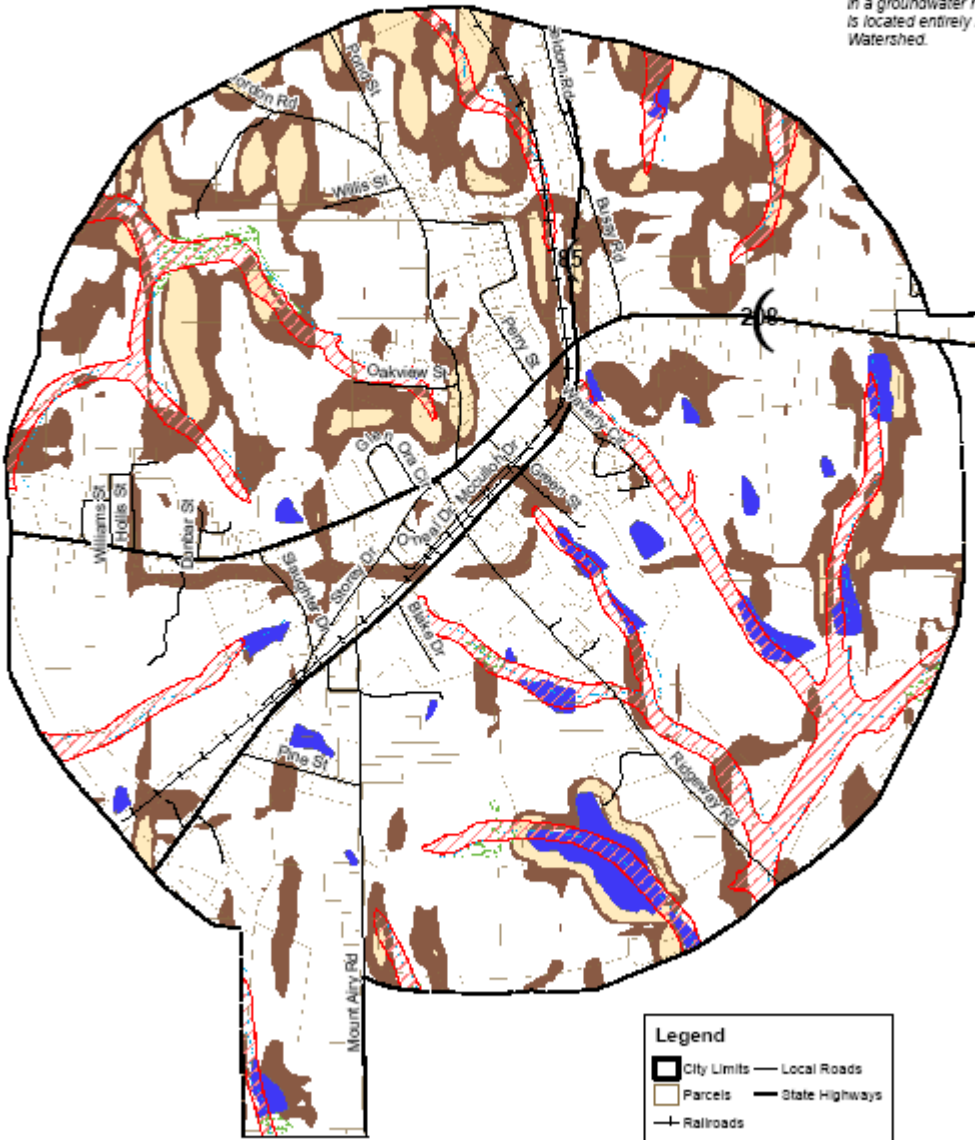
Areas of Special Attention

Flood Zones
 Zone A: Area within 100 Year Flood Plain

National Wetland Inventory
 Forested Wetland
 Scrub/Shrub Wetland
 Open Water

Slope
 15% - 25%
 > 25%

**The City of Woodland is not located in a groundwater recharge area. But it is located entirely in the Mulberry Creek Watershed.*

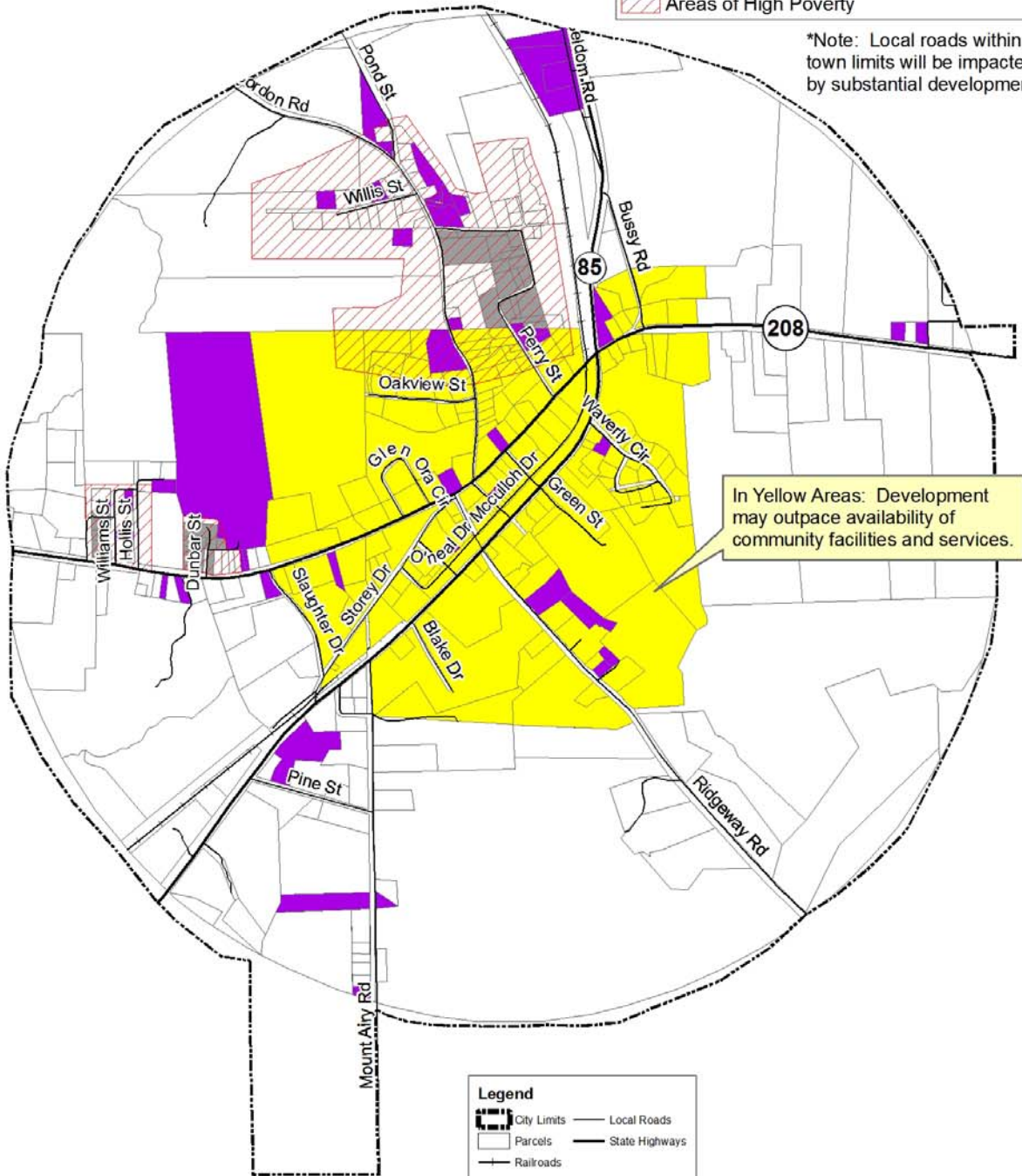


Waverly Hall, Georgia
 Areas of Special Attention
 Community Development

Areas of Special Attention

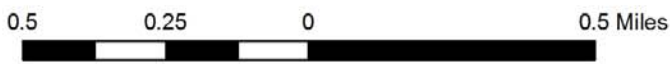
- Areas of Disinvestment
- Areas of Infill Opportunities
- Areas Where Development Likely to Occur
- Areas of High Poverty

*Note: Local roads within town limits will be impacted by substantial development.



Legend

- City Limits
- Parcels
- Local Roads
- State Highways
- Railroads



Areas with Significant In-fill Development Opportunities

There are many in-fill development opportunities in the Town of Waverly Hall. There are approximately 20 vacant sites scattered throughout the Town of Waverly Hall which create opportunities for in-fill development. Most are located in existing residential areas. Half of the 20 vacant lots are located in the previously described core area of Town. A few vacant lots are located in the Town Center area. Water is available to all of the aforementioned areas.

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 plant.

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

Potential brownfields in the Town of Waverly hall consists of older gas stations with inadequate gas storage tanks.

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

Most communities have areas of disinvestment or areas in need of improvement; the Town of Waverly Hall is no different; but the extent of areas of disinvestment or in need of redevelopment is extremely low. Areas needing a residential “face lift” include Dunbar and Thomas Streets, Broddie Circle and parts of Perry Street.

Poverty

Waverly Hall has a higher 2000 poverty rate than both the State of Georgia and the U.S. The poverty rate for individuals in Waverly Hall in 2000 was 26.7 percent. The poverty rate in 2000 for Georgia and the U.S. was 13 percent and 12.4 percent respectively. The highest poverty area in Waverly Hall is located in the Northwest section of Waverly Hall.

Recommended Character Areas

Establishing character areas serves to recognize the land use differences that exist in the landscape of the Town of Waverly Hall. 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.

Character Area Table

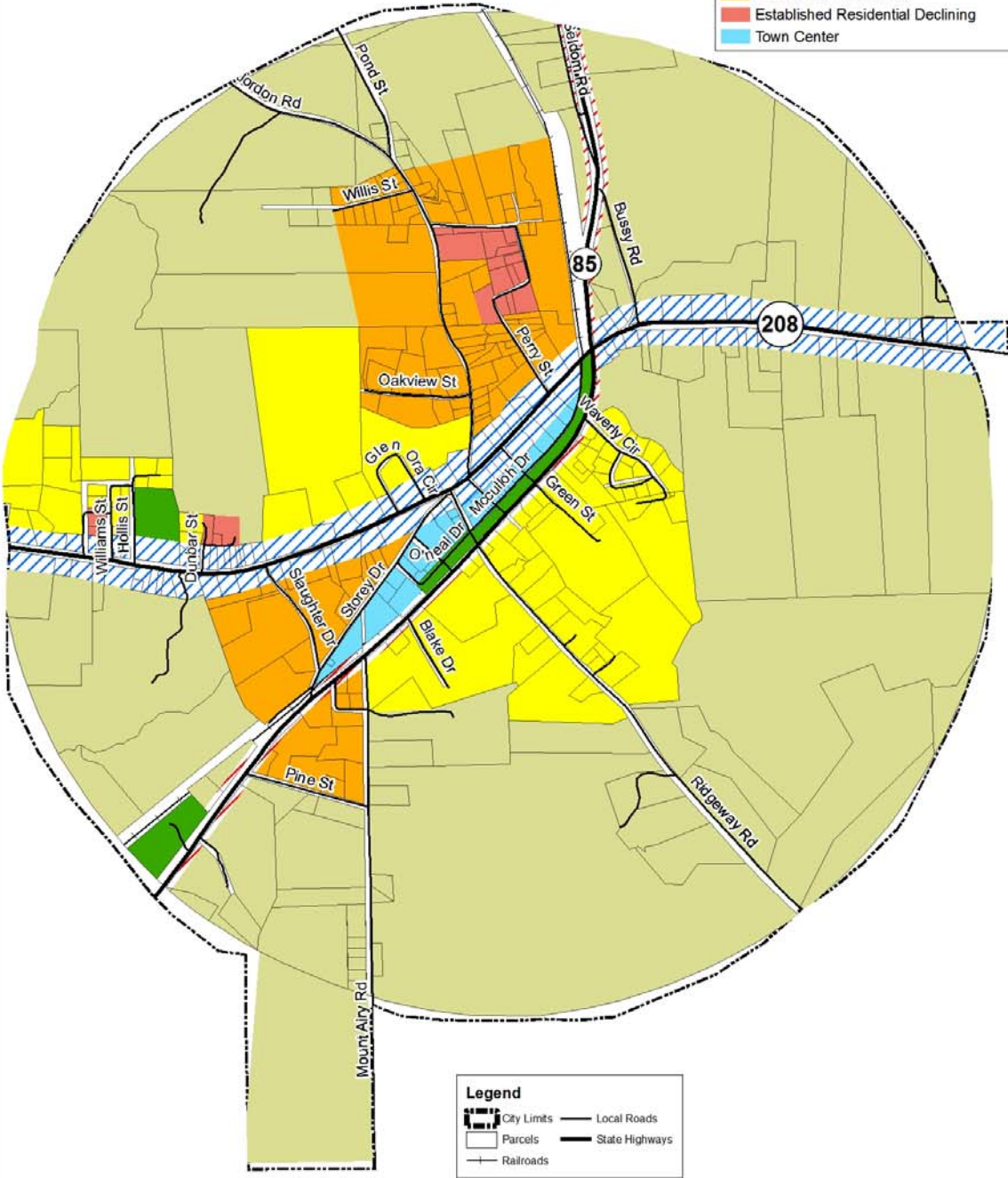
Character Area	Definition	Suggested Development Strategies
<p>Town Center</p>	<p>A focal point for Community with a concentration of activities such as general retail, service commercial, professional office, appropriate public and open space uses easily accessible by pedestrians/ bicycle traffic.</p>	<p>Each Town Center should include a relatively high-density mix of retail, office, services, open spaces, and employment to serve a multi-neighborhood market area.</p> <ul style="list-style-type: none"> • Residential development should reinforce the Town Center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. • Design for each Town Center should be very pedestrian-oriented, with strong, walkable connections between different uses. • Road edges should be clearly defined by locating buildings at roadside with parking in the rear. • Include direct connections to the greenspace and trail networks. • Enhance the pedestrian-friendly environment, by including sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
<p>Historic Corridor</p>	<p>Historic district paralleling the route of a major thoroughfare that has significant historic features, housing, landmarks, civic or cultural uses. Characteristics vary of size, location, and history to the community and are protected by strict historic guidelines.</p>	<ul style="list-style-type: none"> • Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs. • Historic Properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's <u>Standards for Rehabilitation</u>. • New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. • Pedestrian access and open space should be provided to enhance citizen enjoyment of the area. • Linkages to regional greenspace/ trail system should be encouraged as well.
<p>Rural Residential</p>	<p>Rural, undeveloped or very low density (one unit/10 acres) land likely to face typical suburban residential development pressures for lower density (one unit per two + acres). Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views and high</p>	<p>Maintain rural atmosphere while accommodating new residential development by:</p> <ul style="list-style-type: none"> • Permitting rural cluster or conservation subdivision design that incorporates significant amounts of open space, and maintains low density (one unit/ 20+ acres). • Encourage compatible architecture styles that maintain the regional rural character. • Wherever possible, connect to regional network of greenspace and trails, available to






	degree of building separation.	pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. <ul style="list-style-type: none"> • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center leaving open space surrounding the center.
Established Residential	A neighborhood having relatively well-maintained housing, possesses a distinct identity through architectural design, and has higher rates of home-ownership. Location near declining areas of town may also cause this neighborhood to decline over time.	<ul style="list-style-type: none"> • Already exhibiting many of the characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted. There are three types of traditional neighborhoods that each call for their own redevelopment strategies: stable, declining, and redevelopment.
Established Residential Declining	An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity, and may have deteriorating unoccupied structures and overgrown vacant lots.	<ul style="list-style-type: none"> • Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. • Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. • Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately scaled retail establishments serving neighborhood residents. • Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area.
New Residential	Area where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water). Without intervention this area is likely to evolve with low pedestrian orientation, high open space, high to moderate degree of building separation, predominantly residential with varied street patterns, often curvilinear.	<ul style="list-style-type: none"> • Promote moderate density, traditional neighborhood development (TND) style residential subdivisions or conservation subdivisions. • New development should be a master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. • There should be strong connectivity and continuity between each master planned development. • There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple access points. • Encourage compatible architecture styles that maintain and reflect the regional rural character, and should not include “franchise” or “corporate” architecture.

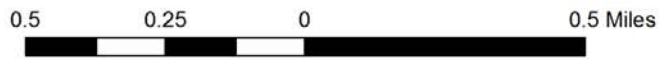
		<ul style="list-style-type: none"> • Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. • Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
Major Highway Gateway Corridor	Developed or undeveloped land on both sides of SR 85 which is a high-volume arterial route.	<ul style="list-style-type: none"> • Developed and undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. • Focus on appearance with appropriate signage, landscaping and other beautification measures. • Manage access to keep traffic flowing; using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary.
Village Green/Parks, Recreation, Conservation	<p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural, and recreational amenities.</p> <p>Undeveloped natural lands and environmentally sensitive areas that are not suitable for development, such as flood plains, wetlands, watersheds, and other environmentally sensitive areas. Provide a safe, efficient pedestrian linkage and at the same time give users an opportunity to enjoy the natural environment. Properly designed, it can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking, and jogging.</p>	<p>Maintain natural rural character by:</p> <ul style="list-style-type: none"> • Not allowing new development. • Promoting use of conservation easements • Widen roadways in these areas only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact. • Promote these areas as a passive-use tourism and recreation destinations. <p>Create these linkages by:</p> <ul style="list-style-type: none"> • Linking greenspaces into a pleasant network of greenways • Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.

Waverly Hall, Georgia Character Areas

- Character Areas**
-  Historic Corridor
 -  Major Highway Gateway Corridor
 -  New Residential/Suburban Developing
 -  Rural Residential
 -  The Village Green/Parks, Recreation, Conservation
 -  Established Residential
 -  Established Residential Declining
 -  Town Center



- Legend**
-  City Limits
 -  Local Roads
 -  State Highways
 -  Railroads
 -  Parcels





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Fax (229) 931-2745
Fax (229) 931-2917

October 14, 2009

Mr. Jim Frederick
Planning and Quality Growth
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231

Dear Mr. Frederick:

The Town of Waverly Hall's Comprehensive Plan Community Assessment has been reviewed for completeness. All required items are present, and the document identifies conflicts with neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues through analysis of potential issues and opportunities. The Town of Waverly Hall Community Assessment also has a reasonable analysis of land use patterns and recommends character areas, and is consistent with the adopted Regional agenda for the River Valley Regional Commission.

If you have any questions or comments, please let me know. Thank you for your participation in the Comprehensive Planning Process for the Town of Waverly Hall.

Sincerely,

A handwritten signature in blue ink that reads "Rick Morris". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rick Morris
Planning Director

CC: Hon. Thomas Bowden Jr., Mayor of Waverly Hall

Chattahoochee | Clay | Crisp | Dooly | Harris | Macon | Marion | Muscogee
Quitman | Randolph | Schley | Stewart | Sumter | Talbot | Taylor | Webster

LOCAL GOVERNMENT TRANSMITTAL RESOLUTION
Town of Waverly Hall 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, Town of Waverly Hall 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 Town of Waverly Hall 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 Town of Waverly Hall 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 Town of Waverly Hall Council hereby authorizes the draft update of its Comprehensive Plan, Public Participation Plan, and Community Assessment to be submitted to River Valley Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this *12* day of October, 2009

BY: *Thomas R Bowdler*

ATTEST: *Donna Williams*

TOWN OF WAVERLY HALL
POPULATION

TOTAL POPULATION..... 2

POPULATION..... 2

 Population Projections 2

 Population Trends 2

 Population by Age..... 4

INVENTORY OF EXISTING CONDITIONS..... 2

 Growth Patterns..... 3

 Population by Race 7

 Per Capita Income 8

 Average Household Income..... 9

INCOME 8



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 Hamilton 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.

Inventory of Existing Conditions

Population Trends

The Town of Waverly Hall has experienced a population loss of 204 persons or 22% from 1980 to 2000, while Harris County has experienced a population growth of 53 % from 1980 to 2000, with the last ten years (1990-2000) posting a population growth rate of 33 %. Population growth has not been substantial in any of the incorporated areas over the last 20-year period. Pine Mountain and Shiloh both show twenty year gains of 16 % and 8 % respectively, while Hamilton and Waverly Hall show a loss of population over the last twenty years. In comparison, the population of the State of Georgia has grown by 50 %.

Table 1
Total Population: 1980-2000

County/City	YEAR					% Change 1980-1990	% Change 1990-2000
	1980	1985	1990	1995	2000		
Harris	15,464	16,507	17,788	20,781	23,695	15.02	33.2
Hamilton	506	478	454	447	446	-10.28	-1.76
Pine Mountain	984	933	875	1,104	1,141	-11.08	30.4
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	7,323,9801	8,186,453	18.58	26.36

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

Population Projections

Population projections are difficult to make, especially for smaller places such as the Town of Waverly Hall. The addition or loss of a major employer in the region could dramatically alter estimates of city 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, Waverly Hall, Hamilton, Pine Mountain, and Shiloh over the next twenty years, with a detailed population prediction for the next five years. As shown, each local government is expected to experience population growth. The population of Waverly Hall is expected to nearly double over the next twenty years, growing from 709 people to 1,332. The unincorporated areas of Harris County are expected to get the “lions share” of 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: River Valley Regional Commission

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

Source: U.S. Census Bureau, River Valley Regional Commission, The Georgia Guide, 2008

Growth Patterns

Table 4 compares the rate of growth of Waverly Hall, Hamilton, Harris County, Pine Mountain, and Shiloh 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’s growth rate of approximately 50% from 1980 to 2000. The municipalities, however, lagged behind both Harris County and the state from 1980 to 2000. Waverly Hall lost 22% of its population 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 25 years. Waverly Hall’s population should increase by almost fifty percent over the next twenty years.

Table 4
Rate of Growth: 1980-2030

Jurisdiction	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%	15.89%	12.52%	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%	9.21%	8.24%	7.70%
State of Georgia	8%	8.4%	11.2%	11%	10.0%	9.2%	11.73%	10.50%	13.30%	11.74%

Source: River Valley Regional Commission

Future population growth for Hamilton 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 Kia Plant
4. Continued development of the Harris County School System

Based on the factors listed above, Waverly Hall and Harris County should expect and prepare for rapid growth over the next twenty years. The County is building a new middle school and anticipates building a new high school.

Population by Age

From 1980 to 2000, Waverly Hall’s age composition has shown decline in some areas, with growth in others. The pre-school population, age 0 to 4, dropped slightly from 5% of the total population in 1980 to 4% in 2000. The school age population, ages 5 to 18, experienced a similar decline from 21% in 1980 to 18% in 2000. However, the working age population, age 19 to 64, remained fairly consistent in the twenty year span, changing only by 1%, from 54% of the total population in 1980 to 53% in 2000. The retirement age population, age 65 and up, showed steady growth over the twenty year span, increasing from 18% of the population in 1980 to 23% in 2000.

In the projected population for Waverly Hall from 2000 to 2030, all of the age groups held a steady percentage of the population. The pre-school children remained 4% of total population, while school aged children comprised 18%. The working class age group held the majority of the population at

53%, while retirees represented 23% of the residents in Waverly Hall.

From 1980 to 2000 Harris County’s age composition stayed relatively consistent. The pre-school population, age 0 to 4, dropped from 6.4% in 1980 to 5.9% of the total population in 2000. The school age population, age 5 to 19, dropped from 25% in 1980 to 22% of the total population in 2000. However, the working age population, age 20 to 64, experienced an increase from 56% of the total population to 60%. Overall, the retirement age population remained a steady, representing 12% of total population from 1980 to 2000.

The projected population from 2000 to 2030 for Harris County’s pre-school children stayed the same at 6% of total population. School aged children stayed at 22% in 2000 to 2030. The working class age dropped slightly from 60% in 2000 to 58% in 2030. While the retirement age population stayed around 12% of total population.

**Table 6:
Population by Age: Harris County Age Distribution**

Age Category	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	1,588	1,780	2,078	2,378	2,903	3,315
5 to 9	1,190	1,182	1,262	1,467	1,809	2,044	2,289	2,675	3,059	3,734	4,265
10 to 14	1,216	1,216	1,289	1,533	1,783	2,015	2,256	2,636	3,016	3,680	4,204
15 to 19	1,465	1,339	1,341	1,306	1,664	1,880	2,106	2,459	2,814	3,435	3,923
20 to 24	1,116	1,123	1,022	1,088	950	1,073	1,202	1,404	1,607	1,960	2,240
25 to 29	1,071	1,242	1,277	1,307	1,159	1,385	1,551	1,812	2,073	2,531	2,891
30 to 34	1,185	1,304	1,408	1,635	1,635	1,847	2,069	2,417	2,766	3,375	3,855
35 to 39	971	1,247	1,440	1,762	2,071	2,340	2,621	3,062	3,503	4,275	4,883
40 to 44	748	1,045	1,445	1,788	2,046	2,312	2,589	3,024	3,460	4,224	4,824
45 to 49	826	919	1,130	1,703	2,025	2,289	2,563	2,994	3,425	4,180	4,775
50 to 54	919	855	924	1,256	1,811	2,122	2,377	2,776	3,176	3,876	4,429
55 to 59	962	920	846	979	1,476	1,668	1,868	2,182	2,496	2,122	3,481
60 to 64	813	890	909	948	1,028	1,162	1,301	1,520	1,739	1,758	2,424
65 to 69	684	749	843	903	852	963	1078	1,259	1,441	2,122	2,009
70 to 74	520	582	650	735	788	890	997	1,165	1,332	1,627	1,858
75 to 79	352	381	406	458	576	651	729	852	974	1,189	1,358
80 to 84	211	229	272	310	351	397	444	519	594	725	827
Age 85 & over	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: River Valley Regional Commission, U.S. Census, Woods & Poole, Inc.

Table 7
Population Age Group Projections, Waverly Hall

Age Category	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
5-14	71	67	64	63	62	70	77	85	95	101	154
15-24	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	1112

Source: U.S. Census, River Valley Regional Commission

Table 8
Population Age Group Projections, Hamilton

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 & up	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, River Valley Regional Commission

Table 9
Population Age Group Projections, Pine Mountain

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& up	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, River Valley Regional Commission

Table 10
Population Age Projections, Shiloh

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 & up	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, River Valley Regional Commission

Population by Race

The following table shows the racial make-up of Waverly Hall, Harris County and each municipality. The racial make up of Waverly Hall changed slightly from 1980 to 2000. In 1980, 47% of Waverly Hall's population was listed as Caucasian, while African Americans accounted for 52% of the total population. American Indian/Alaskan Native and Asian or Pacific Islanders accounted for less than 1% of total population. In 2000 the percentages shifted slightly, as the African American population decreased to 52% of the total population, and Caucasians increased to 50% of total population. In this span, the percentage of American Indian/Alaskan Native, Asian or Pacific Islander and other increased slightly from nearly 0% of the population to 1%.

In Harris County, the racial composition has changed dramatically in the past twenty years. The County has experienced an 84% increase of the Caucasian population, while the number of African Americans living in the County has dropped by 13%. Though there was a slight increase (2%) in this population group from 1990 to 2000, it was not enough to counter the decrease. Other minority groups in the County saw relatively large percentage growths in the past twenty years. The American Indian Eskimo or Aleut population grew 24%, Asian or Pacific Islanders represent 23% of the population and those listed as "other" increased a dramatic 400% from 1980 to 2000.

As a percentage of total growth, the percentage of Caucasians in Harris County grew from 65% of total population in 1980 to 78% of the total population in 2000. In comparison, the African American population showed a steady decrease in the 20 years, from 34% to 19%. As a percentage of total growth, the minority population experienced a 14% decrease from 1980 (26%) to 2000 (21%) and a 5% decrease from 1990 (26%) to 2000 (21%).

Waverly Hall showed the largest changes in population racial composition going from 67% white in 1980 to 51% white in 2000 and 32% black in 1980 to 48% black in 2000. The percentage of other population in Waverly Hall stayed at 1%. Pine Mountain has changed slightly from 60% white and 39% black in 1980 and 1% other to 56% white, 42% black and 2% other in 2000. Shiloh showed an increase in the white population from 37% in 1980 to 30% in 2000. The other population category

stayed at about 1% of total population.

Table 11: 1980

	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
White/Caucasian 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: 1980, 1990, 2000 Census

Table 12: 1990

	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
White/Caucasian 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: 1980, 1990, 2000 Census

Table 13: 2000

	Harris County	Hamilton **	Pine Mountain	Shiloh	Waverly Hall
White/Caucasian 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: 1980, 1990, 2000 Census

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

Income

Per Capita Income

The following table shows the per capita income for Waverly Hall, Harris County and other municipalities of Harris County 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 18
1980-2000 per Capita Income

	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 Current Dollars
*N/A – Not Available

Waverly Hall's, Harris County's, Pine Mountain, Shiloh, and Hamilton's per capita income figures have historically lagged behind the State of Georgia. This trend remains true for Waverly Hall and the other cities of Harris County. In 2000, Waverly Hall's Per Capita Income was \$13,388, compared to Pine Mountain (\$16,486), Shiloh (\$13,983), Hamilton (\$18,292), and Georgia's Per Capita income of \$21,154. However, in 2000 that trend reversed for Harris County, with the county's per capita income figures exceeding the State of Georgia for the first time.

Average Household Income

The following table shows the household median income for Waverly Hall, Harris County, Pine Mountain, Shiloh, Hamilton, and the State for 2000. The table also shows historical median household income for Harris County and the state for 1980 and 1990.

Table 19
1980-2000 Median Household Income

	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, Current Dollars 1980, 1990, 2000

The trend here is the same as per capita income for Waverly Hall, Harris County, the other Harris County municipalities as well as the state. The figures indicate that Waverly Hall, Harris County, Pine Mountain, Shiloh, and Hamilton have historically lagged behind the State of Georgia in median household income. In 2000, Waverly Hall's median family income was approximately \$12,000 less than the State of Georgia and approximately \$17,000 less than Harris County. However, in 2000 the trend reverses for Harris County with the county exceeding the state in median household income for the first time. Unfortunately, Waverly Hall, Pine Mountain, and Shiloh still lag behind state and

county average.

Distribution of Households by Income Grouping

Table 20

Distribution of Households by Income Groupings: 2000

	Harris County		Hamilton		Pine Mountain		Shiloh		Waverly Hall		GA	
	#	%	#	%	#	%	#	%	#	%	#	%
< \$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. Bureau of the Census

Approximately twenty eight percent of households in Waverly Hall have incomes above \$50,000 per year, compared to the 48% percent of households in Harris County that have incomes above \$50,000 per year. Of the cities, Shiloh has the largest percentage of households above \$50,000 at 30 percent; Waverly Hall is second at 28.42 percent; Pine Mountain is third at 26.01 percent and Hamilton is fourth at 22.32 percent. The percentage of households making \$50,000 and above in Georgia is 42.42 percent. Harris County exceeds the state by approximately six percentage points.

Poverty

Waverly Hall's poverty level has increased since 1990 from 26.37% of the total population to 26.7% of the total population. In 2000, Waverly Hall's poverty level (26.7%) was almost double the State of Georgia's poverty level which was 13 percent. Waverly Hall's poverty level was also higher than the U.S. poverty level in 2000 which was 12.4 percent. Waverly Hall also has the highest poverty level in the County, compared with the other municipalities: Pine Mountain (19.3%), Shiloh (12.3%) and

Hamilton (12.4). Overall the 2000 poverty level in Harris County was 8.2 percent which was well below the State of Georgia and U.S. poverty levels for 2000.

Table 21
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	
	Individuals	Percent	Individuals	Percent	Individuals	Percent
Harris County	2635	17.2	2,407	13.68	1,929	8.2
Hamilton	N/A	N/A	63	15.71	30	12.4
Pine Mountain	N/A	N/A	118	13.39	222	19.3
Shiloh	N/A	N/A	82	23.42	54	12.3
Waverly Hall	N/A	N/A	178	26.37	148	26.7
Georgia	884,383	16.6	923,085	14.65	1,033,793	13
US				13.11		12.4

Educational Attainment

Table 23 provides comparable data between 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 County, the State of Georgia and surrounding counties, with the exception of Muscogee. The percentage of high school graduates in Harris County went from 24.70% (1980) to 29.41% (2000). In comparison the State of Georgia went from 28.52% (1980) to 28.65 % (2000).

The percentage of the adult population over 25 with a bachelor's degree in Harris County went from 11.83% (1980) to 13.84% (2000). In comparison the percentage of those with a bachelor's degree in all surrounding counties dropped from 1980 to 2000. The State of Georgia percentage rose from 14.61% (1980) to 16.00% (2000).

Table 23
Educational Attainment

Category	Harris County			Meriwether County			Muscogee County			Talbot County			Troup County		
	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%
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%
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%	18.00%
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%	33.60%
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%	17.20%
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%
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%	12.00%
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%

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

Table 24 provides comparative data for dropout rates, SAT scores and the percent of graduates attending Georgia Post Secondary Schools after graduation, for Harris County surrounding counties and the State of Georgia. From 1998 to 2006, Harris has improved on its SAT scores. In 2006 the verbal score was 514; the math score was 488. In 1998 the verbal score was 458; the math score was 446. The dropout rate decreased in 2006 to 3.6 percent from a 1998 dropout rate percentage of 5.3%. The percentage of graduates attending GA Post Secondary schools also decreased slightly from 50.5% (1998) to 42.3% in 2006.

When looking at the 2006 numbers Harris County has a lower dropout rate than neighboring counties and the state. Harris County also has higher SAT scores than neighboring counties. Harris County's verbal SAT scores (514) are also higher than the State of Georgia's average score (491) but have a lower math score than the State of Georgia does; 488 compared to 494.

The following tables show the dropout rate, SAT Scores, % Graduates and Post Secondary Education scores/percentages for Harris County and other surrounding counties from 1998 to 2006.

Table 24
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
% 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 25
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
% 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 26
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
% 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 27
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
% 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 28
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
% of Graduates attending GA Post Secondary Schools	26.1	29.2	26.8	22.9	23.4	25.5

Source: Georgia Department of Education, The Georgia County Guide

Table 29
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
% 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 continue in the trend set in the past twenty years, as the Caucasian population continues to grow, while other minority populations decrease. 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 and median household income-exceeding State of Georgia levels. Finally, Harris County's populations will mirror national and state trends by living longer and thus getting older.

The make-up of the cities of Waverly Hall, including Hamilton, Pine Mountain, Shiloh and is similar to that of Harris Counties as a whole. Population increases are expected, with older citizens becoming a greater 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 cities population. Hamilton and Pine Mountain should see an increase in the Asian/Pacific Islander population as well.

Overall, the rate of growth in the cities and Harris County depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned Harris County and the cities of Harris County 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 cities and the county have control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

TOWN OF WAVERLY HALL
ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT.....2
Regional Setting.....2
Industry Mix.....4
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Town of Waverly Hall5

DRAFT

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. See regional location map.

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 its 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 industry. This is due to the large growth in population in the county. The two largest employers in the county are the Golden Age Oakview Home, LLC and Callaway Gardens Resort.

The City of Hamilton and 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 of 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 its municipalities must continue to diversify its economic base to offset these fluctuations and stabilize its economy.

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

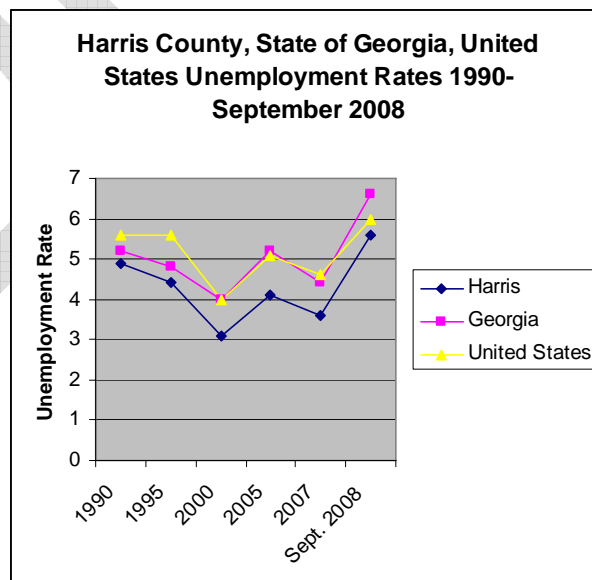
Harris County is a "bedroom community" of the Columbus Metropolitan Statistical Area and the City of LaGrange. Both of these communities provide advanced employment opportunities to the residents of Harris County. As revealed in the economic development inventory, approximately 50% of the income earned 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, FDR State Park, and Pine Mountain by encouraging the necessary retail trade establishments such as antique shops, boutiques, restaurants and souvenir shops. The expansion of US Highway 27 from Chattanooga to Florida will bring tremendous opportunities for tourism ventures. Harris County has been designated as Entrepreneur Friendly and is working to become designated Work Ready by the State of Georgia. The Town of Waverly Hall and the City of Shiloh should begin to strengthen this area of their economic base. The possible expansion of GA Highway 85 will bring increased opportunities to both communities. 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. can be encouraged.

Table 1
Annual Unemployment 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	4.0	4.0
2005	4.1	5.2	5.1
2007	3.6	4.4	4.6
Sept. 2008	5.6	6.6	6.0



INDUSTRY MIX

Major employment centers in Harris County are:

1. Golden Age Oakview Home, LLC
2. Callaway Gardens Resort
3. Cagles, Inc.

Other key employment opportunities in the county are the Ida Cason Callaway Foundation, Pine Mountain Supply and Hardware, Total Landscape Management, Inc., the Harris County Board of Education and local governments.

Nine of the ten major employers in the Harris County area are located outside of the county. These include:

Table 2
Major Employers in Harris County

Employer Name	Industry	County
Cagle's, Inc.	Chicken Processing Plant	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
WalMart 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. The following table and chart depicts the economic impact of tourism on employment and tax revenue in Harris County during 2002. 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 2007

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 Industry, Trade and Tourism, 2003

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 – accounting 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 11,821 persons were in the labor force in 2000. Table 4 shows Harris County’s Labor Force Participation. There was a 25 percent increase in the overall labor force from 1990 to 2000 in the county. The number of men in the labor force increased by 25 percent. The number of females in the labor force increased a startling 35 percent from 1990 to 2000.

The following table shows employment for the past thirty years in Harris County, the State of Georgia and the United States.

Table 4
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

The following Table shows the projected employment by Industry for Harris County. 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. 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 ten (10) years.

Table 5
Harris County: Employment by Industry 1990-2030

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
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. Bureau of the Census (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 6
Harris County, Georgia and United States:
GA Labor Force Participation: 1990-2000
 (percent of persons, 16 years and older)

Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
Harris County	63%	67%
United States	65.28%	63.92%
In Labor Force	67.89%	66.07%
Harris County	64%	67%
United States	64.39%	63.39%
Civilian Labor Force	66.41%	65.00%
Harris County	60%	64%
United States	64.39%	63.39%
Civilian Employed	62.60%	61.43%
Harris County	3%	2%
United States	4.05%	3.66%
Civilian Unemployed	3.80%	3.57%
Harris County	0%	.1%
United States	0.89%	0.53%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
Harris County	37%	48%
United States	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Harris County	49%	75%

United States	74.48%	70.75%
Male In Labor Force	76.65%	73.11%
Harris County	99%	74%
United States	72.82%	69.81%
Male Civilian Labor Force	73.87%	71.20%
Harris County	70%	71%
United States	68.18%	65.81%
Male Civilian Employed	70.07%	67.65%
Harris County	4%	2%
United States	68.18%	65.81%
Male Civilian Unemployed	3.80%	3.55%
Harris County	0%	1%
United States	1.66%	0.94%
Male In Armed Forces	2.78%	1.91%
Harris County	26%	25%
United States	25.52%	29.25%
Male Not in Labor Force	23.35%	26.89%
Harris County	51%	52%
United States	25.52%	29.25%

Source: U.S. Bureau of the Census

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 66 percent, followed by the executive, administrative and managerial. Transportation and material moving occupations both increased by 40%. The farming, fishing and forestry occupations have declined 322 percent in the past ten years, as well as a slight decrease in the precision production, craft and repair occupations. All other occupations have increased at a significant rate of 33 percent or higher.

Table 7
Harris County
Employment by Occupation (1980-1990)
 (employed persons, 16 years old and older)

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 are compared, the percent of employed persons in each category are similar or Harris has a slightly higher percentage employed. Harris County has many statistics comparable to national ones.

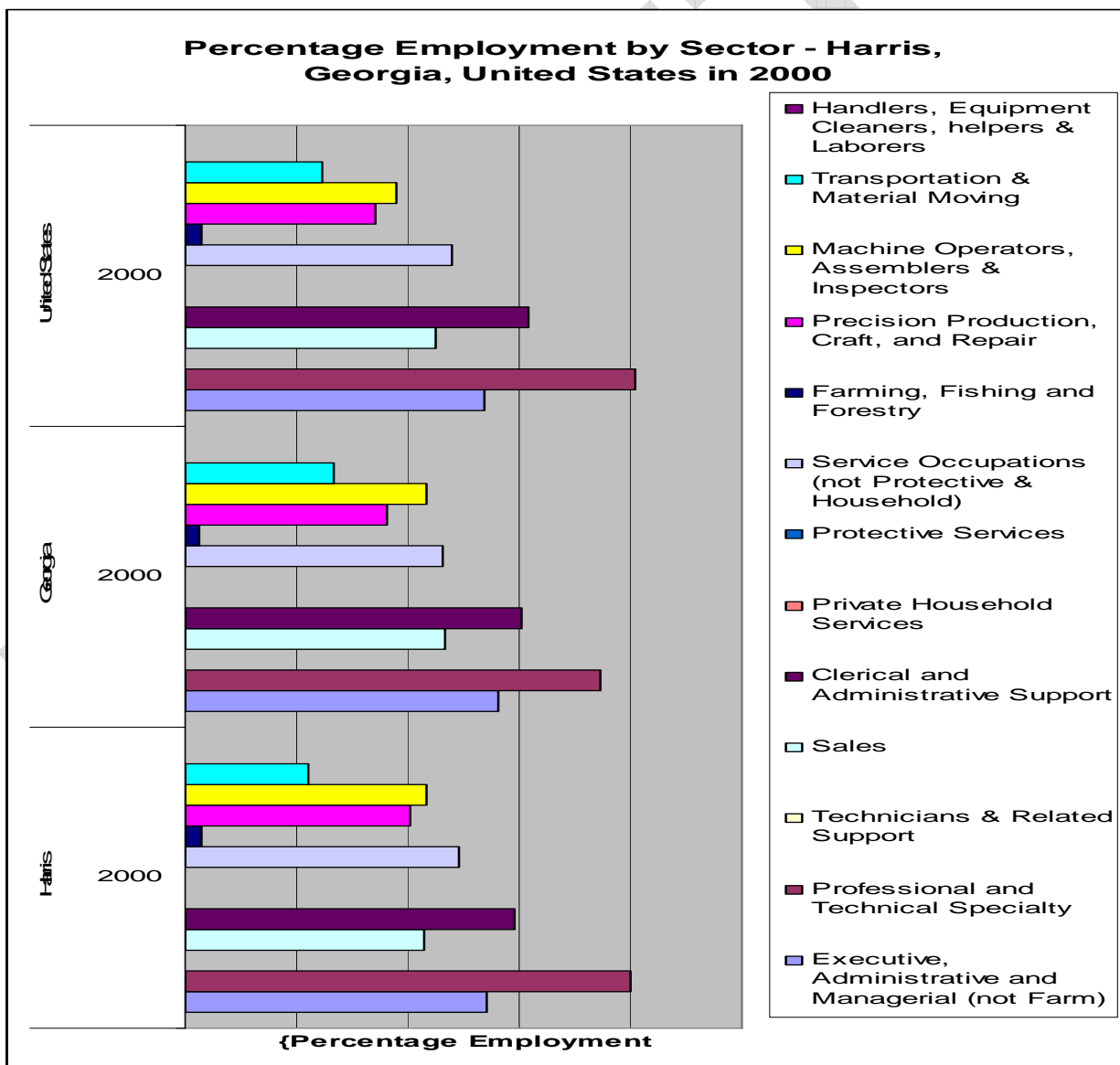


Table 8
Harris County, State of Georgia, United States: Employment by Occupation
(percent of employed persons, 16 years old and older)
1990 2000

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		
Farming, Fishing and Forestry	4.19%	0.69%
Georgia	2.20%	0.64%
United States		
Precision Production, Craft, and Repair	14.56%	10.08%
Georgia	11.86%	9.02%
United States		
Machine Operators, Assemblers & Inspectors	9.85%	10.82%
Georgia	8.50%	10.83%
Transportation & Material Mving	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

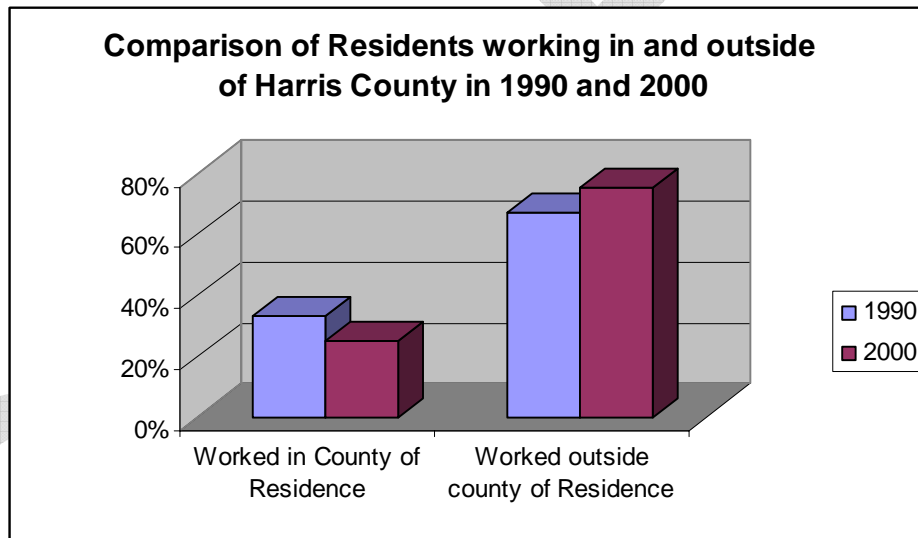
Source: U.S. Bureau of the Census

Harris County continues to have a significant amount of their population that works outside of the county. This is indicative of the lack of industry or other businesses in the county. With the creation of the Northwest Harris Business Park in the county, many jobs are being created to support the KIA plant in West Point. This will help to reverse this trend.

**Table 9
Harris County Labor Force by Place of Work
Number of persons/ Percentage**

Harris County: Labor Force by Place of Work		
Category	1990	2000
	33%	25%
Worked in County of Residence	2,556	2,867
	67%	75%
Worked outside county of Residence	5,188	8,436

Source: U.S. Bureau of the Census

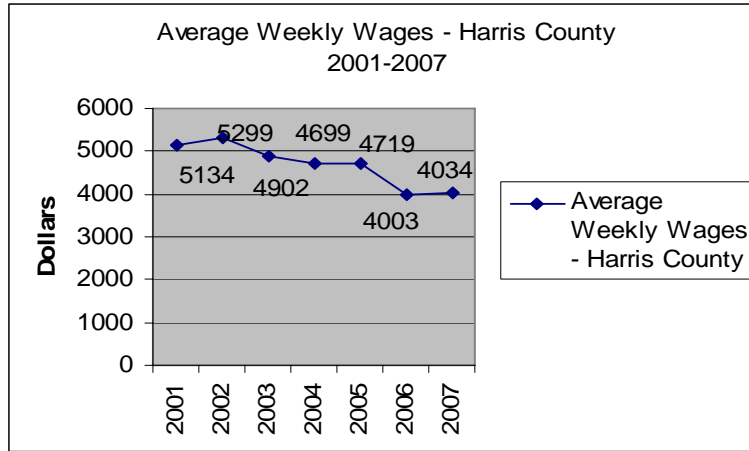


**Table 10
Average Weekly Wages 2001-2007**

Year	Wages
2001	\$5,134
2002	\$5,299
2003	\$4,902
2004	\$4,699
2005	\$4,719
2006	\$4,003
2007	\$4,034

Source: U.S. Bureau of the Census

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



The unemployment rate of Harris County is consistently lower than that of the Lower Chattahoochee Region, the State of Georgia and the nation, as highlighted in the following table.

Table 11
Annual Unemployment Rate
For Harris County, Lower Chattahoochee Region, Georgia and United States

Category	1990	1995	2000	2005	2006	2007	Sept. 2008
Harris County	5.20%	4.50%	2.90%	4.00%	3.60%	3.60%	5.60%
Lower Chattahoochee	7.19%	6.07%	4.90%	6.00%	5.30%	5.20%	6.80%
State of Georgia	5.50%	4.90%	3.70%	5.2	4.6	4.4	6.6
Nation	Na	5.60%	4.00%	5.1	4.6	4.6	6.0

Source: Georgia Department of Labor

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)

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. Bureau of the Census (SF3)

Table 13
Harris County: Personal Income by Type (in percentage)

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%

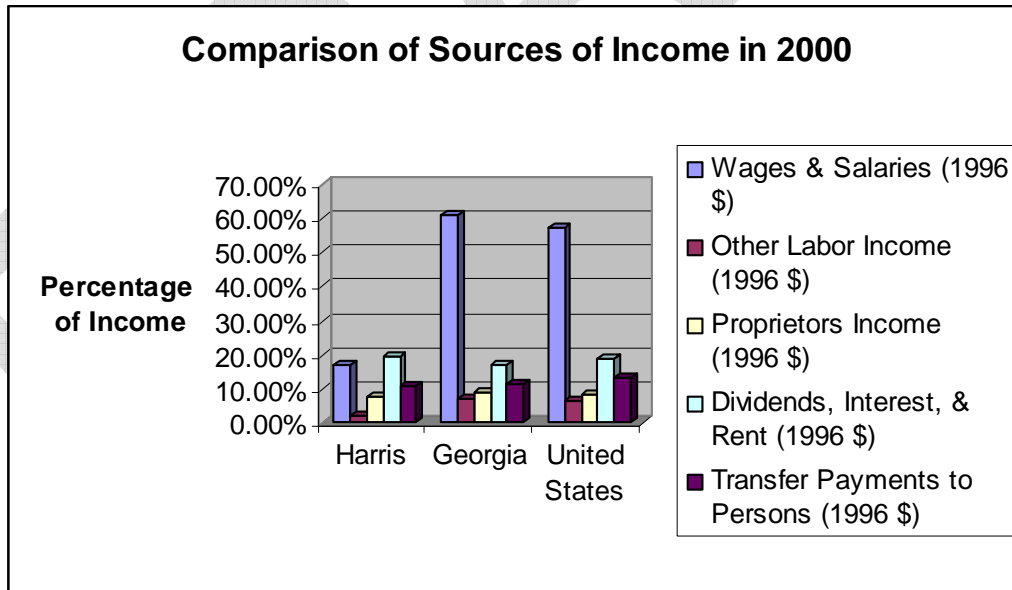
Source: U.S. Bureau of the Census (SF3)

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. That reflects the higher percentage of retired persons living in the county.

Table 14

Harris County: Personal Income by Type (in dollars) Georgia (in dollars)

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.

WAVERLY HALL

Waverly Hall is located on Georgia Highway 85, between Columbus and the City of Shiloh. Before the creation of I-185, 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 an active retail community.

Projected Employment by Industry 2005-2030

Finance, Insurance and Real Estate Industry are projected to be the growth industry in the Town of Waverly Hall.

Table 21
Town of Waverly Hall
Employment by Industry

Category	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	155	120	84	49	14	0
Agriculture, Forestry, Fishing, Hunting & Mining	0	0	0	0	0	0
Construction	33	32	30	29	28	27
Manufacturing	11	0	0	0	0	0
Wholesale Trade	9	9	10	10	11	11
Retail Trade	14	9	5	0	0	0
Transportation, Warehousing, and Utilities	11	8	6	3	1	0
Information	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	17	20	22	25	28	31
Professional, Scientific, Management, Administrative, and Waste Management Services	25	27	30	32	35	37
Educational, Health and Social Services	22	19	15	12	9	6
Arts, Entertainment, Recreation, Accommodation and Food Services	12	12	11	10	9	9
Other Services	0	0	0	0	0	0
Public Administration	1	0	0	0	0	0

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. In the Town of Waverly Hall, the fastest growing industry is in the construction industry. 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 these were growth areas 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 which provide good benefits.

The table below illustrates the Town of Waverly Hall's, the State of Georgia and the United States 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. It also shows that total employment has decreased in the Town of Waverly Hall. Professional services are the only industry which has experienced growth.

Table 22
Town of Waverly Hall
Employment by Industry

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%

The following table shows the Industry Projections for the Town of Waverly Hall.

**Table No. 23
Projected Employment by Industry
Town of Waverly Hall**

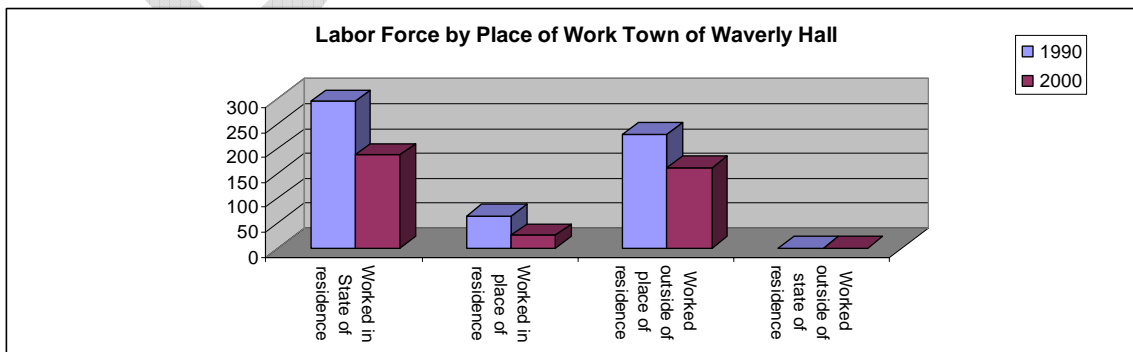
Category	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	155	120	84	49	14	0
Agriculture, Forestry, Fishing, Hunting & Mining	0	0	0	0	0	0
Construction	33	32	30	29	28	27
Manufacturing	11	0	0	0	0	0
Wholesale Trade	9	9	10	10	11	11
Retail Trade	14	9	5	0	0	0
Transportation, Warehousing, and Utilities	11	8	6	3	1	0
Information	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	17	20	22	25	28	31
Professional, Scientific, Management, Administrative, and Waste Management Services	25	27	30	32	35	37
Educational, Health and Social Services	22	19	15	12	9	6
Arts, Entertainment, Recreation, Accommodation and Food Services	12	12	11	10	9	9
Other Services	0	0	0	0	0	0
Public Administration	1	0	0	0	0	0

The Five (5) largest employers in the Town of Waverly Hall are as follows:

1. Oakview Nursing Home
2. Southern Research
3. Cooper's Grocery Store
4. Dollar General
5. Waverly Hall Telephone

Source: Harris County Chamber of Commerce

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.



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 24
Town of Waverly Hall: Labor Force by Place of Work

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

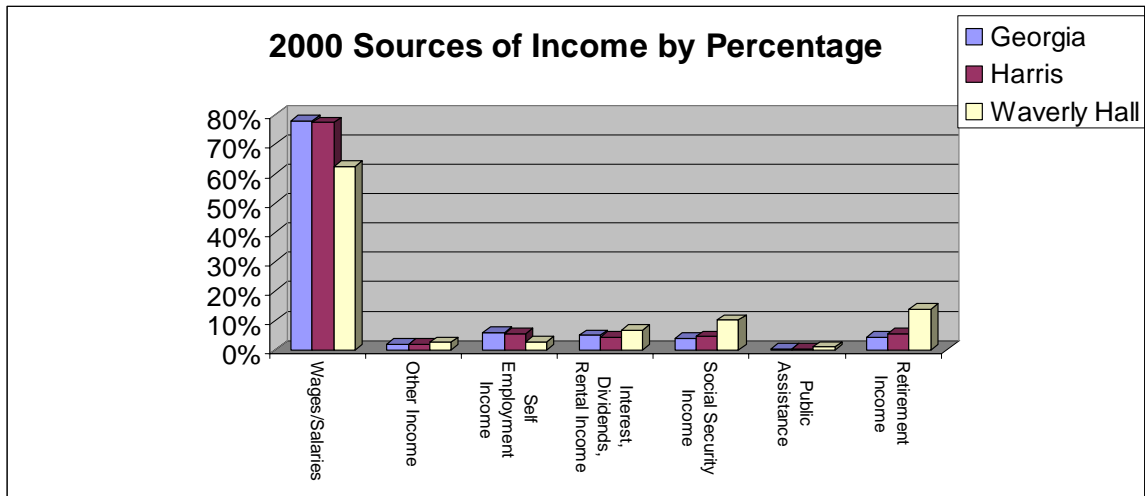
Source: U.S. Bureau of the Census (SF1)

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

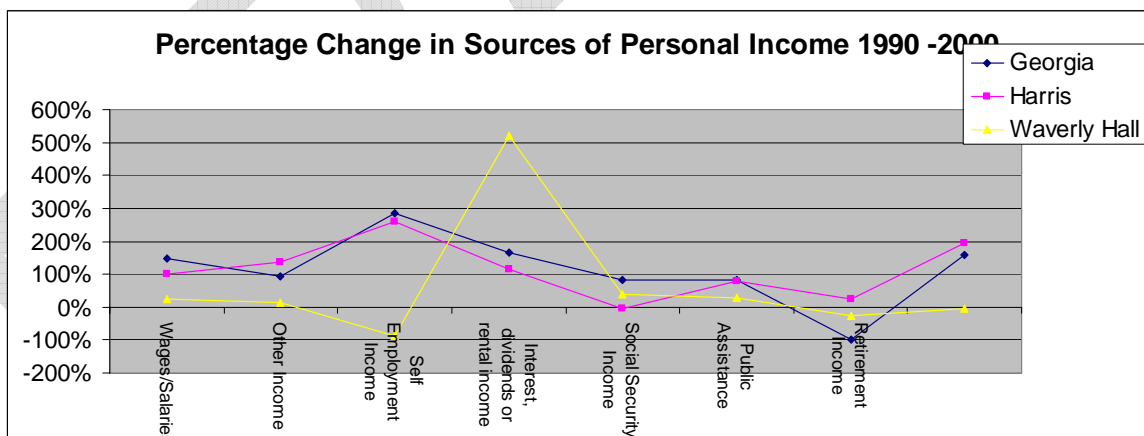
Table 25
Town of Waverly Hall: Income by Type
(in thousands of 1996 constant dollars)
(percent of income)

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%

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.



The following 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 its 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. This land 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 city. 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 Hamilton and Harris County.

Tourism

Tourism is an important part of the economy of Harris County and its municipalities. Local tourism assets such as Callaway Gardens, Roosevelt State Park, and the Wild Animal Safari Park drive many visitors from inside and outside of the State to Harris County. This is proven by the 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 has payroll and taxes, both state and local. The contribution of tourism is being felt by local government and residents.

Unique Economic Activities

Being located on US 27/I-185 allows Harris County and its 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. Transportation industries, such as trucking companies and distributors, will also be interested in the county because of its location on a major interstate highway.

TOWN OF WAVERLY HALL

HOUSING

HOUSING..... 1
 INVENTORY..... 1
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Housing

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 need. An inventory and assessment of the housing within Waverly Hall and the communities has been conducted. The potential concerns, opportunities, and problems have been identified.

Inventory

Total Units

The inventory of Waverly Hall'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. Waverly Hall is 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	2010	2015	2020	2025	2030
Harris County	5,236	6,454	8,822	10,230	11,637	13,847	16,057	196,526	22,995
--Pine Mountain	398	379	480	512	544	595	645	725	804
--Hamilton	192	160	131	107	83	46	8	0	0
--Shiloh	131	111	158	169	179	196	212	239	265
--Waverly Hall	285	252	249	235	221	199	176	142	107

Source: U.S. Census Bureau,

The 2000 census reports that there are a total of 249 housing units in Waverly Hall. As shown in table 1. The total number of units in the community decreased by 36 units or 1.8 units per year from 1980-2000. The housing stock has decreased by 24 percent over the past two decades or 1.4 percent per year.

The decline in housing units between 1980 and 1990 was greater than the decline in housing units between 1990 and 2000. There were 33 units lost between 1980 and 1990 and 3 units lost between 1990 and 2000.

The decline in the number of housing units can be attributed primarily to two factors. First is the growth in the number of jobs in the Harris County area, especially Columbus and LaGrange, which resulted in people moving out of the smaller communities into the larger population centers, and into the unincorporated county. Secondly, some of the population was overlooked during the census count, therefore the numbers are skewed to show a decline.

Housing Type

The primary type of housing for Waverly Hall is the single-family housing unit. This type of housing is predominant, comprising 87 percent of the existing housing stock. Another form of housing, the manufactured housing unit, represents 9 percent of the total housing stock in Waverly Hall. The Town of Waverly Hall currently has a larger percentage of single-family housing units than the State of Georgia. However, Waverly Hall, with an average of 4 % multi-family housing, is below the state's average number.

Tables 2, 3, 4, and 5 show the percentage of housing types from 1980 to 2000 for the Town Waverly Hall, as well as the County, State and adjacent municipalities.

Table 2
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	104	74	25	1
Pine Mountain	892	76	20	4
Shiloh	172	59	0	41
Waverly Hall	240	87	4	9
Region	102,111	68	22	10
Georgia	3,277,424	67.2	20.8	12.1

Source: U.S. Census Bureau, Census 2000

Table 3
Total Single Family Units and Projected Units

	Single Family Units						Projected Single Family Units					
	1980	%	1990	%	2000	%	2005	2010	2015	2020	2025	2030
Harris Co.	4961	83	5691	74	8325	81	9,166	10,007	10,848	11,689	12,530	13,371
--Hamilton	184	82	125	65	104	74	119	97	76	54	33	11
--Pine Mountain	331	75	274	58	681	76	769	857	943	1031	1,119	1,117
--Shiloh	123	80	104	64	101	59	182	203	223	243	263	283
--Waverly Hall	281	89	220	85	209	87	201	173	155	137	119	101

Source: U.S. Census Bureau

The presence of multi-family units is limited, and the following charts detail current numbers of housing units by type and projected needs.

**Table 4
Multi-Family Units**

	Single Family Units						Projected Single Family Units					
	1980		1990		2000		2005	2010	2015	2020	2025	2030
		%		%		%						
Harris Co.	4961	83	5691	74	8325	81	9,646	10,966	13,039	15,111	18366	21620
--Hamilton	186	82	158	65	104	74	73	41	0	0	0	0
--Pine Mountain	331	75	274	58	681	76	769	857	943	1031	1,119	1,117
--Shiloh	123	80	104	64	101	59	182	203	223	243	263	283
--Waverly Hall	281	89	220	85	209	87	201	173	155	137	119	101

Source: U.S. Census Bureau, River Valley Regional Commission Staff

**Table 5
Manufactured Housing Units**

Jurisdiction	Manufactured Housing Units						Rate of Growth (1990 – 2000)
	1980	%	1990	%	2000	%	
Harris Co.	748	13	1,611	20	1600	16	4%
--Hamilton	33	15	5	5	2	0	(80%)
--Pine Mountain	19	4	12	3	8	4	(38%)
--Shiloh	23	15	40	33	71	41	34%
--Waverly Hall	22	7	36	10	21	9	(30%)

Source: U.S. Census Bureau

Over the years, manufactured housing units have represented an average 9 percent of the housing stock in Waverly Hall.

**Table 6
Projected Manufactured Housing Units**

	Projected MHU Housing Units					
	2005	2010	2015	2020	2025	2030
Harris County	1934	2269	2794	3319	4143	4967
--Hamilton	0	0	0	0	0	0
--Pine Mountain	4	0	0	0	0	0
--Shiloh	71	109	138	168	214	261
--Waverly Hall	21	20	20	19	18	17

Source: U.S. Census Bureau/ Projections, compiled by the River Valley Regional Commission Staff

Occupancy Characteristics

The percentage of owner-occupied units to rental units is an important housing characteristic. The proportion of an area's residents that own their homes often reflects the extent and depth of economic vitality. Table 7 provides a breakdown of owner to renter occupied units for 2000. In Waverly Hall, the percent of homes which are owner-occupied decreased slightly from 78 percent in 1980 to 76.6 percent in 1990, with a small increase to 80.3 percent in 2000. Over the last 20 years Waverly Hall's percentage of home ownership has increased by 1.4 percent. The city of Waverly Hall on average has a smaller percentage of home ownerships than the county as a whole.

The number of renter occupied units in Waverly Hall has declined in 20 years. In 1980, Waverly Hall had 64 renter occupied units, compared to 42 renter occupied units in 2000. This represents a loss of 22 units or 1.1 units per year. Most of the rentals are attributed to the presence of Callaway Resort and Gardens, and the need to satisfy the housing demands of tourist and seasonal populations.

The vacancy rates in Waverly Hall in 2000 are lower than the State's overall rates for both owner occupied housing and lower 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; the county's rate is 11.29 percent. The 2000 Census reports 0 vacant units in Waverly Hall.

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, although more rental properties could be called for in the near future. This is an understood expectation for this sector. The following table indicates the levels for each segment.

Table 7
Occupancy Characteristics – 2000 Census

	Owner Occupied Units	Percent of Households	Renter Occupied Units	Percent of Households	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	7,596	86.1	1,226	13.9	1466	2.29	11.29
--Hamilton	75	62.6	51	37.4	14	10.71	0
--Pine Mountain	240	45.2	238	54.8	414	2.83	2.46
--Shiloh	120	75.9	38	24.1	17	0	12.77
--Waverly Hall	198	80.3	42	19.7	0	0	0
--LC RDC 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.

Table 8
Occupancy Characteristics: 1990 Census

	Owner Occupied Units	Percent of Households	Renter Occupied Units	Percent of Households	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	5,315	82.4	1,139	17.6	1,360	2.3	27.3
--Hamilton	89	63.1	78	36.9	25	1.9	14.5
--Pine Mountain	191	48.0	196	52.0	90	2.5	19.5
--Shiloh	193	83.8	18	16.2	24	2.1	25.0
--Waverly Hall	203	76.6	50	19.4	56	2.5	25.0
-- LCRDC Region	47,923	52	36,482	40	8,377	N/A	N/A
-- State of Georgia	1,536,759	65	829,856	35	271,803	2.36	12.36

Source: U.S. Census Bureau.

Table 9
Occupancy Characteristics: 1980 Census

	Owner Occupied Units	Percent of Households	Renter Occupied Units	Percent of Households	Vacant Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	4,137	79	1,099	21	NA*	NA*	NA*
--Hamilton	142	74	50	26	NA*	NA*	NA*
--Pine Mountain	241	61	157	39	NA*	NA*	NA*
--Shiloh	84	64	47	34	NA*	NA*	NA*
--Waverly Hall	221	78	64	22	NA*	NA*	NA*
-- LCRDC Region	44,459	---	31,829	---	NA*	NA*	NA*
-- State of Georgia	1,215,206	65	654,548	35	NA*	NA*	NA*

Source: U.S. Census Bureau

Of the State of Georgia's vacant units, totaling 275,368, 45.6 percent were for rent or sale, 7.4 were rented or sold but not occupied, 18.6 percent were seasonal, and 28.6 percent classified as "other".

Table 10
Vacancy Rates

	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
Waverly Hall	0	0	0	0	0

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. On average, Waverly Hall on average has reduced the number of homes lacking complete plumbing by 88 percent between 1990 and 2000. This average is better than both the region and the State of Georgia over the same time period. State numbers actually increased from 1990 to 2000. Compared to Georgia's average age of housing units, Waverly Hall has an older stock of housing units. Current statistics are included in the following tables.

Table 11
Age of Housing

	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	27.9	22.0	31.2	18.9
Waverly Hall	10,288	36.6	19.2	28.1	16.2
Hamilton	126	13	21	10	56
Pine Mountain	478	21	16	33	30
Shiloh	155	19	26	28	27
Waverly Hall	240	18	15	30	37

Source: U.S. Census Bureau

Table 12
Condition of Housing Units

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
--Regional	NA	NA	1,465	-40	878
--State of Georgia	35,769	-20	28,462	-3.79	29,540

Source: U.S. Census Bureau

Housing Costs

Waverly Hall's property values have been rising steadily over the past twenty years. At the last Census (2000) the median property value in Waverly Hall was within the 68 percentile of the State of Georgia's average. The increase in property value indicates that there is not only a considerable demand for property right now, but that this demand for property will continue in the immediate future.

Waverly Hall's property value indicators are second in the region and are very comparable to Georgia numbers.

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's median average as well as the Region's. See table 13.

Table 13
Median Property Values

Median Property Value				
Jurisdiction	1980	1990	2000	Percent Of State Value
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 in Harris County is lower than the state's average price. The price for new homes in the county averaged \$169,732, while the State's average price was \$177,594. Existing homes averaged \$136,709, compared to the State's average price of \$150,625.

Table 14
New and Existing Home Sales: 2000

	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 Waverly Hall has risen along with property values. The largest increase occurred between 1980 and 1990 as median contract rent rose from \$49 to \$264, an increase of approximately 400 percent. However, from 1990 to 2000 median contract rent increased by only 5.6 percent from \$264 to \$279. There are very few rental properties in Waverly Hall and demand for units seems to be high. If this pattern continues then one anticipates a continuing increase in the cost of rental housing in the years to come.

Table 15
Median Contract Rent

	1980	1990	2000
Waverly Hall	\$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 measure of the cost of housing is the percentage of household income used to pay for housing costs. Individuals paying between 30-49 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 1999, 21.1 percent of homeowners in Harris County fell into the category of cost burdened. This number was comparable to the State of Georgia's average at 21.2 percent. Renter's housing cost comparisons have been divided into two groups. The first group, renters that spend 30-49 percent of the household income for housing costs, comprised of 18.9 % of the total population of for both the County and State. The second group, those who spent 50 percent or more of the total household income, totaled 8.6 % of Harris County residents, versus the State average of 16.5 percent. On average, the percentage of income utilized to cover housing costs in Harris County was either comparable, or lower than State averages.

Table 16
Average Amount of Household Income Spent on Housing for Owners

	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 17
Average Amount of Household Income Spent on Housing for Renters

	30%-49%	50% or More
Georgia	18.9	16.55
Waverly Hall	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. Special needs residents include the sick, elderly or disabled, homeless, and those with substance abuse problems.

Individuals that require monitoring or involvement with law enforcement agencies are also included in this category.

In 2000, Harris County reported 20 cases of HIV/AIDS and 184 police actions of domestic violence. Additionally, the County reported 3,419 persons age 62 and older, or 14.43 percent of the County's population. According to 1990 data, 30.24 percent of the total county population ages 16 years and older are disabled. In 2001, 1,348 residents or 5.69 percent of the total adult population, was reported to have substance abuse problems. Harris County does not have a very measurable homeless population.

Table 18
Special Housing Needs for Harris County 2000

# Of HIV/AIDS cases	20
Police Actions for Domestic Violence	184
% 16 yrs. and older, Disabled: 1990	3,419 or 30.24%
Substance Abuse Problems: 2001	1,348 or 5.69%
Homeless	N/A

Source: Georgia Department of Community Affairs

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 also have to increase. The growth of these two groups is prevalent throughout the State and the region. Many different types of organizations are beginning to take part in addressing the needs of these segments of Harris County residents.

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, with a total of 249 housing units and 190 jobs, the jobs-housing ratio for the Town of Waverly Hall was 0.76 percent. In 2005, this ratio decreased to 0.66 percent.

Analysis

Assessment of Current and Future Needs

The total housing stock in Waverly Hall has declined over the past two decades. The decline in the number of housing units can be attributed primarily to two factors. First is the growth in the number of jobs in the Harris County area, especially Columbus and LaGrange, which resulted in people moving out of the smaller community into the larger population centers, such as the unincorporated county. The second reason is that some of the population members were left out of the census count and the numbers are skewed to show a decline as a result.

The primary type of housing for Waverly Hall is the single-family housing unit. This type of housing is predominant, comprising 87 percent of the existing housing stock. Another form of

housing, the manufactured housing unit, represents 9 percent of the total housing stock in Waverly Hall. The Town of Waverly Hall currently has a larger percentage of single-family housing units than the State of Georgia. However, Waverly Hall, with an average of 4 % multi-family housing, is below the state’s average number.

Since 1980 Waverly Hall has experienced a large (30%) decrease in the number of manufactured housing units. In 2000, manufactured units provided 9% of the total housing stock in Waverly Hall. However, from 1990 to 2000, manufactured housing decreased only by 1% from 10 units to 9 units and dropped from 10% of the housing stock to 9% of the housing stock. Given current land regulations, two acres plus compatibility standards expect this trend to continue.

Table 19 displays the existing supply condition of housing for Harris County. Currently, housing supply appears to be meeting housing demand requirements. Based on 2005 population estimates, housing number estimates and person per household estimates, there appears to be a slight surplus of housing (909) units in Harris County. Local officials estimate a 300 to 500-unit surplus of housing. Currently the housing supply is meeting demand.

**Table 19
Harris County Existing Supply Condition**

2005 Population (Estimated)	26,649
Estimate of Present Housing Requirements (26,649/2.62)	10,171
Plus 6.79% Vacancy Factor	509
Total 2005 Housing Requirement	10,861
2005 Housing Unit (Estimated)	11,828
Existing Supply Condition: Undersupply (Oversupply)	(961)

**Table 20
2030 Harris County
Supply Condition**

Projected Population 2030	41,419
Estimated Required Housing Units 2030 (41,419/2.64)	15,689
Plus 6.79% Vacancy Factor	1,065
Total Estimated Housing Units Required by 2030	16,935
Minus 2000 Housing Stock	10,288
Additional Housing Required by 2030	6,647
Required per year to 2030	266

Table 19 indicates the projected housing requirements for the year 2030. Based on a 2030 population projection of 41,419 persons, Harris County will need an additional 6,647 housing units

to accommodate an increasing population. If the percentage of single-family (80.9) units to multi-family (3.5) units remains consistent, as in 2000, then an additional 5,377 single-family units and 233 more multi-family units would be needed. The need for multi-family housing will probably be greater than estimated given increasing single-family housing costs, and an aging population (24% of total population) wishing to shift from high maintenance/lawn care responsibilities to less time and physically demanding housing responsibilities. It is expected that multi-family demand would 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 both Pine Mountain and Hamilton. Given Hamilton's proximity to Columbus, it is expected that the city would have more pressure to develop a larger percentage of multi-family housing.

The condition of the housing stock in the county and the cities 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 Waverly Hall 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. In order to help with the reduction of substandard units, both Waverly Hall and the cities should consider applying for housing rehabilitation money from the State of Georgia.

As the condition of housing in Waverly Hall has improved, the cost of housing has also increased substantially over the past 20 years. According to the 2000 U.S. Census, the median property value rose from \$42,500 in 1990 to \$89,800 (75 percent) in 2000. The State of Georgia showed a 41 percent increase from 1990 to 2000. The average new home cost in Waverly Hall was 75% of State Median in 2000.

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. If a household spends an excess of 30 percent of their gross income on housing costs including utilities, they are considered both 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. Of the individuals renting housing units, 18.9% are cost burdened, while 8.6% are severely cost burdened. This constitutes a total of 99 units, or 258 renters in the County. Of Harris County homeowners, 1,604 units or 4,266 persons are considered to be cost burdened. In total there are 4,524 persons, or 19% of Harris County's population impacted by excessive housing cost.

Assuming that the percent of cost burdened homeowners remains steady at 21.1 percent, and that the percentage of cost burdened renters (18.9%) and severely cost burdened renters (8.6%) does not increase until 2030, an additional 162 units or 420 people renters would fall into the category of cost burdened or severely cost burdened. In addition, 3,418 owner occupied units or 8,854 people

would be considered cost burdened. This would total to 9,274 people, or 22 percent of the total population impacted by excessive housing cost. This is a slight rise (3%) from 2000.

In 2000, the median value of owner occupied housing was \$122,700. The average sales price for new homes in 2000 was \$169,732. At a mortgage rate of 6.75 percent, a \$5,000 down payment and a 30-year mortgage term; the bottom line household income to afford a \$170,000 home is \$45,000 a year, using 28 percent of gross income.

Based on 2000 household income figures for Harris County, it would make it unaffordable for 4,035 households, or 46 percent in Harris County to buy a new home. This figure could even be higher when considering that 55 percent of Harris County's citizens choose to spend less than 20 percent of their gross income on housing.

The housing stock will have to adjust to an increase in household size. Currently, the housing stock is able to adapt to the expected changes. Another sector of the population that is expected to pressure the Harris County housing stock, is the increase of retirement age persons. Special needs persons have been, and 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 needs of the less affluent. Housing costs appear to continue to rise and place pressures 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. However, if not, unaffordable housing costs will suppress further growth and limit sufficient housing.

Current numbers suggest that the numbers of households that are cost burdened are similar to the state's average, however, the severely cost burdened population is less than the State's average. These trends should continue in the near future.

Lot size ordinances will also impact the retention and attraction of new residents to the County. At this time, the County's two-acre lot minimum limits the type and amount of housing that can be developed by adding to the cost of housing. Based on an analysis of Harris County property sales through August of 2004, one can see the impact of larger lots on the housing costs. The average price of properties sold on 2 acres or more was \$217,926. The average price of properties sold on lots sized between one quarter of an acre and two acres was \$193,039 dollars. The average price of property sold on lots sized less than one quarter of an acre was \$122,603. This demonstrates the direct correlation between the cost of housing and lot size. If the County is going to address the need for more affordable housing, then areas appropriate for homes on smaller lot sizes, as well as various types of housing needs to be identified.

HOUSING

COMMUNITY VISION: Promote a diverse affordable safe and adequate housing base encouraging a wide spectrum of quality and appropriately located housing to meet existing and future demands and to promote environmental/aesthetic sensitivity, housing affordability, access to employment centers and the utilization of existing community facilities.

GOAL: PROMOTE SAFE, ADEQUATE AND AFFORDABLE HOUSING AND MAINTAIN AND ENHANCE EXISTING RESIDENTIAL AREAS FOR FAMILY CENTERED LIVING.

OBJECTIVE: Encourage and support construction of new housing citywide to meet local housing demand.

POLICIES:

- Develop and support more housing opportunities citywide to help Waverly Hall become more desirable as a place of residence.
- Promote affordable housing citywide.
- Encourage the location of residential development where public facilities are available.
- Encourage and promote development and construction of desirable infill housing designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.
- Encourage innovative housing such as housing for the elderly, citywide that is compatible with the city policy.

OBJECTIVE: Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units.

POLICIES:

- Encourage owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking public financial support.
- Bring all housing units up to the adopted building and housing codes.

OBJECTIVE: Improve and expand the existing housing stock for all income level.

POLICIES:

- Strive for the elimination of housing discrimination and promote fair housing practices.
- Encourage the public and private development of housing units for all income levels.

OBJECTIVE: Protect residential areas and their residents from incompatible land uses and activities.

POLICIES:

- Discourage incompatible land uses within residential areas.
- Enforce suitable land use regulations to protect residential areas from encroachment.

OBJECTIVE: Protect residents and investors from significant hazards to life, health and property.

POLICIES:

- Discourage residential development in areas designated as having critical environmental hazards such as floodplains and severe slopes.
- Encourage safe, effective, aesthetically conforming residential areas.
- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.

Town of Waverly Hall
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, wetlands and the presence of a watershed all affect where development can safely and feasibly occur. The Town of Waverly Hall lies within the Southern Piedmont Province. The city contains both woodlands gneiss and Manchester schist rock. The lay of the land in the city can be described as gently rolling hills. The following examines other physiographic elements of the city.

PHYSIOGRAPHIC ELEMENTS

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 Waverly Hall Water System has permits for three ground water sources, and all three are wells (the Harden Drive Well is inactive at this time). These wells serve all town residents.

Groundwater Recharge Area

There are six areas that may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and are found in certain sections of the county. See Groundwater Recharge Area Map. EPD has not required Waverly Hall to adopt a Groundwater Recharge Map.

Protected Mountains

There are no state designated Protected Mountains in Waverly Hall.

Protected Rivers

There are no State or Federally Protected Rivers in Waverly Hall. EPD has not required Waverly Hall to adopt the River Corridor Protection Ordinance and the city has not done so.

Coastal Resources

There are no Coastal Resources in Waverly Hall.

Flood Area

The Town of Waverly Hall has been for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program.

Slope

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.

Soil

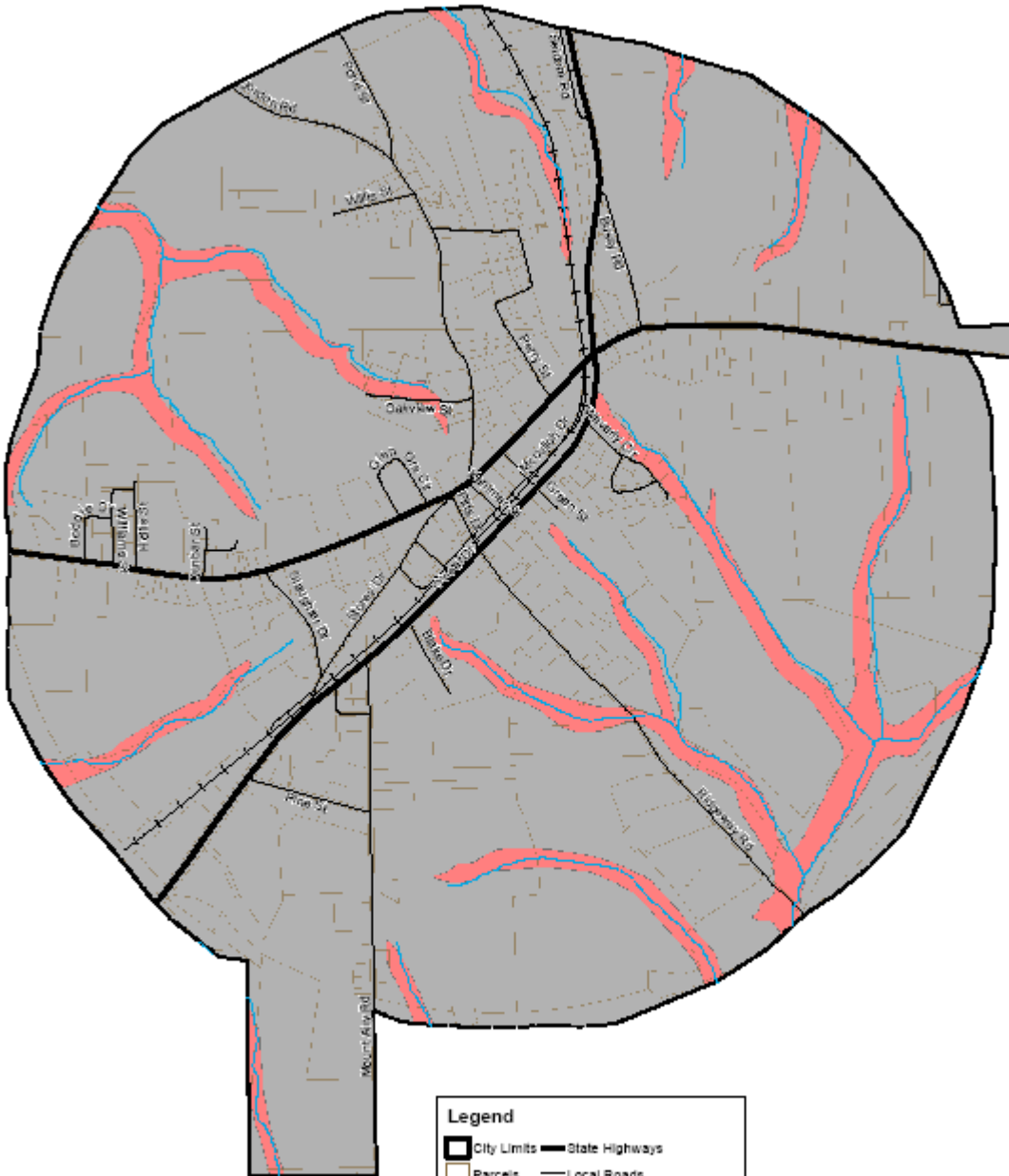
Harris County is located in the Piedmont Province, just north of the Fall Line. Foothills and broad valleys typify the topography and elevations range from approximately 400 feet to 1500 feet above sea level.

This 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.

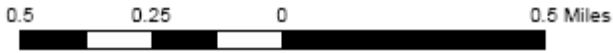
There are only two soil associations identified by the Georgia Resource Assessment User's Guide in the Town of Waverly Hall (See Soil Types Map).

Waverly Hall, Georgia
Flood Zone Areas

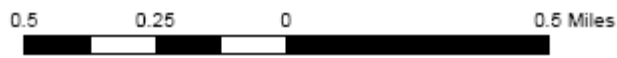
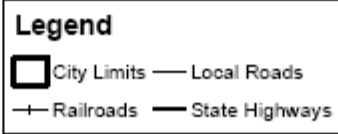
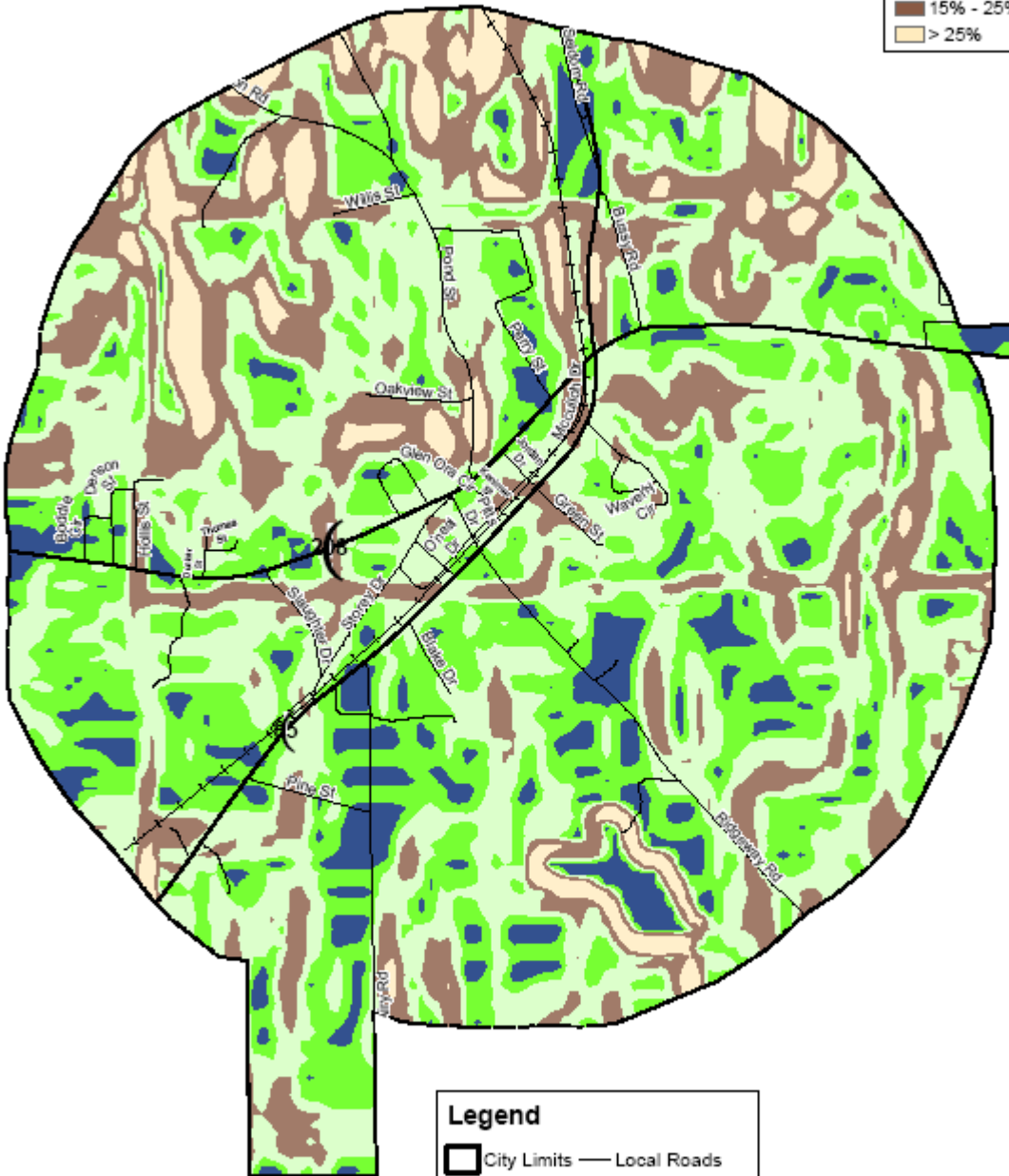
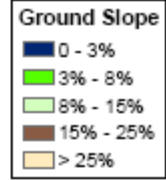
Flood Zones
■ (Zone A) Within 100 Year Flood Zone; No Base Elevation Determined
■ (Zone X) Outside 500 Year Flood Zone



Legend
■ City Limits — State Highways
■ Parcels — Local Roads
+ Railroads — Intermittent Streams/Rivers



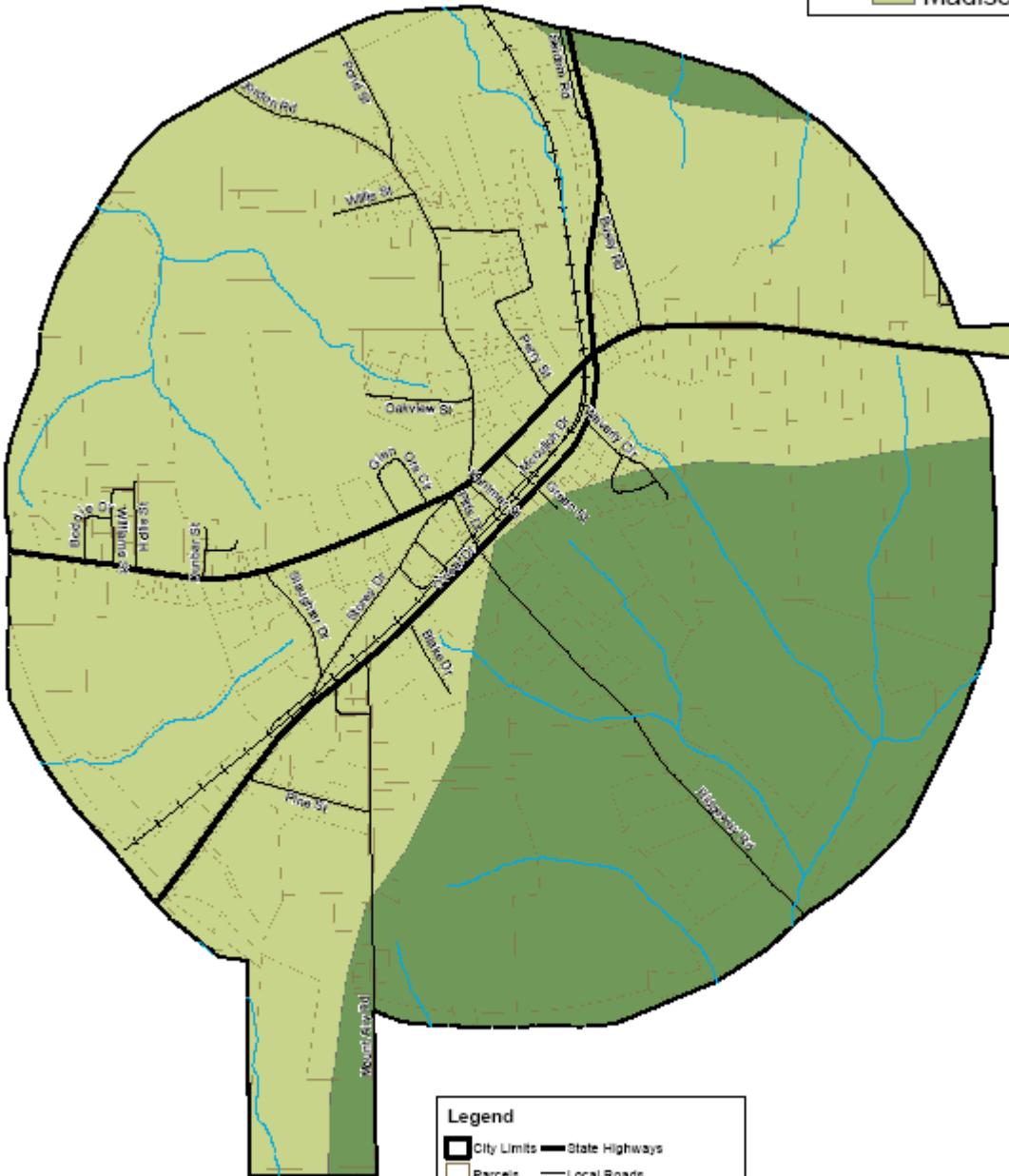
Waverly Hall, Georgia
Ground Slope



Waverly Hall, Georgia
Soil Types

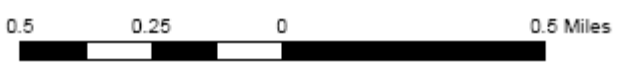
Soil Classifications

- Iredell
- Madison



Legend

- City Limits
- State Highways
- Parcels
- Local Roads
- Railroads
- Intermittent Streams/Rivers



Type 1: Iredell

The Iredell series consists of moderately well drained, very slowly permeable soils. These soils formed in material weathered from diabase, diorite, gabbro, and other rocks high in ferromagnesium minerals, and are located on uplands throughout the Piedmont.

Most areas are used for growing cotton, small grain, hay, or pasture. Forested areas are dominantly in post and white oaks. Slope is dominantly less than 6 percent but ranges up to 15 percent.

Type 2: Madison

This soil is dominantly very gently sloping to undulating, deep to moderately deep, well drained. The soils may have a loamy surface and a reddish clayey subsoil.

The Type 2 soil classification is suitable for highways, reservoirs, embankments, foundations, septic tank filter fields, structures for industry, agriculture productivity and woodland productivity. The dominant slope classification for this soil association is 2-6 percent and 6-10 percent.

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 it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

Water Supply Watersheds

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation and the capacity and speed of absorption into the soil. Land cover, slope, soil type and the intensity and duration of rainfall all affect the rate of water absorption, or infiltration. The water that is not absorbed by the soil, detained on the surface in depressions, ponds or lakes, or intercepted by vegetation, runs off the land as overflow, or surface runoff. Water released through the soil adds to the overflow to form total runoff. As runoff flows into lower elevations, it organizes into drainage areas, the boundaries of which form watersheds. The runoff from a watershed accumulates in streams which serve as outlets for water from the watershed.

Removing vegetation from the stream channel and paving over the soil increases the volume and rate of surface runoff which, in turn, increases the potential for erosion, flooding and sedimentation (pollution) of the stream. To protect drinking water supplies downstream, DNR has established buffer requirements and impervious surface limitation to be applied to certain watersheds.

There are seven small watersheds that cross Harris County boundaries. All these are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek and Mulberry Creek, are completely enclosed in the county. Standing Boy Creek, Bull Creek and Upatoi Creek all have headwaters that lie within Harris County. The Flat 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 Water Supply Watersheds Map.


Wetlands

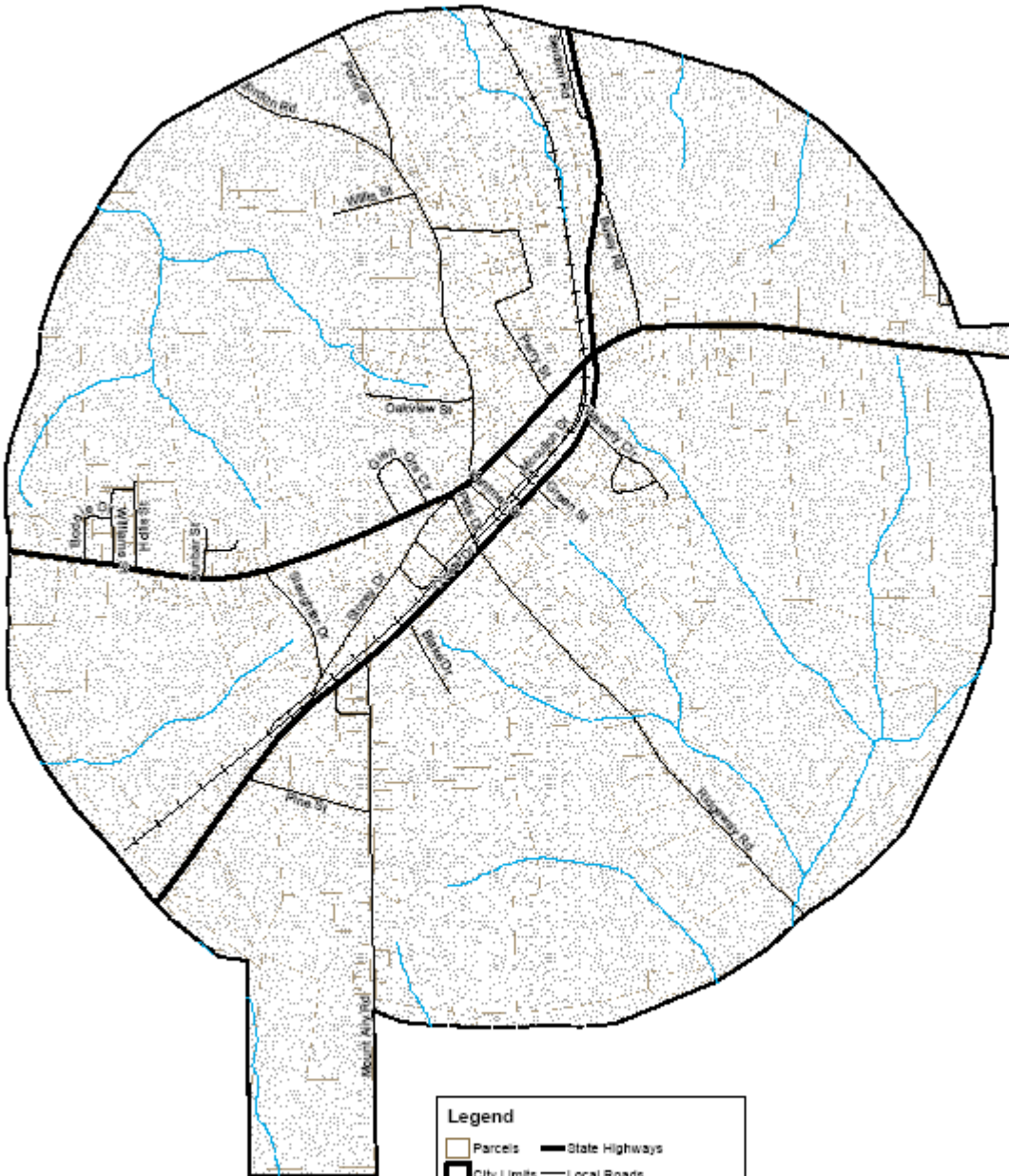
Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. They also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats.

To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

Waverly Hall, Georgia
Watersheds

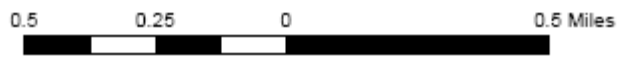
Watershed Classification

 Mulberry Creek Watershed



Legend

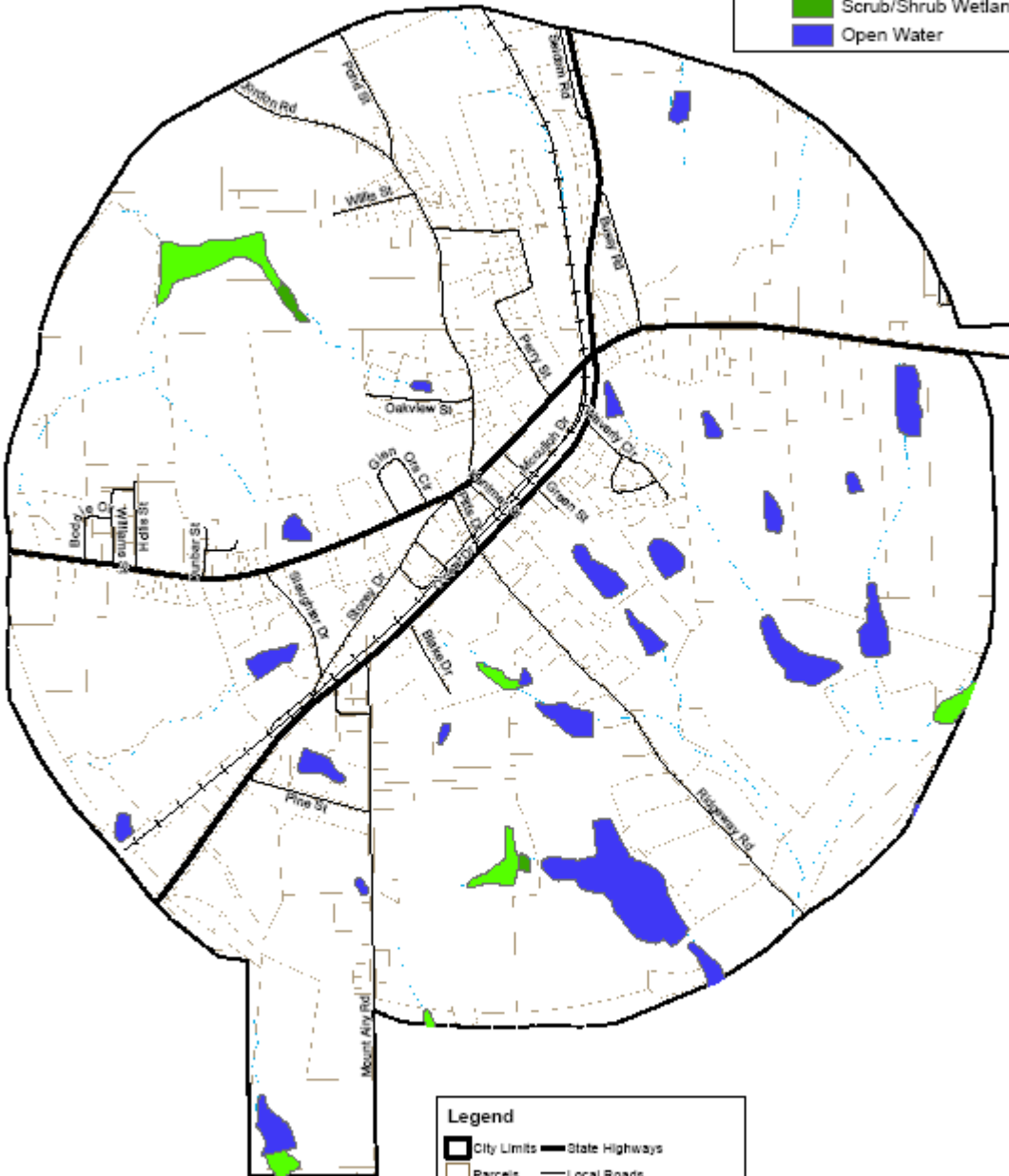
- Parcels
- City Limits
- Railroads
- State Highways
- Local Roads
- Intermittent Streams/Rivers



Waverly Hall, Georgia
Protected Wetlands

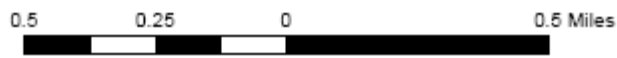
Wetland Classifications

- Forested Wetland
- Scrub/Shrub Wetland
- Open Water



Legend

- City Limits
- State Highways
- Parcels
- Local Roads
- Railroads
- Intermittent Streams/Rivers



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 mainstems 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 arcata 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	
Protected Plants	
Aesculus parviflora	Habitat: Mesic bluff and ravine forests

Bottlebrush Buckeye	
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 Fagus and Tilia
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	
Listed as endangered. A species which is in danger of extinction throughout all or part of its range	
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	
<i>Rhododendron prunifolium</i> 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 <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>	
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 <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>	
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 <i>Listed as rare. A species which may not be endangered or threatened but which should be protected because of its scarcity.</i>	
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 <i>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.</i>	

Under its Natural Heritage Inventory Program, the Georgia DNR as of 1990 is in the process of compiling a computerized and mapping inventory of plants, animals and natural habitats in the state which are rare enough to warrant state and federal protection. The species identified, all of which are designated endangered or threatened, are vulnerable to the impacts of rapid land use changes and population growth and should be protected by the Town of Waverly Hall to the extent possible. If species are identified in the city limits of Waverly Hall by the state and federal government that are rare or endangered, future development may be impacted.

Cultural and Historical Resources

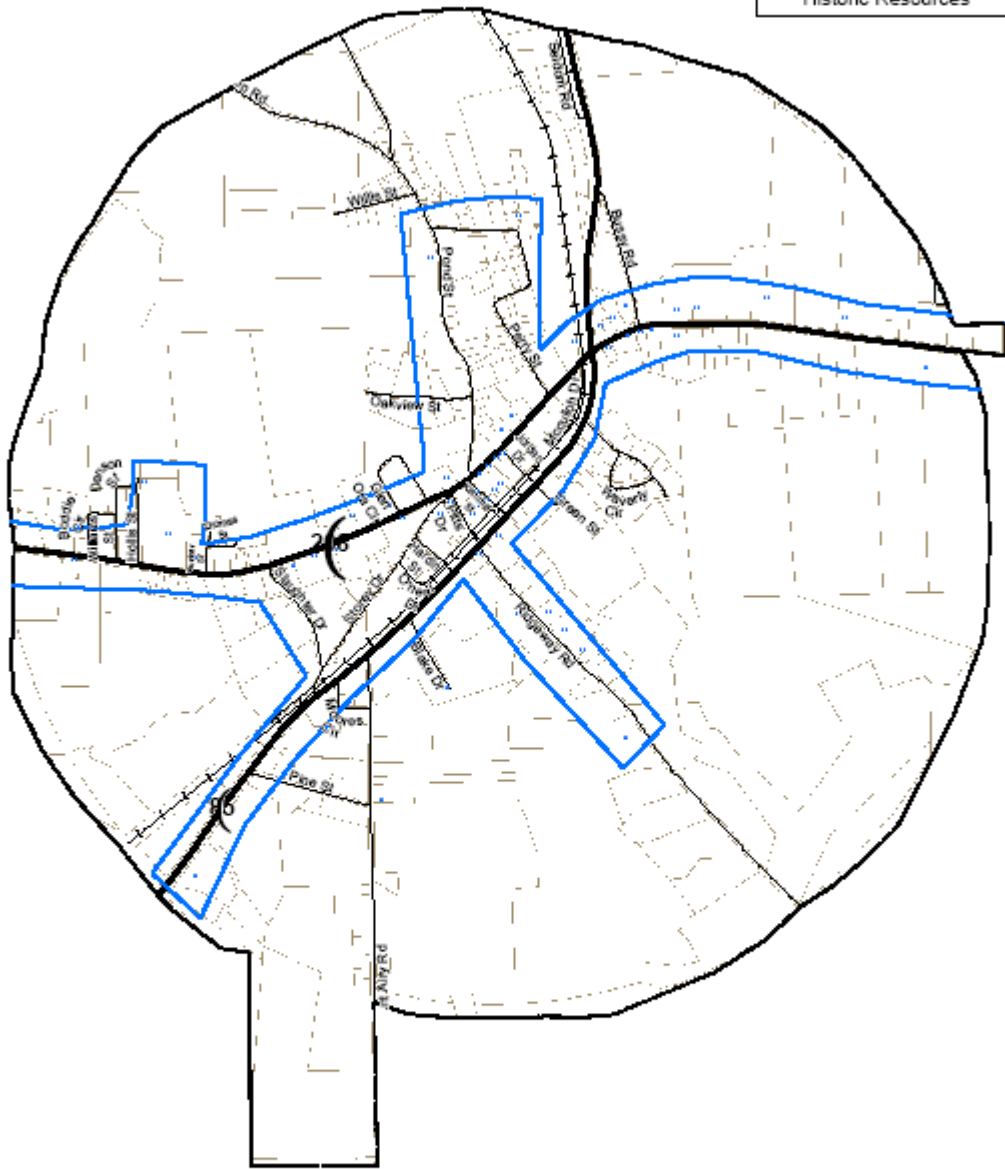
Waverly Hall is located in the southeastern portion of Harris County. Its buildings are primarily residential, but there is an intact historic commercial area that is oriented to the abandoned rail line. Waverly Hall's development is characteristic of late-nineteenth and early-twentieth century growth.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

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 the village of Waverly Hall as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as districts.

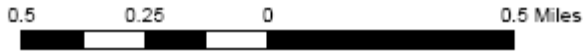
Waverly Hall has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered 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.

Waverly Hall, Georgia
Historic Resources

Historic Resources
■ Historic Resource Boundary
● Historic Resources



Legend
■ City Limits — State Highways
□ Parcels — Local Roads
+ Railroads



Town of Waverly Hall

COMMUNITY FACILITIES INVENTORY AND ASSESSMENT

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**WAVERLY HALL:
COMMUNITY FACILITIES INVENTORY AND ASSESSMENT**

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. Map 1 depicts Waverly Hall’s Community Facilities.

WATER SUPPLY AND TREATMENT

Waverly Hall’s water system consists of two storage tanks and two wells. The total storage capacity is 275,000 gallons (one tank at 75,000 gallons and one tank at 200,000 gallons). There is approximately 16 miles of pipe in the system. The average daily water usage is 67,000 gallons per day. There are approximately 300 active water customers. The system serves the entire city, as well as ten residents outside the city limits. The water is treated with chlorine and fluoride.

Needs Assessment

The water supply and storage capacity in the Town of Waverly Hall is sufficient to meet the present and future needs of the city. Coordination with the Harris County Water Department is essential for the proper development in this area of the county.

Waverly Hall’s current pumping capacity is 316,800 gallons a day. Future demand for the year 2030 is estimated to be 140,319 gallons a day. Table 1 exhibits estimated future water use by type of users. Waverly Hall’s existing water pumping capacity is going to be adequate to meet estimated 2030 demand. However, because of anticipated growth in the city and the unincorporated area outside the city limits, Waverly Hall officials are looking at the need for a third well.

**Table 1
Projected Water Needs 2030: Town of Waverly Hall**

User	Gallons per Day
Residential (Single Family) 1,230 persons at 94 gallons per day	115,620
Commercial 60 businesses at 200 gallons per day	12,000
Industrial	-0-
Local Government	200
Schools (Private)	1,666
Institutional (Nursing Home)	10,833
Total	140,319

SEWAGE SYSTEM

There is no public sewer system in the Town of Waverly Hall. Individual septic systems are the primary means of sewage disposal.

Needs Assessment

The Town of Waverly Hall has not reached a decision concerning the installation of a public sewer system. A careful study on the feasibility of such a system must be performed before the city obligates itself to this large financial endeavor.

STORM DRAINAGE

The drainage system is primarily open ditches and drain culverts which drain into a nearby lake. The storm drainage system of Waverly Hall is ditched based and is adequate for normal amounts of rainfall. It is important that the system be monitored and maintained. Within a year all new storm drainage systems must meet National Pollution Discharge Elimination Systems requirements.

Needs Assessment

NATURAL GAS

Waverly Hall does not provide natural gas as a utility. Portions of Harris County, primarily in the southern part of Harris County along the Muscogee and Harris County line, are served by natural gas. Generally, gas lines are extended when the number of customers warrants. Several propane companies serve residents of Waverly Hall and Harris County.

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.

The county accepts tires at the Transfer station. Tires are taken to a tire recycling operation in Jackson, Georgia or are sold to the highest bidder. 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 convenience centers on Harrisville Road, Georgia Highway 116 and U.S. 27. The centers have a compactor, roll-off containers and repository for reusable items. Containers will travel to each of the schools in Harris County and the remaining container will travel to each municipality. A drop-off site will be constructed in Waverly Hall. Pine Mountain and Hamilton have existing solid waste drop off sites.

Needs Assessment

The town should maintain the agreement with the county for a consolidated solid waste service. Waverly Hall's current arrangement with Harris County will allow Waverly Hall to meet its solid waste needs for the next 25 years. Harris County's inert landfill is capable of handling Waverly Hall's inert material for the next 25 years as well. For a more detailed look at solid waste, go to the Harris County Community Facilities Element.

PUBLIC SAFETY

Law Enforcement

Waverly Hall's police department is located in the renovated school building located on Georgia Highway 85. The department has three full-time employees: a chief, two patrol persons and two part-time patrol persons. The department has two vehicles, a 1999 patrol car with 113,000 miles and a 2003 patrol car with 41,000 miles. The town plans on purchasing a new patrol car this fall. The radio equipment is in good working order, but there is a need for another portable unit with shoulder speaker. The town transfers all of its prisoners to the Harris County jail.

The current police staff adequately serves the city. A timely maintenance and replacement plan needs to be implemented in order to insure the reliability and working order of the equipment.

Needs Assessment

Waverly Hall has three sworn police officers to serve approximately 700 citizens. With the addition of an estimated 621 people over the next 25 years, Waverly Hall will have to add at least one more sworn officer. To provide a 24/7 level of service over the next 25 years Waverly Hall will have to look at the possibility of adding two more sworn officers

The FBI annually updates information on the number of law enforcement staff per 1,000 populations for the United States and for each region of the U.S. Because of different city and county demographic factors however, the FBI information is good to use only for comparative purposes. The FBI averages are not meant to be direct indicators of personnel needs.

In 2002 the southern states averaged 2.6 sworn officers per 1,000 populations. At this ratio, Waverly Hall would need three sworn officers in the year 2030. Also, in the south, cities with populations below 10,000 people averaged 5.8 full-time law enforcement employees per 1,000 residents. At this ratio Waverly Hall would need seven full time law enforcement employees in 2030.

Whether Waverly Hall adds one or two sworn officers or adds four full time law enforcement personnel, the point to be made is that current law enforcement staffing levels will not meet future demands.

Fire Protection

The Town of Waverly Hall operates a volunteer fire department. There are nine volunteers, of whom three are certified fire fighters. The department has two trucks. One is a 1981 pumper and in very good condition. The other is a 1967 Dodge tanker. The tanker is primarily used as a standby and for wood fires. It is also used to haul water. The fire hydrant distribution system is good. The fire department serves the town and has a mutual aid pact with surrounding jurisdictions. The ISO rating for the Town of Waverly Hall is 8/9.

Needs Assessment

Volunteer staff is adequate to meet future fire protection needs of Waverly Hall for the next 25 years. The town needs to support and encourage existing volunteer fire personnel to achieve certification. The existing equipment and fire hydrant distribution system is sufficient for current and future needs. A general maintenance and replacement plan should be implemented. Harris County is looking to hire a fire service coordinator to orchestrate unincorporated area volunteer fire departments as well as to provide assistance to municipal departments if needed. A broader needs assessment view of fire service protection is included in the Harris County Community Facilities Element.

Emergency Medical Service

The Harris Emergency Medical Services (EMS), operated by the county, provides EMS services throughout Harris County including Waverly Hall. Station 1 is located on Georgia Highway 116 east of Hamilton and the EMS includes one fulltime EMS vehicle available 24 hours per day, one spare vehicle, and a staff of two at the Hamilton Station. EMS facilities are also located on Mountain Hill Road in Fortson (Station 2) and in Waverly Hall at Georgia Highway 85 and O'Neal Street (Station 3). Backup service is provided through emergency agreements with neighboring counties.

Needs Assessment

Having an EMS Facility located within the city limits of Waverly Hall allows for an acceptable response time and level of coverage. Existing facility is adequate to meet the needs of Hamilton for the next 25 years.

A broader needs assessment view of EMS service is included in the Harris County Facilities Element.

E-911

Emergency calls for the Sheriff's Department, Fire Department and EMS are answered by an Enhanced 911 system. The E-911 center handles calls for the unincorporated areas of the county as well as calls from municipal areas. The E-911 center is located on Georgia Highway 116 next to the Harris County Law Enforcement Center. The E-911 center is fully staffed and operates 24-7 with two employees each on 4 shifts. Harris County also has an 800 MHZ system with Troup and Muscogee Counties. EMS personnel would eventually like to see a large region wide 800 MHZ system extending from Harris, Troup, and Muscogee Counties eastward to Macon.

Needs Assessment

From a staff standpoint E-911 needs a third employee for each shift. A third employee for each shift will allow E-911 to handle the anticipated growth in calls for Harris County for the next 25 years. From a space standpoint the existing facility can handle needs for the next several years but by 2030 or before more space will be needed. From an equipment standpoint E-911 needs to upgrade its radio system so that it is cell phone compliant.

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. (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. EMA works closely with the Sheriff's Office, City Police Departments, and Volunteer Fire Departments on training and grants.

Needs Assessment

EMA does not have an Emergency Operations Center. A building for EMA purposes is needed. Three people are needed to adequately staff said facility. Such a facility would handle EMA needs for some time to come.

HEALTH AND HUMAN SERVICES

Harris County Health Department

The Harris County Health Department is located on Georgia 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 Specialist 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

Needs Assessment for the Health Department is included in the Harris County Community Facilities Element.

Private Health Care

The City of Waverly Hall has one Human Services facility, Oakview Nursing Home, which is a 100-bed facility. Major medical facilities are located 20 miles away in Columbus and LaGrange.

Needs Assessment

A broader needs assessment for Private Health Care can be found in the Harris County Community Facilities Element. Waverly Hall would like to attract a Doctors Office and Drug Store.

Department of Family and Children Services

The Department of Family and Children Services is located on U.S. Highway 27 in Hamilton. The site location is good and is adequate for existing operations but the building is not adequate for current operations.

Needs Assessment

Needs assessment for DFACS is included in the Harris County Community Facilities Element.

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 Town of Hamilton, and the Towns of Pine Mountain, Shiloh and Waverly Hall.

The Board of Education operates and maintains four elementary schools, one middle school and one high school and one alternative school for grades Pre-K-12. There are no school buildings in Waverly Hall. The system offers a full range of educational opportunities from Special Education through gifted programs. The high school offers a vocational education program. One of the elementary schools and the high school were opened for the 1998-1999 school year. The middle school went under renovation and expansion in 1998-1999. Current renovation includes adding 8 classrooms to Park Elementary with Pine Ridge Elementary and Mulberry Creek Elementary adding 8 classrooms a piece in 2005. Harris County Board of Education plans to construct a second middle school in Cataula within the next four years. Table 2 provides school, number of students, and grades breakdown.

**Table 2
Harris County
Enrollment by School: 2002-2003**

School Name	Year Built	Site Size	Students	Grades
Crossroads Alternative	1962	24 acres	32	0
Harris County Carver Middle School	1962*	83 acres	1,121	6-8
Harris County High School	1999	100 acres	1,311	9-12
Mulberry Creek Elementary School	1999	90 acres	552	PK-5
New Mountain Hill Elementary School	1990	18 acres	489	PK-5
Park Elementary School	1988	54 acres	545	PK-5
Pine Ridge Elementary School	1990	82 acres	568	PK-5
Total Students			4,568	

* 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.

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.

Needs Assessment

Needs Assessment for school system is included in the Harris County Community Facilities Element.

RECREATION AND PARKS

The Town of Waverly Hall owns and maintains one city park. This park is approximately five acres and contains a tennis court, a ballpark, basketball court, bathrooms, and a refreshment stand. There is not any playground equipment for the younger children.

Needs Assessment

Waverly Hall needs to purchase playground equipment for its existing city park. Lights have been added to extend the playing hours of the community ball field. For a more detailed look at recreation needs see the Harris County Community Facilities Element. Waverly Hall also needs to add an additional recreation facility to meet future city and county recreation needs.

CULTURAL RESOURCES

The town has a library that is located in the city hall facility.

GENERAL GOVERNMENT

The town hall and the police department are located in the renovated elementary school. The facility is adequate to meet the needs of the local government.

Needs Assessment

The city hall facility, which also houses the police department, should continue to be renovated to meet the needs of the city. The city also needs to renovate the community center for other uses such as a senior citizens center.

COMMUNITY CENTER

The city owns the “community center”. This facility can be used for various activities such as basketball, weddings, reunions, ect. This building is in good condition and will meet the needs for the community planning period.

UNITED STATES POST OFFICE

The Post Office is located on Ridgewood Road in the City of Waverly Hall. The facility is a new structure.

OTHER

The town also owns the following properties: the firehouse, a maintenance barn and several well houses.

COMMUNITY FACILITIES

Community Vision: An inter-connected and dependent relationship of community services centered upon core facilities (water, sewer, law enforcement, fire, etc.) and placed to maximize accessibility, affordability, economic development opportunities, and compatibility with surrounding land uses and placed to minimize the impact on natural, historical and cultural resources.

Waverly Hall

STORM DRAINAGE

GOAL: CONSTRUCT AND MAINTAIN AN EFFICIENT AND RELIABLE STORM DRAINAGE SYSTEM

OBJECTIVE: Improve Waverly Hall's storm drainage system to serve the city residents and businesses.

POLICIES:

- * Adopt and implement NPDES storm drainage rules and regulations.
- * Develop and implement a storm drainage system plan to alleviate drainage problems in the city.
- * Allow no significant new development that would ignore the impact of a hundred year storm and/or flood.
- * Maintain and clean existing drainage culverts on a regular basis.
- * Install all storm drainage systems in such a manner that all storm water is lead to and confined in natural drainage channels without causing erosion.

PUBLIC WATER SYSTEM

GOAL: PROVIDE FOR AND MAINTAIN AN EFFICIENT AND RELIABLE PUBLIC WATER SYSTEM

OBJECTIVE: Improve and extend Waverly Hall's water system to serve identified growth areas in an orderly and progressive manner.

POLICIES:

- * Encourage water system extension that will support or encourage new development in areas appropriate for such activities by reason of city policy and health, safety and welfare of residents and employees.

- * Coordinate with the county on expanding the water system outside of the city limits of Waverly Hall.

SEWERAGE SYSTEM

GOAL: MAINTAIN AN ENVIRONMENTALLY SOUND AND HEALTHY SEWER SYSTEM PROGRAM TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.

OBJECTIVE: Protect the public health, safety and welfare by insuring the appropriate means of sewage disposal.

POLICIES:

- * Require appropriate minimum lot sizes for areas served by individual septic tanks and wells.
- * Require appropriate minimum lot sizes for area served by individual septic tanks and public water.
- * Monitor the collective impact of septic tank placement in the more densely populated areas of the county.

SOLID WASTE

GOAL: PROVIDE FOR AND MAINTAIN AN EFFICIENT, RELIABLE, AND ENVIRONMENTALLY HEALTHY SOLID WASTE PROGRAM.

OBJECTIVE: Provide for an environmentally sound and reliable solid waste program.

POLICIES:

- * Coordinate with the county on the collection and disposal of solid waste.
- * Continue efforts to develop and implement the Solid Waste Plan as required by state law.
- * Continue efforts for recycling to meet the State mandated 25% per capita reduction of solid waste.

PUBLIC SAFETY AND EMERGENCY SERVICES

GOAL: PROVIDE ESSENTIAL PUBLIC SAFETY AND EMERGENCY SERVICES TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF WAVERLY HALL RESIDENTS.

OBJECTIVES: Provide Waverly Hall residents with expedient, reliable, and professional public safety and health care services.

POLICIES:

- * Continue to support and maintain the volunteer fire department in the city.
- * Continue to support and maintain the city police department.
- * Implement a timely maintenance and replacement plan for the public safety equipment.

PUBLIC RECREATIONAL FACILITIES

GOAL: MAINTAIN THE ESSENTIAL RECREATIONAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.

OBJECTIVE: Provide Waverly Hall residents with well designed and maintenance public recreational facilities in appropriate places, designed to meet the recreational needs of local residents.

POLICIES:

- * Develop and implement a maintenance plan for the general upkeep of the recreational facilities.
- * Coordinate with the volunteer recreational organizations to provide recreational activities for all local residents.
- * Provide for the lighting of ball fields and additional playground equipment in the existing park facility.

GENERAL GOVERNMENT BUILDINGS

GOAL: PROVIDE ESSENTIAL GOVERNMENTAL FACILITIES THAT ARE ADEQUATE AD ACCESSIBLE.

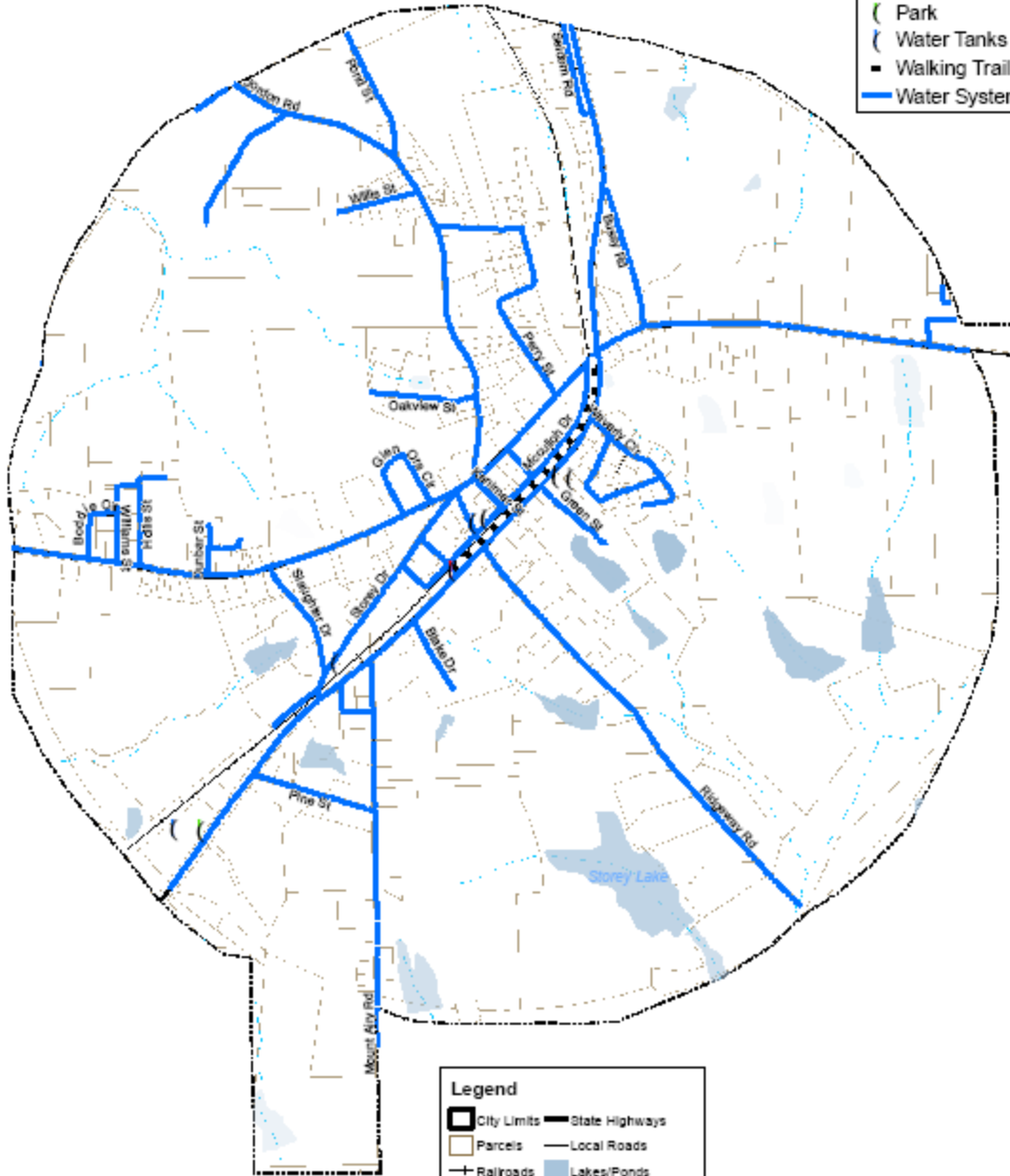
OBJECTIVE: Provide Waverly Hall residents with well-designed and maintained governmental buildings and facilities in appropriate places designed to meet the needs of local residents.

POLICIES:

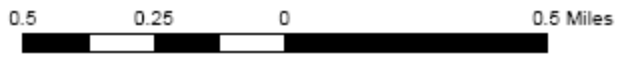
- * Provide for handicapped accessible buildings where economically feasible, or provide for alternative arrangements for the location of public meetings when needed.
- * Continue efforts of the rehabilitation of the City Hall/Police Station Complex.
- * Implement a maintenance program for the general upkeep of the governmental buildings.
- * Support the renovation of the Community Center for the general purpose use of Waverly Hall residents.

Waverly Hall, Georgia
Community Facilities

- Community Facilities**
- (City Hall/Police Station
 - (Civic Building
 - (Fire Station
 - (Park
 - (Water Tanks
 - Walking Trail
 - Water System



- Legend**
- City Limits
 - ▭ Parcels
 - Railroads
 - State Highways
 - Local Roads
 - Lakes/Ponds
 - Intermittent Streams



TOWN OF WAVERLY HALL

TRANSPORTATION

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TRANSPORTATION NETWORK

TRANSPORTATION NETWORK

The Town of Waverly Hall is served by Georgia Highway 208 and Georgia Highway 85. The major arterials are Pond Street, Ridgeway Street, Mount Airy and Pitts Street. See Map CFWH-1. The rail service does not serve Waverly Hall. While there is no public transportation available, the County Senior Citizen's program does provide bus pick-up to active clients in the city.

The transportation network is suitable to meet the needs of the population now and in the future.

ROADS AND BRIDGES

City roads follow the county's guidelines and specifications. The town has 14 miles of paved road with only 190 feet of dirt streets in the city limits. Waverly Hall should work closely with the Department of Transportation to alleviate the drainage problems occurring along Georgia Highway 208. Additional sidewalk is needed on Ridgeway Road, and repairs need to be made on the sidewalks along Georgia Highways 85 and 208.

RAILROAD

Waverly Hall does not have a commercial railroad operation. The only line in Harris County is Norfolk Southern Rail Line. This rail line closely parallels the route of U.S. Highway 27 in a north-south direction. The line is currently not active, but efforts are being made to reactivate the Norfolk Southern line.

Needs Assessment

A working rail line will help Harris County with future industrial recruitment efforts and tourism efforts if used for excursions. If the line stays inactive then efforts should be made to convert the rail line to bike and pedestrian trails.

PARKING

The parking situation in Waverly Hall.....

AIRPORT

There are no airports in the town. The nearest facility serving Waverly Hall is in Pine Mountain. The Callaway Gardens-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 S.R. 18. The airport is a level II General Aviation Airport, a business airport of

local impact. Eighty percent of airport operations are transient general aviation and 20% locally generated. Other airports include the Columbus Metropolitan Airport for air carrier service and the LaGrange-Troup County airport which is a general aviation airport.

Needs Assessment

Waverly Hall does not need a general aviation airport. The Pine Mountain airport appears to be underused. Operations are not expected to increase significantly over the next 25 years. Airport staff with proper funding will be able to meet demand for the next 25 years.

PUBLIC TRANSPORTATION

No rural public transit system is provided for Waverly Hall or Harris County, and no intercity bus service is available locally. The nearest intercity service is provided by Greyhound at Columbus and LaGrange. A public non-profit organization provides a limited transportation service to meet the needs of the low-income elderly population.

Social service agencies (New Ventures and Harris County Senior Center) operate vans to transport senior citizens to the Senior Center in Hamilton and to transport mentally and physically challenged clients/consumers to programs in Hamilton.

Needs Assessment

Facilities are currently adequate to meet existing demand and will also be able to meet demand for the next 10 years. More vans and facility space will be needed by 2030 however.

ACCESSIBILITY

GOAL: MAINTAIN EFFICIENT AND RELIABLE LOCAL AND THROUGHFACRE ACCESSIBILITY SYSTEMS.

OBJECTIVE: Improve and extend the pedestrian, street and highway system to promote safe, efficient and well-maintained access of property in the city and on through routes for local and regional travelers.

POLICIES:

- Provide for safe, efficient movement of people, goods and services in and around the City of Waverly Hall.
- Provide paved street access to all residents and businesses in the city.

- Plan for, design and establish an appropriate landscaping system for public right-of-way citywide to reduce maintenance of street signs, and power lines and to create and maintain clear paths of vision and movement along all traffic arteries.
- Develop and enforce guidelines to improve and maintain the aesthetic beauty of roadways throughout the town.
- Improve the gateways to the Town of Waverly Hall, through good design rather than reliance on additional signage, to orient through traffic around downtown, clarify the entrances, and improve the aesthetics of the approaches to downtown.
- Discourage extension of continuous and scattered commercial development along major transportation routes.
- Develop and enforce specifications governing the construction, maintenance and ownership of new roads.
- Provide for timely maintenance and improvement of city streets.
- Minimize conflicts between local and through traffic using every available means.

TOWN OF WAVERLY HALL

INTERGOVERNMENTAL

INTERGOVERNMENTAL.....2

Intergovernmental

The Town of Waverly Hall's primary intergovernmental interaction is with Harris County. However, informal working relationships do exist between neighboring jurisdictions such as Hamilton, Shiloh, and Pine Mountain. In order to reduce issues and make the most of the potential opportunities the Town of Waverly Hall should maintain open communication and dialogue with its neighboring jurisdictions in regards to local and regional issues. The Town of Waverly Hall 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. Town officials must be actively involved in transportation and water planning activities either directly or thru Harris County with agencies such as the Columbus 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 Update will be updated in conjunction with the update of the Comprehensive Plan.

There are several issues that the Town of Waverly Hall and Harris County will have to address in the future. The availability of water to the area will not only impact local development, the region. This could in turn put additional strain on existing systems. The Town of Waverly Hall must also address the cost of transportation in the area, and the possibility of developing mass transit to connect with other regional job centers. While much of the planning and development of an area is dependent upon citizen participation, there is a lack of desire from many of the citizens of Waverly Hall to participate in regional transportation planning efforts. However, the projected growth in not only area cities but also the counties provides and opportunity for those communities to develop stronger working relationships and to share resources when necessary.

The Service Delivery Strategy update will be done in conjunction with the update of the Comprehensive Plan. The service delivery strategy for Waverly Hall is underway.

The Town of Waverly Hall has intergovernmental agreements with Harris County for the following services: animal control, fire protection, code enforcement/ building inspection, and planning/zoning. There are currently no plans to change or modify any of the agreements.