



Comprehensive Plan 2014

**Prepared By: The River Valley Regional Commission
For Harris County, Georgia**

Table of Contents

Executive Summary	3
HARRIS COUNTY VISION STATEMENT	7
Introduction	8
Demographics	8
<i>Population</i>	8
<i>Economic Development</i>	9
<i>Housing</i>	10
Land Use	11
<i>Analysis of Existing Development Patterns</i>	11
<i>Areas Requiring Special Attention</i>	13
<i>Cultural and Historical Resources</i>	19
CHARACTER AREA VISION STATEMENTS	23
<i>Conservation/Recreation</i>	23
<i>Agriculture</i>	24
<i>Suburban Area Built Out/Established Residential</i>	25
<i>Rural Village (Cataula and Ellerslie)</i>	27
<i>Mixed Use</i>	28
<i>US Highway 27 Gateway Corridor</i>	29
<i>Crossroads Commercial Nodes</i>	30
<i>Industrial Area(s)</i>	30
<i>Scenic Corridor SR 18, SR 190, Hamilton Pleasant Grove Road and I-185</i>	31
<i>Linear Bike/Pedestrian Trail</i>	31
<i>Other Special</i>	32
Needs and Opportunities	35
<i>Population</i>	35
<i>Economic Development</i>	35
<i>Housing</i>	35
<i>Natural and Cultural Resources</i>	35
<i>Community Facilities</i>	36
<i>Intergovernmental</i>	36
<i>Transportation</i>	36
<i>Land Use</i>	37
Harris County: Report of Accomplishments	38
<i>Harris County Community Work Program</i>	42
Appendix 1 - Example Design Concepts	46
Appendix 2 - Public Participation Program	49

Harris County Comp Plan

Comprehensive Plan for Harris County, Georgia
2014 to 2018



Executive Summary

Key findings for Harris County in the 2014 Comprehensive Planning Process

Keep it like it is

There is wide support to keep Harris County like it is. This has been a theme of the community vision statement and reinforced by surveys. There is an overwhelming desire to limit changes and impacts of growth to the community.

Tourism Development

The community has identified Tourism Development as a tool to encourage positive growth in and a component of overall economic development for Harris County.

Harris County Growth

Harris County continues to grow. Since a population of 15,464 in the 1980 census, the population of Harris County has more than doubled to a 2013 census estimate of 33,130. Further projections by the state of Georgia has Harris County growing to 52,000 by 2030.

The projected growth of Ft. Benning as a part of the Base Realignment and Closure may not have been as great as anticipated, but growth continues to come to Harris County because of strong overall fundamentals of location and leadership.

The real planning effort for Harris County will be how to mitigate this growth to maintain the quality of life that is the draw for existing and new residents coming to the county.



Top Community Priorities

The top overall priority was to keep Harris County like it is. To maintain the quality of life and aesthetics desired by residents of Harris County, it will take significant work, including a thorough update of ordinances to ensure the growth that comes to Harris County is managed in such a way that it will add to the charm of the rural and small town atmosphere.

Harris County identified Needs and Opportunities in the areas of Population Growth, Economic Development, Housing, Natural and Cultural Resources, Community Facilities, Intergovernmental communications, Transportation and Land Use. While this list was by no means exhaustive, it is designed to prioritize what can be done by the county to maintain and improve these sectors, and provide for county priorities.

The list of Needs and Opportunities fed a Community Work Pro-

gram designed to provide a list of priority work for the community over the next 5 years. Top community priorities can be found in this executive summary. More specifics can be found in the plan.

Growth is expected to continue to come to Harris County. Market forces and overall regional growth will ensure this. The top community priority has been overwhelming to manage this growth.

Infrastructure Improvements

The county has identified improvements needed on major thoroughfares using TSPLOST funding. It is also working on improvements at the county airport, relocating the public library and infrastructure at the Grove development along I-185.

Update Land Use Ordinances

Critical to the protection of the Harris County quality of life is updating the out-of-date land use ordinances. The process must be clear and easy to navigate by investors to encourage the types of growth that will protect the reasons people moved to the county in the first place.

Visual Preference Survey

Simplifying how the community responds to planning and land use decision making.

The Visual Preference Survey was administered online between October 2013 and February 2014. Over 180 responses from all parts of Harris County made choices between pictures that were designed to show preferences for population density and design.

The results of the survey reinforced the choices decision makers had in towns and cities and the county on what should be included in their Comprehensive Plans.

Key Findings

What survey responses told us about Harris County

As a part of the planning process, comments and feedback were solicited from a variety of people both online and in person.

At the end of the Visual Preference Survey, there was a section that allowed residents to include specific written comments and responses to the survey, the plan and the direction of development in Harris County. Select comments are included here. All comments can be seen on the Harris County Comp Plan website at www.rivervalleyrc.org.

“I would like to see Harris County remain a rural setting with only low or medium density housing. Commercial development should be highly restricted.” — December 27, 2013

“I strongly prefer the rural feel of living in Harris County with limited development. We live in Harris County to avoid commercial development, houses right next to another, etc. I strongly prefer rural housing developments versus cul de sac developments. I hope that Harris County will preserve the land and rural

feel of living in such an area. I understand some development is good for the community from an economic standpoint, but if the County begins to fill up land with commercial properties, apartment complexes, and cookie cutter homes, then the quality of rural living will begin to decline.” — February 6, 2014

“I moved to a rural area because I was trying to leave the city. I don’t want the city to follow me or I will have to look for another rural area.” — December 28, 2013

“We need to keep a small home town atmosphere for Harris County.” — January 13, 2014

“Having a little commercialization is okay, but if folks want to have city conveniences, then they should move to the city.” — February 7, 2014

“I want the quality of life in Harris County to remain at the high standard it is today, and restricting dense housing and sprawling commercial growth will ensure that for us and future generations.” — February 6, 2014



Principles for Pro-

About the Planning Process

Harris County and all municipalities are required to update their Comprehensive Plan every 5 years. To complete the plan for 2014-2019, the River Valley Regional Commission worked with all communities and the county.

Public hearings, public meetings and council meetings were all used to gather information and include in the plan based on what the public said about the Needs and Opportunities for the county.

The public planning process reaffirmed much of what the county has had in their previous plans—efforts to keep Harris County the livable community that it is today.



More Information

More information on the plan, the planning process and what key findings were can be found on the River Valley Regional Commission and Harris County websites:

www.rivervalleyrc.org

www.harriscountyga.gov

Next Steps:

'Just Right' Development

'Just the right' amount of development will require investment and patience to encourage the commercial and residential growth coming to Harris County.

Evaluate Existing Ordinances

All existing ordinances should be reviewed to make sure they are up to date and reflect the needs of a growing county.

Continue to provide input and feedback

A plan should be a living document, with opportunities to review and update the plan from time to time based on new events, businesses or developments

Monitor the plan

Access annually whether progress is being made on the short term work plan and what the changing needs and opportunities are for the county.

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HARRIS COUNTY VISION STATEMENT

Given its unique location, untapped potential and dedicated leadership, Harris County will become a model of planned residential and business development that ensures sufficient managed economic growth to enhance the quality of life of its residents. Harris County will attract desired responsible new business, and to ensure a fiscally sound government that is responsive to the needs of its residents and businesses while maintaining tax rates at a responsible level. Preserving desired rural characteristics is a priority of Harris County. Attainment of this vision will be supported by the following planning goals:

1. Maintain the desired rural character of Harris County through open space preservation while providing sufficient designated growth areas to accommodate expected demand for business and residential growth.
2. Seek sufficient and desirable growth by attracting responsible businesses that will balance needs for jobs generated by residential development and provide retail and service offerings to meet the needs of residents.
3. Ensure that a balance is maintained between residential, commercial and industrial development and available public services and facilities to include schools, utilities, recreational areas and general governmental services needed to accommodate planned growth.
4. Encourage residential development that meets the housing needs of Harris County residents, and provides a range of home site areas and a variety of housing styles.
5. Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, viewsheds, and natural topography.
6. Develop a well-planned, efficient, effective and safe transportation system that meets local, regional and interstate transportation needs.
7. Preserve Harris County's historic and cultural resources that provide valuable information about the proud history of Harris County and its residents.

Introduction

The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local government officials and community leaders.

The Harris County Comprehensive Plan includes a list of needs and opportunities upon which the community may want to take action. An analysis of data and information is included in to assist with the plan. This analysis includes: existing development patterns, areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, areas of disinvestment, as well as maps of existing land use, future land use, areas requiring special attention and a community work program and report of accomplishments. All of the planning documents included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

Demographics

Population

Harris County has experienced a population growth of 33 percent or 5,907 persons from 1990 to 2000. Population growth continued at a rate of 35 percent or 8,329 persons between 2000 and 2010 according to the U.S. Census. More detailed demographic information

Harris County Total Population 1990-2013, 2018 Estimate								
YEAR								
County/City	1990	2000	2010	2013	2018	2030	% Change 2000-2010	% Change 2013-2030
Harris	17,788	23,695	32,024	33,130	34,940	52,606	35	59
Hamilton	454	594	1,016	1,031	1,055	1,079	71	5
Pine Mountain	875	1,195	1,304	1,400	1,536	1,995	9	43
Shiloh	329	411	445	457	479	500	8	9
Waverly Hall	769	709	735	772	830	1232	4	60
State of Georgia	6,478,216	8,186,453	9,687,653	9,992,167	10,999,820	14,687,906	26	47

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2013 and 2018 State of Georgia Estimate for 2013 and 2018 RVRC

Harris County Population by Age Group				
Age Category	1990	2000	2010	2013
0-4	1,131	1,406	1,762	1,756
5-14	2,551	3,592	4,345	4,274
15-24	2,363	2,614	3,842	3,909
25-34	2,685	2,794	2,944	3,147
35-44	2,885	4,117	4,564	4,307
45-54	2,054	3,836	5,447	5,433
55-64	1,755	2,504	4,882	5,268
65 +	2,364	2,832	4,238	5,036
Total	17,788	23,695	32,024	33,130

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

Harris County Population by Ethnicity and Race				
Ethnicity and Race	1990	2000	2010	2013
White Alone	13,103	18,584	25,392	25,729
Black/African American Alone	4,571	4,614	5,506	6,085
American Indian/ Alaskan Native Alone	52	85	108	123
Asian or Pacific Islander	39	125	304	391
Other	23	80	238	302
Two or More races	Not Available*	207	476	500
Total Hispanic Population	Not Available*	260**	872**	1,123**

Source: U.S. Bureau of the Census, ESRI 2013 Business Analyst

* Question was not asked in 1990 Census

**Data not included in population total

Economic Development

In 2010, Harris County has 46 percent of its population employed; the state of Georgia had 44 percent of its total population employed. The majority of the population in the work force is employed in the service sector, 51 percent, followed by retail trade, 11.3 percent and finance, insurance and real estate, 9.5 percent. What is interesting is the decrease in the manufacturing sector from 17.1 percent in 2000 to 10 percent in 2013.

Total Employed 1990-2013 Harris County/State of Georgia/United States				
Category	1990	2000	2010	2013
Total Employed Civilian Population Harris County	8,253	11,821	14,674	14,139
State of Georgia	3,090,276	3,839,756	4,277,991	4,404,069
United States	115,681,202	129,721,512	141,996,548	137,386,000*

Source: U.S. Bureau of the Census, ESRI 2013 Business Analyst

*Estimate

Harris County Employment by Industry 1990-2013 by Percent				
Category	1990	2000	2010	2013
Total Employed Civilian Population 16+	8,253	11,821	14,674	14,139
Agriculture, Forestry, Fishing, hunting & mining	3.7	.81	0.9	0.8
Construction	8.5	6.7	8.4	6.2
Manufacturing	23.8	17.1	9.8	10
Wholesale Trade	3.3	3.7	2.7	2.5
Retail Trade	14.9	9.9	10.9	11.3
Transportation, warehousing, and utilities	6.7	3.9	3.1	2.7

Information	0	4.2	1.2	1.6
Finance, Insurance, & Real Estate	5.8	9.9	9.2	9.5
Services Including :Professional, scientific, management, administrative, and waste management services	3.6	6.1	9.1	51.0*
Educational, health and social services	11.0	18.5	25.2	
Arts, entertainment, recreation, accommodation and food services	2.3	8.3	8.0	
Other Services	11.1	4.2	5.5	
Public Administration	5.3	6.5	5.9	4.5

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2013 Business Analyst

*Services data from ESRI includes all services together.

Housing

Housing consists of a mixture of traditional single family stick-built homes in the unincorporated area of Harris County with a small number of mobile and manufactured homes spread throughout the unincorporated area. The cities and towns of Harris County have single-family stick built homes plus the duplexes and multi-family units and a small amount of manufactured and mobile home housing units. In general manufactured homes in Harris County including the cities have decreased since 1990 while the number of vacant units in Harris County has increased.

The 2000 housing inventory consisted of 10,288 housing units. By 2013, that number had grown to 13,844 units. Most of the growth is attributable to new single family homes in the southern part of Harris County. Long Leaf subdivision in Pine Mountain and two new subdivisions in Hamilton have also added new homes to the county total. In 2013, the total housing stock was 89% single family units, 8% manufactured or mobile homes, and 3% duplexes or multi-family units. Interestingly the percentage of mobile homes in Harris County has dropped from 22% of the overall housing stock in 1990 to 8% today. The absolute number of units has also fallen over that same period. The number of multi-family or duplex units has remained stagnant with the net loss of 2 units between 1990 and 2013. Only 14% of total housing in Harris County is rental, compared to 30% state-wide which puts Harris County well below the rental housing percentages in Georgia.

Housing cost in Harris County is high when compared to the state of Georgia, with a median housing value of \$208,880 in 2013 in Harris County. This compares to the state's median 2013 value of \$156,400. From a cost burden, this means that 30% of Harris County's home owners may have difficulty affording necessities such as food, clothing, transportation and medical care. Renters appear to pay less of their incomes on housing with only 14 percent paying more than 30 percent of their income on rent. The cost burden for renters is much higher in the cities and towns of Harris County. Forty-eight percent of renters in the State of Georgia pay more than 30 percent of their income on rent; while 29% of home-owners in the state of Georgia pay more than 30% of their income on housing cost.

Harris County Occupancy Characteristics				
Category	1990	2000	2010	2013
TOTAL Housing Units Built	7,814	10,288	13,397	13,844
Housing Units Vacant	1,360	1,466	1,574	1,606
Housing Units Owner Occupied	5,315	7,600	10,147	10,258
Housing Units Renter Occupied	1,139	1,222	1,676	1,980

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2013 Business Analyst

Harris County Recorded Housing Units by Type 2000 and 2010			
Category	1990	2000	2010
TOTAL Housing Units	7,814	10,288	13,397
Single Units (detached)	5,590	7,907	11,854
Single Units (attached)	101	418	70
Double Units	237	184	185
3 to 4 Units	Included in "Double Unit" total	Included in "Double Unit" total	72
5 to 9 Units	90	62	95
10 to 19 Units	74	52	9
20 or more Units	Included in "10 to 19 Units" total	65	38
Mobile Home or Trailer	1,722	1,600	1,059
All Other (Boat, RV, Van, Etc.)	Not Available	Not Available	0

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010.

Land Use

Analysis of Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are, but how they interact. The purpose of this section is to map and review existing land use in Harris County; look at areas in need of attention; areas in need of protection; and areas with development opportunities.

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

Key challenges to Harris County officials include developing a land use system that protects environmentally sensitive areas and creates/maintains a greenspace/open space preservation system. Another challenge is integrating walking and biking opportunities into the land use scheme and creating connectivity between future and existing developments. The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals do not include roads.

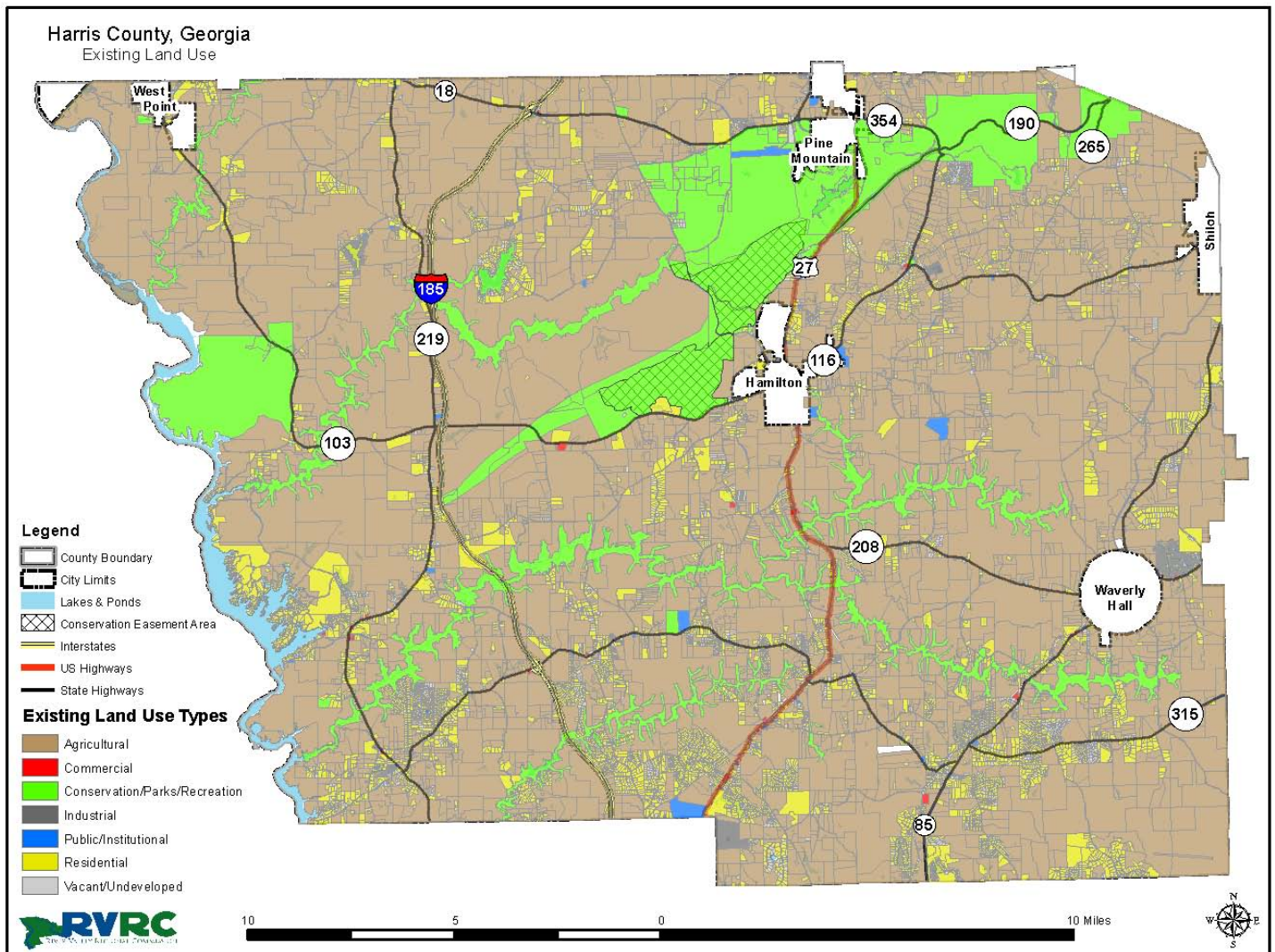
Existing Land Use		
Existing Land Use Classification	Total Acreage	% of Total Acreage
Residential	31,772.20	10.64%
Commercial	244.79	0.08%
Industrial	206.10	0.07%
Transportation/Communication/Utility	5,062.55	1.69%
Recreation/Parks & Conservation	37,942.98	12.70%
Public/Institutional	531.00	0.18%
Agricultural/Forestry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

Source: RVRC

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

Existing Land Use Definitions Table	
Existing Land Use	Definition
Residential	Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units (all normally located on no less than two 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.
Industrial	Land dedicated to industrial uses (includes both light and heavy industrial uses)
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in 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 transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities)
Road Right-of-Way	Land dedicated to road use including right of way
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots

Source: RVRC



Areas Requiring Special Attention

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

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

Areas with Significant In-fill Development Opportunities

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

Brownfields

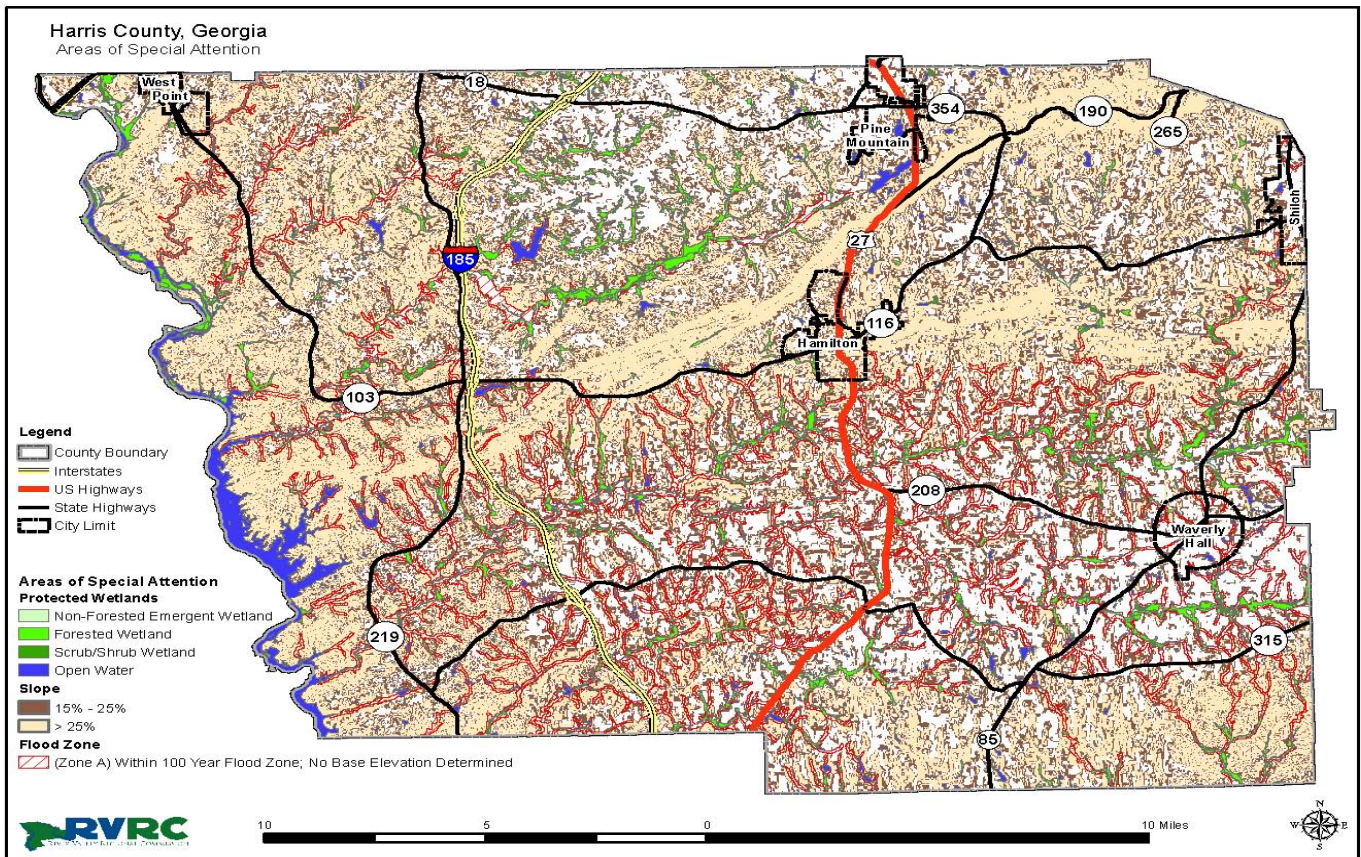
In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned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

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

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

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

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



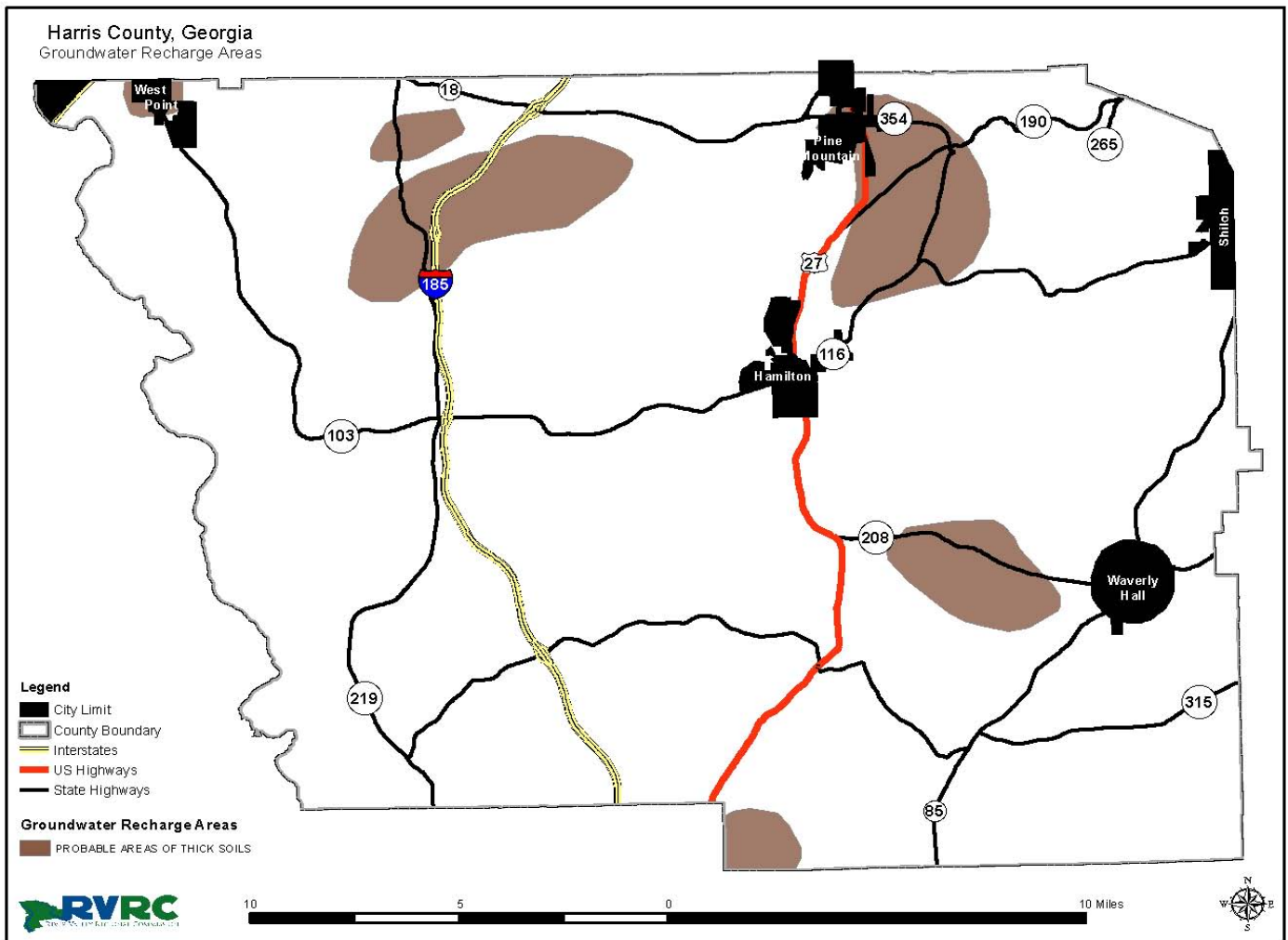
Significant Natural Resources

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. These and other environmentally sensitive characteristics should be given consideration in the planning process and provided appropriate protection. The physiographic characteristics of Harris County are examined in the following narrative.

Groundwater Recharge Area

In the 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. EPD has required Harris County to adopt a Groundwater Recharge Map and Harris County has done so.

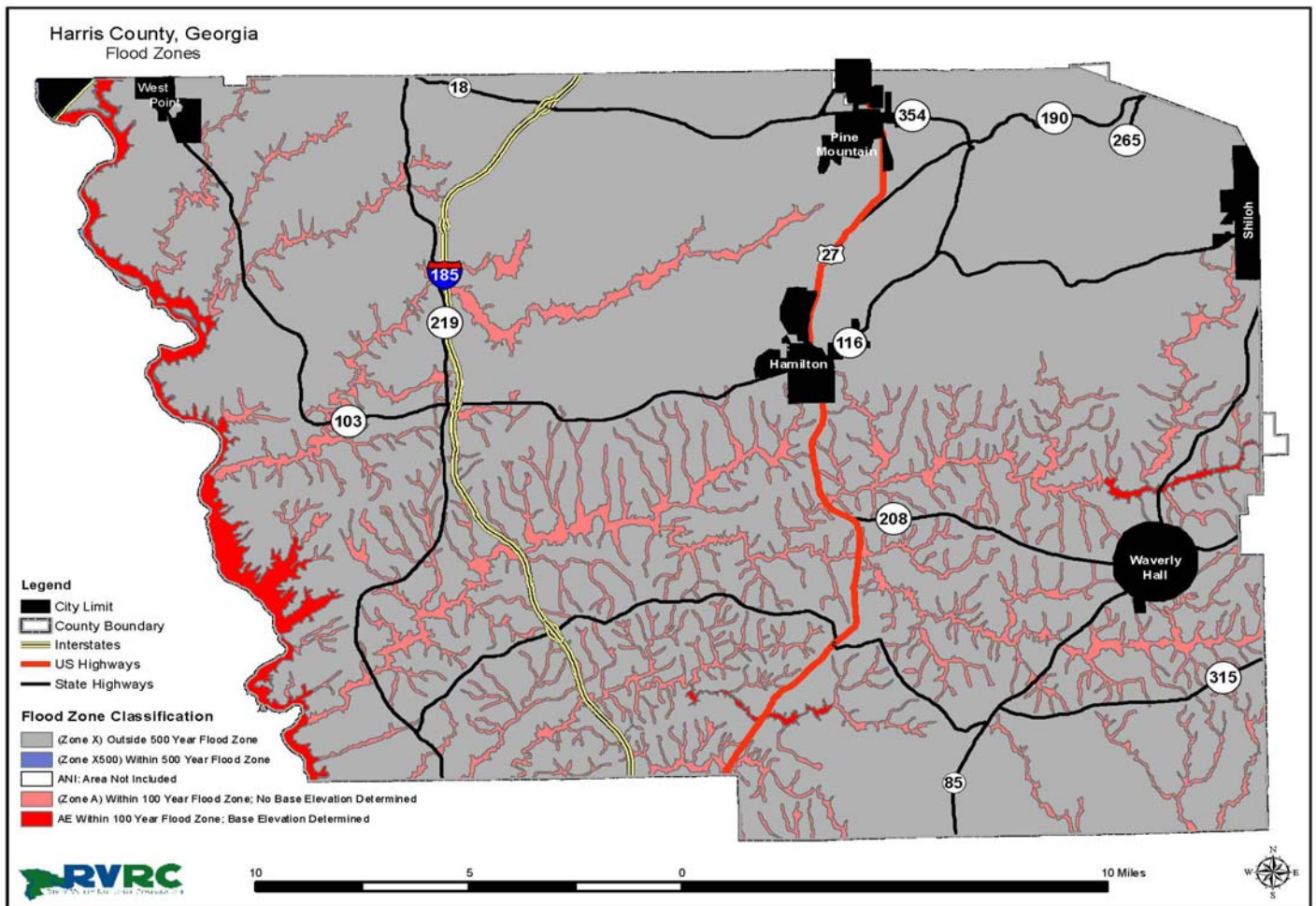
During the planning preparation process Harris County and all city and county jurisdictions are required to review the Regional Water Plan for its area and Environmental Planning Criteria established and administered by the Department of Natural Resources pursuant to O.C.G.A 2-2-8. See Appendix 2 for the Middle Chattahoochee Water Plan and DNR's Environmental Criteria.



Flood Area

The unincorporated area of Harris County has been mapped by FEMA and does participate in the National Flood Insurance Program.

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

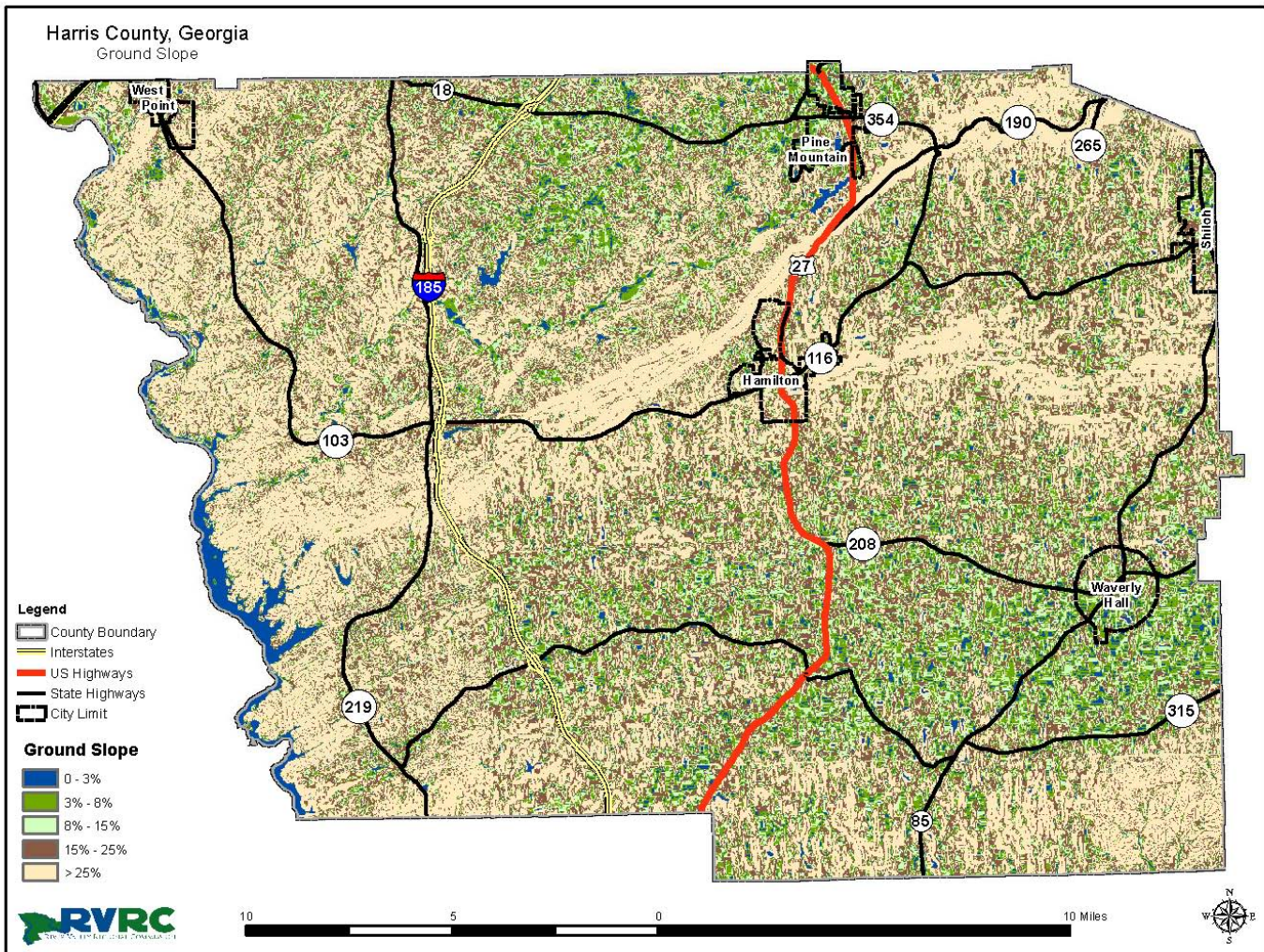


Slope

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

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

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



Water Supply Watersheds

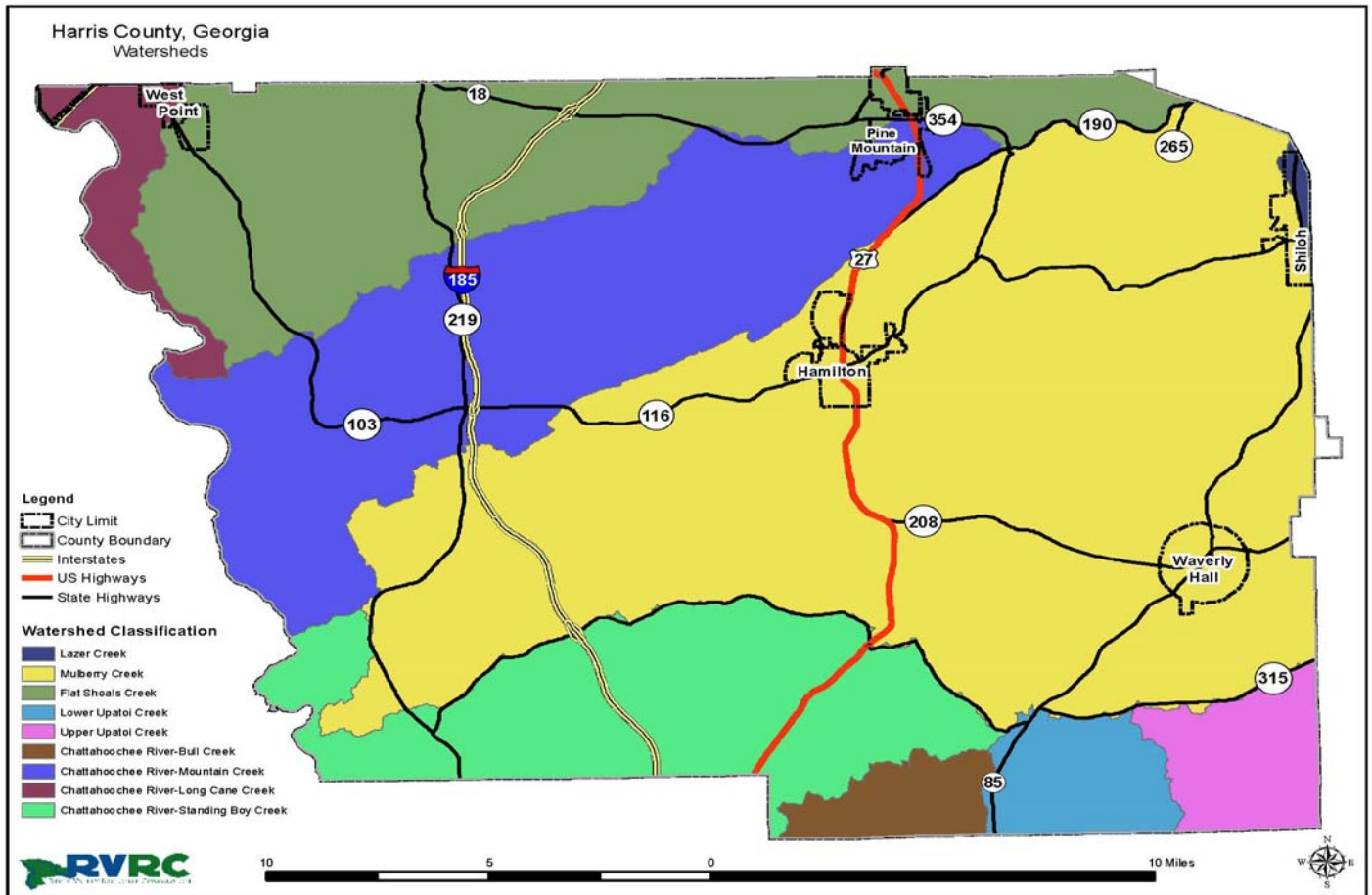
Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation and the capacity and speed of absorption into the soil. Land cover, slope, 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 and is 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 nine small watersheds that cross Harris County boundaries. They are all part of the lower portion of the Middle Chattahoochee-Lake Harding Watershed and a very small upper portion of the Middle Chattahoochee-Walter F. George Reservoir Watershed. Three of the watersheds, Long Cane, Mountain Creek and Mulberry Creek, predominately lie in the County. Standing Boy Creek, Bull Creek and Upatoi Creek (upper and lower) all have headwaters that lie within Harris County. The Shoals Creek Watershed enters and re-enters the County near Pine Mountain and near its mouth at West Point. Most of this watershed is located in Troup and Meriwether Counties. (See *Water Supply Watersheds Map*)

Harris County and Shiloh have adopted the Water Supply Watershed Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural

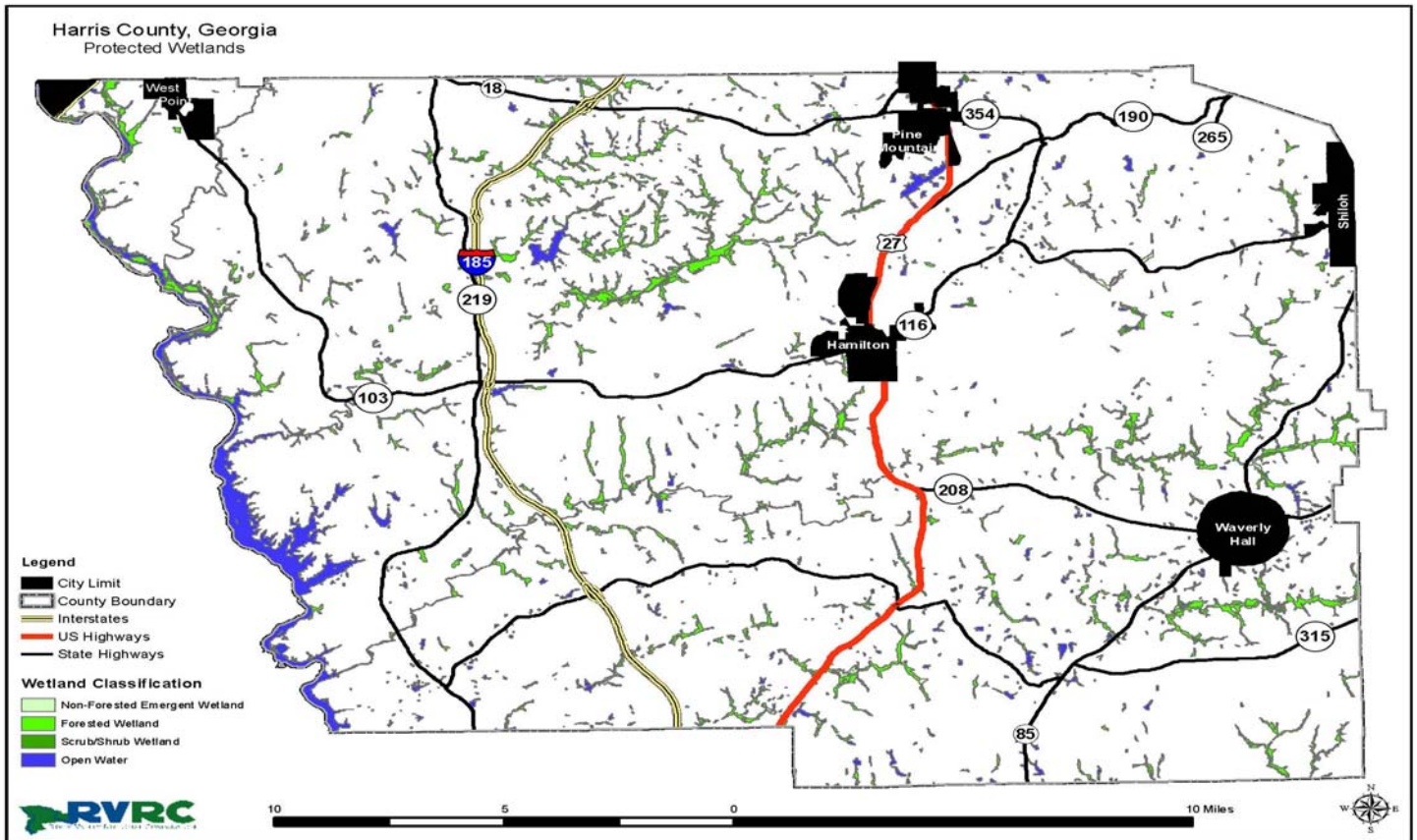
Resources. EPD has not required Hamilton, Pine Mountain or Waverly Hall to adopt the Water Supply Watershed Ordinance and they have not done so.



Wetlands

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

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



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

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

Acceptable uses of wetlands include:

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

Unacceptable uses include:

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

By controlling uses, this valuable resource can be protected.

Cultural and Historical Resources

In 1994, a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the County. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified four areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Hamilton, Pine Mountain, Shiloh,

and Waverly Hall. As a result of that survey, two individual properties (Mountain Hill Schoolhouse and Whitesville Methodist Episcopal Church and Cemetery) and two districts (F. D. Roosevelt State Park and Sunnyside School—Midway Baptist Church and Midway Cemetery) were nominated to the National Register of Historic Places. F. D. Roosevelt State Park was also designated a National Historic Landmark. There are currently 14 National Register Historic sites in Harris County.

Residential Resources

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

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

ELIGIBLE NATIONAL REGISTER RESIDENTIAL RESOURCES	
ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES	ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES
Fairview	Fletcher Hargrett House
Brawner-Land House	Cleaveland-Godwin-Nelson House
Billingslea House	Shippey House
Hutchinson House	John Pattillo House / Whipporwill Farm
Virgil Homer Walker House	Thornton Plantation
Joseph J. Hadley House	Wright-Moore House
William Hopkins House	William T. Nelson House
Rob Stribling House	Single Dwelling Form Number H-9
Willis Williams House	Single Dwelling Form Number H-11
Switzer-Ingram-Hudson House	Single Dwelling Form Number H-28
Single Dwelling Form Number H-10	Beall-Mobley-Williams House
Dewdy Parker House	Copeland House
Hill-Johnson-Mobley House	Copeland Plantation / Rubble House
Single Dwelling Form Number H-41	Single Dwelling Form Number 172
Hunley-Kimbrough House	Single Dwelling Form Number 254
Single Dwelling Form Number 169	Single Dwelling Form Number 270
Single Dwelling Form Number 177	Single Dwelling Form Number 279
Weeks-Kimbrough-Clarke House	Single Dwelling Form Number 281
Single Dwelling Form Number 274	Bickley House
Single Dwelling Form Number 280	Stanford House
Whitehead-Luttrell House	Will Pitts House
Old Dixon House	Talley-Heywood-Kimbrough House
Dr. B.N. Bussey House	Single Dwelling Form Number P-25
Henry Kimbrough House	Single Dwelling Form Number P-46
Theophlos T. Morrah House	Single Dwelling Form Number P-66
Single Dwelling Form Number P-32	Valley House
Single Dwelling Form Number P-49	

Source: Source: Harris County Historic Resource Survey – Burke Walker, 1994

Commercial Resources

None of the listed National Register properties are commercial resources. Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain commercial resources. Cataula, Ellerslie, and Whitesville are unincorporated communities with concentrations of

commercial resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 8 were commercial resources.

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

Source: *Harris County Historic Resource Survey – Burke Walker, 1994*

Industrial Resources

None of the Listed National Register Properties are industrial resources.

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

Institutional Resources

Six of the Listed National Register Properties are institutional resources: Chipley-Pine Mountain Town Hall, Hamilton Baptist Church and Pastorium, Harris County Courthouse, Mountain Hill District Consolidated School, Pine Mountain State Park, and Whitesville Methodist Episcopal Church and Cemetery. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District also has two institutional resources. Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 13 were institutional resources.

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

Source: *Harris County Historic Resource Survey – Burke Walker, 1994*

Transportation Resources

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

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

Rural Resources

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

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

Archaeological Resources

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

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

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

CHARACTER AREA VISION STATEMENTS

Conservation/Recreation

Vision:

Harris County will protect its natural resources, to include State, Federal and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors) and other significant preserves. Harris County should give primary consideration to environmentally sensitive and culturally important areas during its planning and development process in order to provide adequate protection and create new opportunities for growth. The benefits of preserving and conserving these properties include increased tourism, growth in small businesses, and a sense of community and tradition.



Chattahoochee River

Our cities and county will work together to set standards for the use of these environmentally and culturally significant places to enhance the quality of life for our residents.

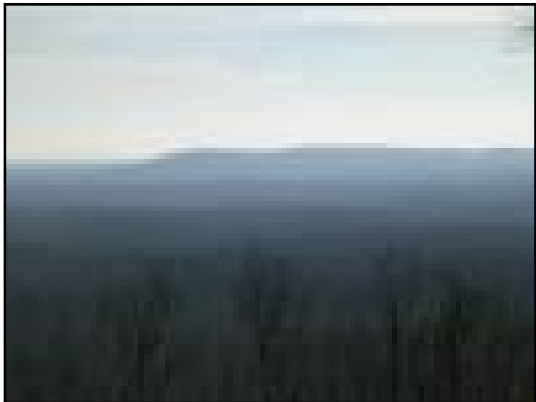
1. Limited new development (only including agricultural use), public utilities (water/sewer lines), bike/ pedestrian paths. Promote use of conservation easements.
2. Promote areas as passive use tourism and recreational destinations.
3. Any construction or widening of roadways should only be done when absolutely necessary with careful design in an effort to reduce environmental impact.
4. Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
5. Infrastructure availability will be used to steer development away from areas of natural, cultural, and environmentally sensitive areas.

Land Uses or Zoning Categories Preferred: Harris County prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e., utilities, and bike/ pedestrian trail and low impact recreation facilities. Preferred zoning categories include: Agricultural

Quality Community Objectives for this Area:

Open Space Preservation, Environmental Protection.

Implementation Measures/Strategies:



Pine Mountain

1. Continue to develop, update, and map county resource inventory where feasible, including environmental resources, historic resources and archeological sites.
2. Conserve, maintain and promote the natural, historic and cultural resources of Harris County
 - a. Encourage maximum use of the county's natural resource while maintaining sound environmental protection practices.
 - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

3. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
 - a. Encourage local schools to use these facilities as an outdoor classroom.
 - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.

- c. Support regional tourism alliances with other counties and other facilities (such as Callaway Gardens) to promote existing and future natural, historic and cultural resources to increase the number of visitors. Support and expand upon regional events such as Wheels of Fire, Pine Mountain Trail Association, Rodeo, and numerous Callaway Garden events.
 - d. Conserve, maintain and promote the natural, historic, and cultural resources in order to keep Harris County an attractive place in which to live, work and play.
 - e. Discourage the obstruction of scenic views and sites in the county.
4. Promote and Enhance the Outdoor Recreation Industry.
- a. Encourage the development of service facilities to meet the needs of this sector of the economy.
 - b. Establish natural habitats for a variety of wildlife.
 - c. Develop and promote additional competitions and festivals targeted to this market.



Whitesville Road Farm

Agriculture

Vision:

This area of the County's land is actively used for cattle farms and timber production or agri-tourism activities. Portions of this area are becoming increasingly threatened as new development continues to encroach further and further onto agriculture land. The vision for this area includes protecting agricultural properties from non-farm related activities by maintaining existing low density development patterns and agriculture and forestry practices that are a part of Harris County's development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.



Timber Tract Northwest Harris County

1. Limited new development.
2. Investigate the use of conservation subdivisions where appropriate infrastructure is available.
3. Protect farmland/ forest land and open space.
4. Maintain appropriate size lot. Any residential subdivision development should be done on 5+ acre tracts.
5. Promote use of conservation easements by land owners.
6. Limit the development of residential subdivisions.
7. Require compatible architectural designs that maintain the rural character.
8. Any construction or widening of roadways should be done with careful designs to reduce environmental impact.

Land Uses or Zoning Categories Preferred:

Land Uses preferred include agriculture/ forestry, low density single family detached residential, transportation/ communication/ utility and limited public institutional use. Preferred zoning categories include A-1 (Agricultural).

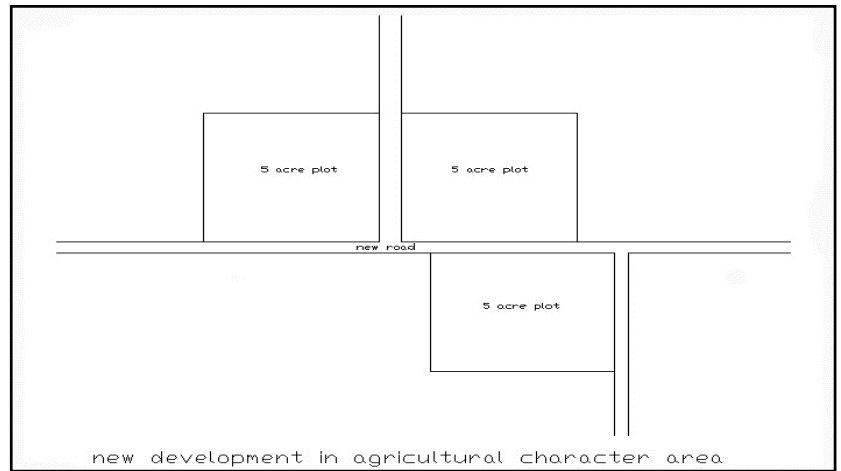
Quality Community Objectives for this Area:

Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, Protection of Environmentally Sensitive Areas, and Resource Conservation

Implementation Measures/Strategies:

1. Participate with the Harris County Chamber of Commerce and Harris County Extension Service in marketing the county's agricultural products. Assist local farmers in selling their products. This can include agri-tourism, farmer's markets and similar activities.
2. Develop strategies for keeping productive farmland in agricultural uses.
3. Consider hillside development standards for reasonable hillside use that complement natural and visual character of Harris County.
4. New residential development will be single-family detached units on 2-acre plus tracts.
 - a. Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - b. Require compatible architecture designs that maintain the rural character.

- c. Require minimum lot sizes of 2 or more acres to limit development density and protect the rural character.
- d. Require site plans, building designs and landscaping that are sensitive to the natural features of the site, including topography and views.
- e. Wherever possible, connect to a local and regional bike/ pedestrian network.
- f. Encourage new developments (subdivisions) designed with more character, with attractive clustering of buildings (must have appropriate infrastructure) leaving open space, green space, trails available to pedestrians and bicyclists as well as other recreational users.

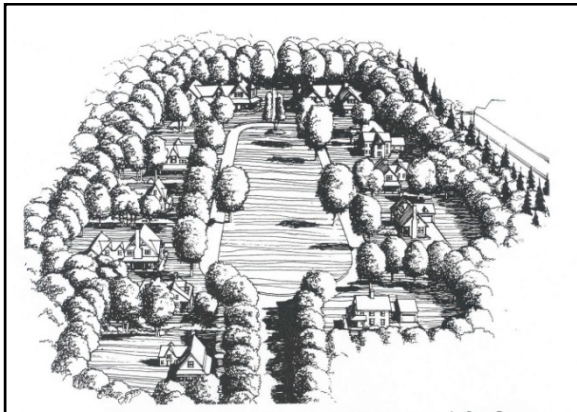


Suburban Area Built Out/Established Residential

Vision:

Maintain existing development pattern/density in platted subdivisions but look to improve existing and future subdivision/development. Harris County will promote new housing and other developments in areas of the county that have infrastructure available. Established residential areas in Harris County will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Harris County and its people. Development vision patterns include:

1. Encourage infill development on vacant sites in existing subdivisions with infrastructure in place for new development in lieu of more development on greenfield sites.
2. Encourage well-designed development that blends into existing neighborhoods/subdivisions by disguising its density with buffering and creative design.



Medium Density Residential Infill Development
Source: Dodson Associates

Uses or Zoning Categories Preferred:

Preferred land use is single-family detached residential. Single-family attached will be allowed as part of a conservation subdivision or PRD, Preferred zoning categories are: R-1, PRD (Planned Residential District)

Quality Community Objectives for this Area: Infill Development, Transportation Alternatives, Resource Conservation, Open Space Preservation, Environmental Protection and Housing Choices.

Implementation Measures/Strategies:

1. Adopt design standards or guidelines to ensure that the physical appearance of new developments or improvements to existing properties is compatible with neighborhood character.
2. Encourage protection of scenic views.
3. This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.
4. Promote strong connectivity and continuity between developments.
5. Establish good vehicular and pedestrian/ bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/ subdivisions, and multiple site access points.
6. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
7. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.

- Where feasible retrofit subdivisions to better conform to user sensitive design.

Developing Suburban Area/Rural Residential

Vision: Harris County will maintain rural, undeveloped land and lower density, 2 acre plus tracts, residential development with typically large lots, open space and pastoral views in an effort to protect environmentally sensitive areas from development and to maintain family-centered living developments.

Land Uses or Zoning Categories Preferred:

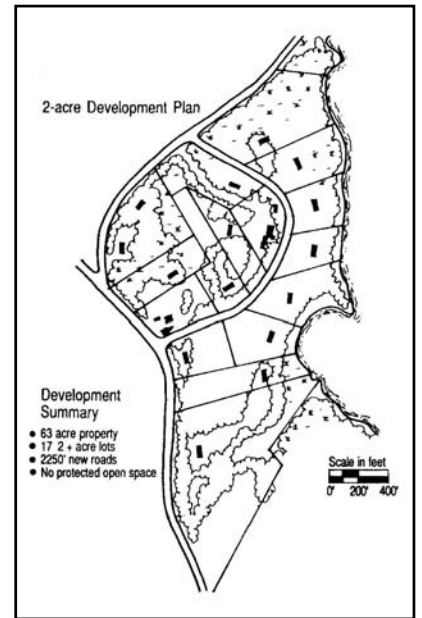
Low density residential. Zoning classifications preferred include A-1 (Agricultural), RR (Rural Residential), R-1 (Low-density Residential District) and PRD (Planned Residential District)

Quality Community Objectives for this Area:

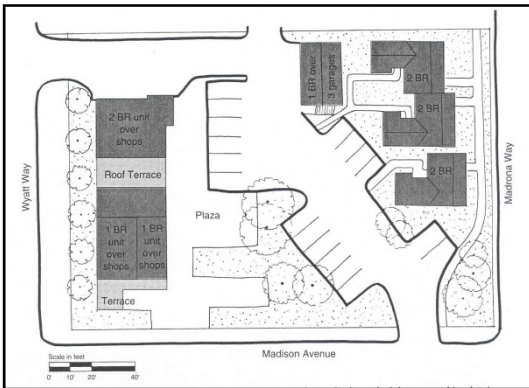
Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas

Implementation Measures/Strategies:

- Consider design standards or guidelines to ensure that the physical appearance of new developments or improvements to existing properties is compatible with neighborhood character.
- Encourage the protection of scenic views.
- Subdivision design incorporates a significant amount of open space.
- Require minimum lot sizes of 2 or more acres to limit development density and protect the rural character.
- Require site plans that are sensitive to the natural features of the site, including topography and views.
- Wherever feasible, connect to a regional bike/ pedestrian network.



Planned Residential Development
Source: *Kopkowski, 1989*

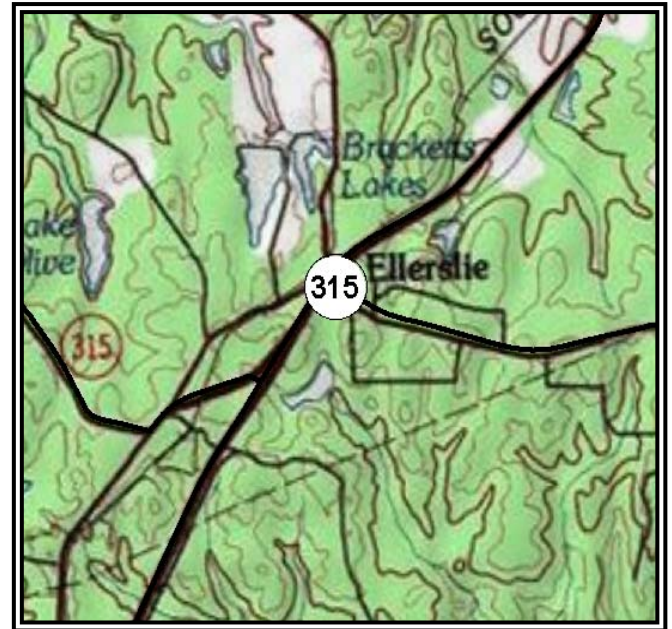
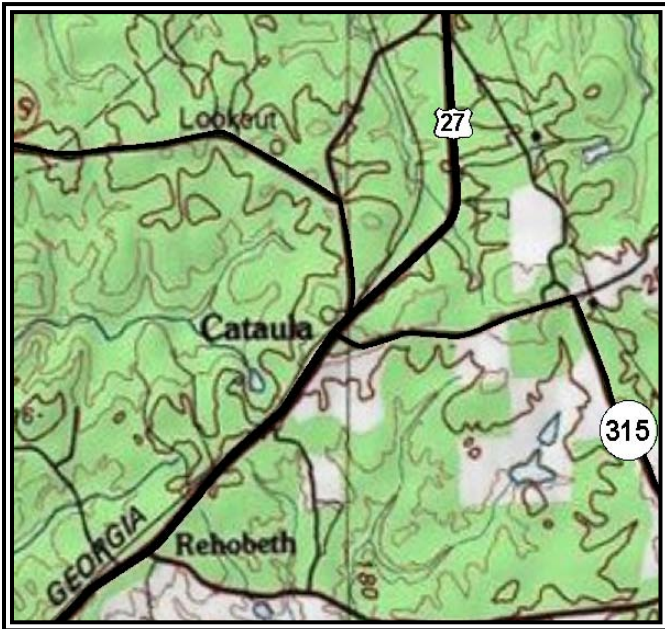


Town Center Concept Housing Above Retail and Office Shops

Rural Village (Cataula and Ellerslie)

Vision:

1. Maintain the uniqueness of both Cataula and Ellerslie as Harris County's commercial/activity center by maintaining a mixture of commercial uses to serve community residents highway/passers-by and neighboring residential developments



Source: Robert Hobbie, AIA

Land Uses or Zoning Categories Preferred:

Land uses preferred include agricultural/forestry, low to medium density single-family detached residential uses with commercial uses along US 27, SR 85 and around arterial intersections with SR 315 with limited curb cuts. Zoning preferred: A-1 (agricultural), RR (Rural Residential), R-1 (Low-Density Residential), C-3 (Neighborhood Commercial) and C-4 (Highway Commercial District).

Quality Community Objectives for this Area:

Sense of Place, Transportation Alternatives, and Employment Options

Implementation Measures/Strategies:

Maintain rural atmosphere while accommodating new residential development by using the following:

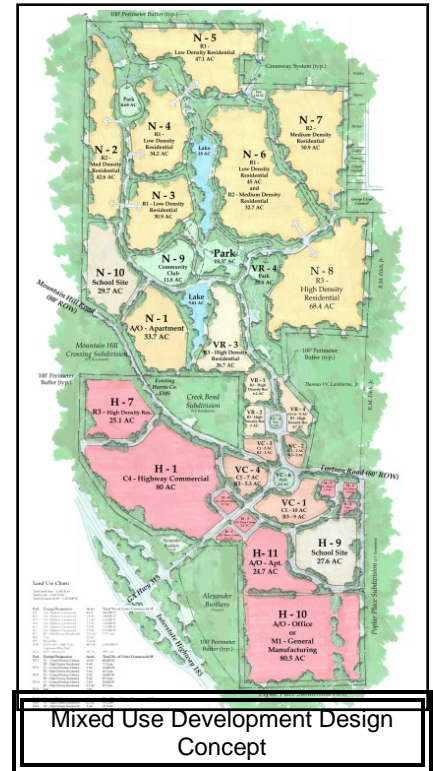
1. Encourage compatible architecture styles that maintain the regional rural character. Custom designed conditions/guidelines/regulations may be applied to "franchise" or "corporate" architecture.
2. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
3. 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.
4. Consider the development of corridor management plans for US 27 and SR 85. Overlay districts are used as tools to implement lighting, landscaping, parking, curbcuts, buffers, signs, and existing commercial areas.
5. Ensure that new residential and commercial infill development is compatible with the neighborhood.
6. Allow for development of accessory housing units or secondary housing units located on the same lot with a single family residence.
7. Utilize the Planning Commission as an effective development review board.
8. Look at shared parking options for existing and new retail and commercial facilities.

Mixed Use

Vision:

Develop as a self-contained, traditional neighborhood type community and a service center for surrounding neighborhoods. Development characteristics desired include:

1. Landscaped buffers between the roadway and pedestrian walkways.
2. Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of the development.
3. Promote moderate to high density traditional neighborhood development style residential subdivisions. New development should be 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.
4. There should be strong connectivity and continuity between each master planned development.
5. 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 site access points to encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture.
6. Wherever possible, 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.



Land Uses or Zoning Categories Preferred:

Land uses or zoning categories preferred: mixed use medium to high density single family detached, single family attached, office space, retail space, public facilities, elementary or primary schools and post-secondary schools, recreational space. Zoning preferred: CUPD

Quality Community Objectives for this Area:

Open Space, Traditional Neighborhood, Transportation Alternatives, Appropriate Businesses, Housing Choices, Educational Opportunities and Resource Conservation.

Implementation Measures/Strategies:

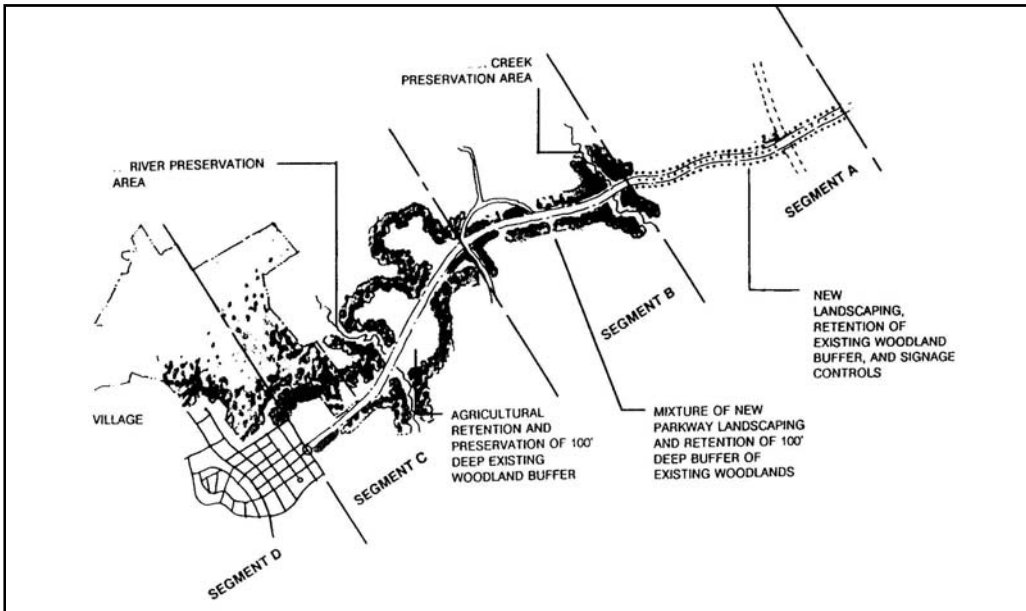
1. Practice low impact development measures and planning and design practices and technologies to conserve and protect natural resources systems and reduce infrastructure costs.
2. Incorporate sustainable/green design for developments creating environmentally sound and resource-efficient buildings by using an integrated approach to design promoting resource conservation energy efficiency and water conservation.
3. Use buffers to help existing neighborhood areas and surrounding agricultural tracts in an effort to provide visual and sound barriers between adjacent or incompatible uses.
4. Use the orderly expansion of water and sewer service to effectively manage growth and governmental expenditures through planned phased expansion of infrastructure guided by community vision.
5. Encourage developments to blend with the surrounding neighborhoods by masking the high-density aspects of the development through landscaping or architectural details.
6. Analyze CUPD's for walkability. Check the extent and size of the sidewalks network, its internal and external connectivity and the attractiveness and security of the sidewalks and street crossings.
7. Utilize flexible parking standards and street design in place of rigid parking and street requirements.
8. Should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area.
9. Residential development should reinforce non-residential uses locating higher density housing options adjacent to commercial uses and development core area, including multi-family town homes and condominiums.
10. Development should be very pedestrian-oriented, with strong, walkable connections between different uses.
11. Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
12. Include direct connections to the greenspace and trail networks.

- Enhance the pedestrian-friendly environment, by adding 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.

US Highway 27 Gateway Corridor

Vision:

To develop land adjacent to US Highway 27 in a manner that is visually pleasing and safety conscious to motorists heading in and out of Harris County. Harris County will ensure proper management of developed and undeveloped land on both sides of U.S. Highway 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity. The vision includes:



Strategy for growth along gateway corridor includes landscaping for businesses and buffers between new subdivision development and highway.
Source: U & A Architects

- Development of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer to the center of existing communities. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on Greenfield sites.
- Street layouts that match those in older parts of community and connect to the existing street network at many points.
- Landscaped buffers between the roadway and pedestrian walkways.
- Continue restrictions on the number and size of signs and billboards.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Encouraging parking lots that incorporate on-site storm-water mitigation or retention features, such as pervious pavements.
- Encouraging use of landscaped tree islands and medians to break up large expanses of paved parking.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape identity and character of the development.
- Site plans, that are sensitive to natural features of the site, including topography and views.
- Use infrastructure placement to control development along US Highway 27 and to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Infill development on vacant or under-utilized sites.

Land Uses or Zoning Categories Preferred:

See adjacent character areas.

Quality Community Objectives for this Area:

Transportation Alternatives

Implementation Measures/Strategies:

1. Focus on appearance with appropriate signage, landscaping and other beautification measures.
2. Manage access to keep traffic flowing using directory signage to clustered developments and limiting curb cuts.
3. Retrofit or mask existing strip development or other unsightly features as necessary.
4. Provide pedestrian/bike facilities.
5. Maintain a natural vegetation buffer along
6. corridors at least 50 feet in width along the corridor.
7. Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
8. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
9. Coordinate land uses and bike/ pedestrian facilities
10. Provide adequate shoulders for bicycles or emergency breakdown lanes.
11. Manage access to keep traffic flowing; using directory signage to developments.
12. Unacceptable uses: new billboards.
13. Consider the development of corridor management plans for US Highway 27 and SR 85. Overlay districts are used as tools to implement lighting, landscaping, parking, curb-cuts, buffers and signs.

Crossroads Commercial Nodes

Vision:

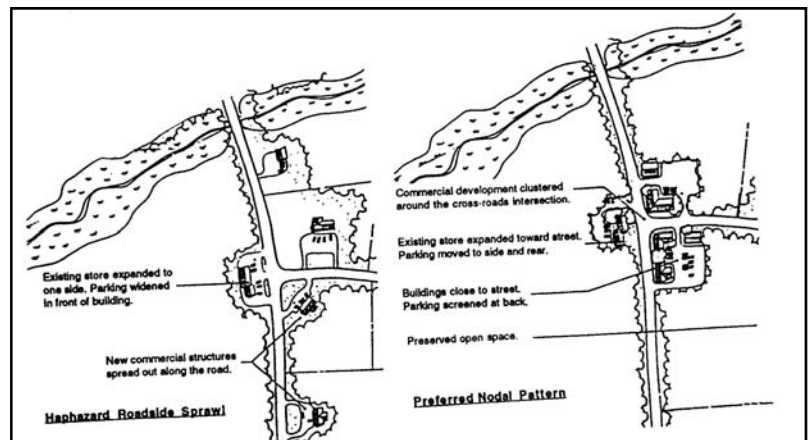
Create “village-like” commercial areas that are compatible with surrounding land uses and the character of the area. “Village-like” commercial areas focus on providing basic services and commercial opportunities for area residents, providing them with local shopping options in Harris County.

Land Use or Zoning Categories Preferred:

Land uses preferred include agricultural/forestry (A-1), neighborhood commercial (C-3) and highway commercial (C-4).

Quality Community Objectives for this area:

Sense of Place, Employment Options, Appropriate Businesses



Preferred Nodal Development Versus Strip Development. Source: Dodson Associates

Implementation Measures/Strategies

Maintain rural character while accommodating commercial development by:

1. Encouraging compatible architecture styles that maintain the rural character of the area. Custom design guidelines may be applied to “franchise” architecture.
2. Focusing on appearance with appropriate signage, landscaping and other measures.
3. Encouraging shared parking options for existing and new retail and commercial facilities.
4. Encouraging the use of landscaped tree islands in parking areas.
5. Encouraging connectivity between retail and commercial developments.
6. Preserving existing natural, historic or scenic resources in targeted area.

Industrial Area(s)

Vision:

Given that industry is limited in Harris County, maintain existing industrially zoned and used areas in Harris County in order to keep existing job base and diversified economy. New industrial development encouraged to utilize existing infrastructure localized in the Northwest Harris Business Park located inside the city limits of West Point and in the Hamilton Business Park in the City of Hamilton. The vision for existing industry areas in Harris County include both sustainability and redevelopment opportunities. All industrial business parks must have covenants and restrictions approved by the Planning Commission and the Board of Commissioners.



Viewshed from FDR State Park

Land Uses or Zoning Categories Preferred:
Industrial Use. Preferred Zoning: M-1

Quality Community Objectives for this Area:
Appropriate Business

Implementation Measures/Strategies:

1. Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

Scenic Corridor SR 18, SR 190, Hamilton Pleasant Grove Road and I-185 (from SR 219 to Hopewell Church Road)

Vision:

Protect the scenic qualities including significant natural, historic, or cultural features and scenic or pastoral views of these corridors. The vision also includes:

1. Continuing restrictions on the number and size of signs and billboards.
2. Conservation easements may be encouraged.
3. Subdivision developments will incorporate a significant amount of open space.
4. Site plans that are sensitive to the natural features of the site, including topography and views will be used to protect viewsheds as identified on a case by case basis.
5. Protect agricultural use to maintain the unique character of viewsheds.

Land Uses or Zoning Categories

Preferred:

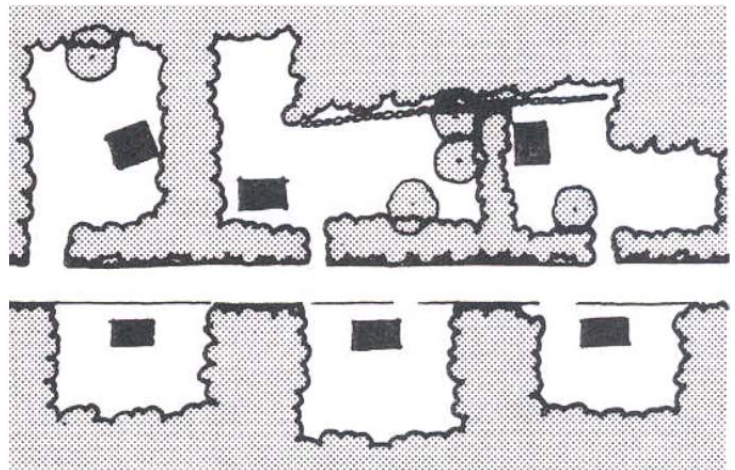
See adjacent Character Areas.

Quality Community Objectives for this Area:

Sense of Place, Regional Identity, Open Space Preservation.

Implementation Measures/Strategies:

1. Establish guidelines on development to protect the characteristics deemed to have scenic value.
2. Enact guidelines for new development that enhance the scenic value of the corridor and address landscaping and architectural design.
3. Manage access to keep traffic flowing; using directory signage to clustered developments.
4. Consider providing pedestrian linkages to adjacent and nearby residential or commercial districts.
5. Consider Scenic By way nominations for segments of SR 18, SR 190, and Hamilton Pleasant Grove Road.
6. Encourage protection of scenic views.



Maintain wooded buffer along road when shaping lots.

Linear Bike/Pedestrian Trail

Vision:

Develop abandoned Georgia Southwestern Rail Line as a bike/pedestrian trail and utility corridor. Once developed, link trail to ecological, cultural and recreational amenities and new residential, commercial and industrial development by utilizing existing greenways, roadways, easements, and bike trails in an effort to provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. The vision also includes:

1. Preserving environmentally sensitive areas by setting them aside as public parks, trails or greenbelts.
2. Using infrastructure improvements to control development along the linear bike and pedestrian trail.
3. Buffering the trail by either requiring larger lot sizes or open space/greenspace next to the trail.



Callaway Gardens Bike Trail

Land Uses or Zoning Categories Preferred: None, see adjacent Character Areas.

Quality Community Objectives for this Area:
Open Space, Alternative Transportation

Implementation Measures/Strategies:
Create these linkages by:

1. Linking green spaces into a pleasant network of greenways.
2. Setting aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
3. Developing a Bikeway Plan providing connectivity to residential neighborhoods, schools, parks, community facilities, retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation in the county.
4. Considering other trails and greenway networks to positively impact individuals and improve communities by providing recreation and transportation opportunities,
5. Ensuring safe, adequate and well-designed facilities for bicycles, including pavement markings, signage and intersections crossings.
6. Identifying areas of planning coordination with other governments, (Columbus, Hamilton, and Pine Mountain and Meriwether County) to coordinate and promote trail expansion.

Other Special

Vision:

Harris County will continue to have public schools, cemeteries, parks and other public buildings and recreational facilities. These are public land uses not likely to change in use over the planning period. The vision includes:

1. Landscaped buffers between the roadways and pedestrian walkways.
2. Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
3. Parks and other recreational facilities will have facilities for bicycles; including bikeways or bike lanes, storage racks, etc.
4. Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
5. Cemeteries will have fences and be landscaped.
6. New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).

Land Uses or Zoning Categories to be Allowed:

Public/Institutional

Quality Community Objectives addressed:

Transportation Alternatives, Educational Opportunities, Growth Preparedness

Implementation Measures and Strategies:

1. Conserve, maintain and promote existing recreation areas.
2. Encourage maximum use of natural resources while maintaining sound environmental protection practices.
3. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.

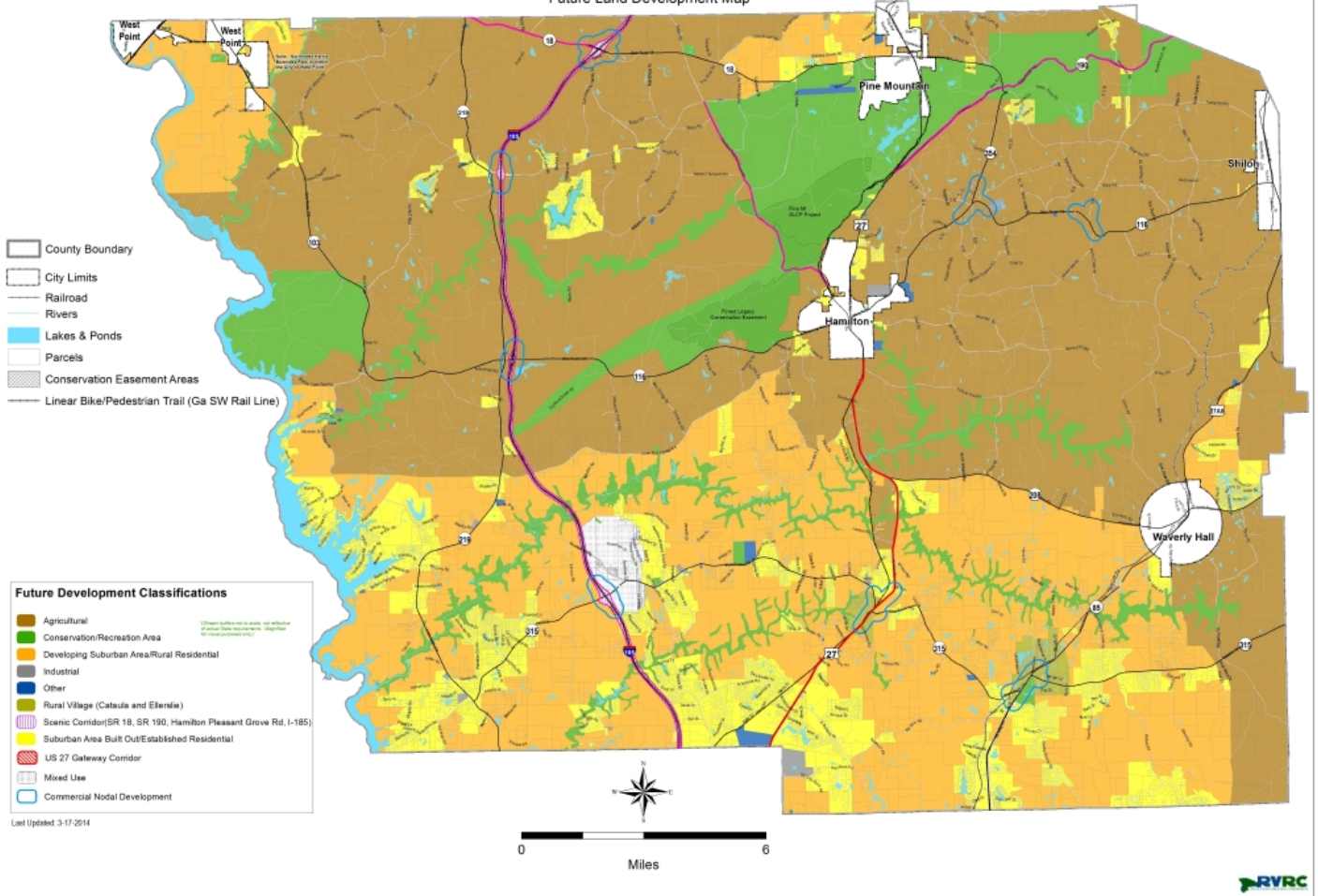
4. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
5. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
6. Improve and extend the public water systems to better serve the current and future population.
7. Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
8. Coordinate between Columbus, Hamilton, Pine Mountain, West Point and Harris County for the possible expansion of the public sewer system. Any sewer system extensions would support new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents.
9. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
10. Provide for safe, efficient movement of people, goods and services in and around Harris County and the cities and towns of Hamilton, Pine Mountain, Shiloh, Waverly Hall and West Point.
11. Minimize conflicts between local and through traffic using available means.
12. Provide for timely maintenance and improvement of streets.
13. Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
14. Encourage and support the provision of educational opportunities for residents of Harris County.
15. Encourage and support the expansion of Adult Education opportunities in Harris County.
16. Encourage and support the expansion of library services.
17. Encourage and support the activities of the Harris County School System to educate the children of Harris County.
18. Support and encourage the provision of recreational and fine arts opportunities for the residents of Harris County and the cities and towns of Hamilton, Pine Mountain, Shiloh, Waverly Hall and West Point.
19. Encourage collaboration between the Harris County Board of Education and the Harris County Board of Commissioners on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
20. Encourage and support the development of a Harris County Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.



Mulberry Creek Elementary School

Harris County, Georgia

Future Land Development Map



Needs and Opportunities

Population

Needs

- Providing Infrastructure for a growing population (water, sewer, schools, transportation, etc.).
- Providing additional classrooms and school facilities for a growing population.
- Paying for growth.

Opportunities

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

Economic Development

Needs

- No Business and Retention Plan.
- Lack of continuing education opportunities within the County. Residents must drive to Columbus, West. Point or LaGrange for post-secondary education.

Opportunities

- Hamilton and Northwest Harris Business Parks.
- Capitalize on expanding public facilities and services to attract commercial development.
- Expand upon Entrepreneurial Friendly designation.
- Harris County Tourism.
- Educational Opportunities – excellent K-12 school system.
- Retail/commercial opportunities due to Kia and supplier locations.
- A diverse and educated workforce.
- Many natural resources/Callaway Gardens.

Housing

Needs

- Availability of affordable and adequate housing for future residents.
- Small Areas (pockets) of deteriorating structures.
- Balancing housing cost with housing quality.
- Jobs-Housing balance.

Opportunities

- Construction of additional affordable and adequate housing.
- Diversify housing mix from predominantly single family stick built detached to quality single family attached (townhouse, condominiums).
- Well-trained code enforcement staff.
- Create housing communities in comparisons to housing developments, retrofit existing housing areas.
- Maintain high level of home ownership in Harris County.

Natural and Cultural Resources

Needs

- Harris County has numerous waterways and wetlands. Waterways of importance and their associated wetlands include the Chattahoochee River, Mulberry Creek, Oak Mountain, Flat Shoals, Ossahatchee Creek and Standing Boy Creek. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.
- Management planning for significant community resources is needed.

- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Ensuring the public has adequate access to community resources.
- Identifying potential brownfield/greyfield areas.

Opportunities

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

Community Facilities

Needs

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

Opportunities

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

Intergovernmental

Needs

- Water availability and impact of development on local and regional infrastructure systems and natural and cultural resources.

Opportunities

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

Transportation

Needs

- Financing road improvement projects.
- Cost of transportation improvements associated with large developments.
- Controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.
- Alignment and number of curb cuts/driveways along SR 315: Limit curbcuts along all County transportation routes.
- Do not require new development to connect with existing development through a street network, not a single entry/exit..

Opportunities

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

Land Use

Needs

- Protecting natural and cultural resources.
- Renovating or removing dilapidated structures.
- Lack of commercial uses.
- Protecting existing open space and creating open space in new developments.
- Harris County does not have ordinances to regulate the aesthetics of development in our highly visible areas.

Opportunities

- Expand and appropriately locate commercial land use in Harris County
- Encourage traditional neighborhood conservation/subdivision development. Traditional neighborhood/ conservation/ subdivision design should be required when developing adjacent to or within a historic district or areas with significant natural resources.
- Protect natural resources within developments. Promote the use of the conservation subdivision ordinance. Provide an incentive to create greenway connections.
- Develop abandoned rail line as connector between land uses.
- Promote in-fill development opportunities in existing Harris County subdivisions.
- Consider developing a guidebook that illustrates the type of new development we want in our county.
- Consider developing a plan to protect designated farmland.
- Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.

Harris County: Report of Accomplishments 2009-2013

Community Facilities		
Activity	Status	Explanation
Working with state agencies to expand water capacity to meet service demands of aggressive population growth.	Currently Underway	Working with EPD, US Army Corps of Engineers to expand capacity of existing water plant.
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth.	Completed	
Assess availability of public space and determine what needs expansion, renovation or closure.	Completed	
Develop abandoned rail line as connector between Hamilton and Pine Mountain, county residential/commercial/ public and natural and cultural areas.	Currently Underway	Being developed as money becomes available
Consider developing a Capital Improvements Program that supports current and future growth.	Currently Underway	Will be an ongoing process
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	Currently Underway	In the past year added Facebook for Recreation Dept. and building additional webpage for County Airport.
Consider developing a sidewalk ordinance that requires all new development to provide user friendly walkways.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Consider creating a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.

Economic Development		
Activity	Status	Explanation
Continue expanding tax base and local opportunities with residential, commercial and industrial growth due to Kia and Fort Benning expansion.	Currently Underway	Industrial facilities associated with Kia have been added to the Northwest Harris Industrial Park. Development activities continue.
Expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	Postponed	Funding – Start date 2015
Increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas by continuing the development of northwest Harris Business Park and Hamilton Business Park.	Currently Underway	Industrial facilities associated with Kia have been added to the Northwest Harris Industrial Park. Development activities continue. Hamilton Business Park is idle at this time.
Develop a business and retention plan.	Currently Underway	Chamber of Commerce or Development Board taking lead
Work with Columbus State University and other secondary education providers to develop Continuing Education Opportunities within the county. Residents must drive to Columbus, West. Point or LaGrange for secondary education.	Completed	
Continue development of Hamilton and Northwest Harris Business Parks.	Currently Underway	Industrial facilities associated with Kia have been added to the Northwest Harris Industrial Park. Development activities continue. Hamilton Business Park is including new buildings at this time, but limited development.

Continue to support primary educational opportunities – excellent K-12 school system.	Completed	
Use ongoing education opportunities to attract and enhance a diverse and educational workforce.	Completed	
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County	Completed	

Housing		
Activity	Status	Explanation
Consider redevelopment options for small areas (pockets) of deteriorating structures.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Decrease the jobs-housing imbalance by increasing job opportunities in Harris County and by balancing housing cost with housing quality.	Completed	
Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including diverse single-family, attached/detached housing mix in comparisons to housing developments and to retrofit existing housing areas when possible.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Continue to implement code enforcement program	Completed	

Land Use		
Activity	Status	Explanation
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	Postponed	Lack of funding.
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.	Completed	
Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but not limited to US27, SR80, I-185, etc.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Consider developing traditional neighborhood development/conservation subdivision development ordinances. Use when developing adjacent to or within a historic district, cultural resources or areas with significant natural resources. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Promote in-fill development opportunities in existing Harris County subdivisions. Develop a vacant land inventory to aide with infill development, industry, residential, commercial, and industrial properties.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Consider developing a guidebook that illustrates the type of new development wanted in Harris County.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Consider developing a plan to protect designated farmland.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.

Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.	Currently Underway	Estimated completion 2017-2018.
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the county. Look to develop landscaping measures that require drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Continue to enforce zoning ordinance and subdivision regulations	Completed	

Natural and Historic Resources		
Activity	Status	Explanation
Harris County has numerous waterways and wetlands. Waterways of importance and their associated wetlands include the Chattahoochee River, Mulberry Creek, Oak Mountain, Flat Shoals, Ossahatchee Creek and Standing Boy Creek. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Consider developing a conservation sub. Ordinance to help protect valuable resources and guide development away from important resources.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Insure the public has adequate access to community resources. Try to increase the number of access points to Lake Harding.	Currently Underway	Working with Blue ways and other conservation groups. . Estimated completion 2018.
Harris County has identified historic resources but does not have a Historic Preservation ordinance or a Historic Preservation Commission. Consider adopting a Historic Preservation Ordinance and creating a Historic Preservation Commission.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
County should consider starting an organized tree-planting campaign in public areas.	Postponed	Lack of community interest
County should consider starting a tree preservation ordinance.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Continue to enforce best management practices.	Completed	
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: <ol style="list-style-type: none"> 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places 	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.

and on websites, newsletters, etc.		
Identify potential water pollution problems and solutions	Completed	
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Continue to enforce soil erosion, stormwater best management practices.	Completed	
Develop a Greenspace Plan and actively work to preserve greenspace.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	Completed	

Transportation		
Activity	Status	Explanation
Consider developing a corridor management plan and adopting overlay districts to create pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Look to realign key intersection along SR 315 and limit number of curb cuts/ driveways on all transportation routes.	Currently Underway	Working with GDOT. Estimated completion 2020.
Consider creating an ordinance or modify existing ordinances to require new development to connect with existing development through a street network, not a single entry/exit.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Lack a good network of sidewalks to allow people to walk to a variety of destinations. Consider adding to the existing sidewalks system in Cataula and the Cities of Hamilton, Pine Mountain, Shiloh and Waverly Hall.	Postponed	Lack of funding.
County should consider a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use connectivity.	Completed	
Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor and other Harris Bike Routes. Harris Bike Plan should complement regional bike plan and connect local trails with State designated bike rails.	Currently Underway	Planning Commission and staff are reviewing all development regulations. Estimated completion 2017-2018.

Harris County Community Work Program 2014-2018

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Working with state agencies to expand water capacity to meet service demands of population growth.	2014, 2015, 2016, 2017, 2018	Harris County	\$5,000,000	Harris County, State, Federal Grants
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Special Use Permits and Rezoning fees) to compensate for new growth	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000 Annually	Harris County
Assess availability of public space and determine what needs expansion, renovation or closure.	2014, 2016, 2018	Harris County	\$1,000 Annually	Harris County
Develop abandoned rail line as connector between Hamilton and Pine Mountain, county residential, /commercial, public and natural and cultural areas.	2014, 2015,	Harris County	\$500,000 Annually	Harris County, DOT TE Grant, DNR Trails Grant
Develop a Capital Improvements Program that supports current and future growth.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000	Harris County
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2014, 2015, 2016, 2017, 2018	Harris County	\$2,500	Harris County
Consider Developing a sidewalk ordinance that requires all new development to provide user friendly walkways.	2016	Harris County	\$1,000	Harris County
Airport Improvements to maintain and improve based on 5 year capital plan. Improvements include taxiway and runway upgrade and new hanger space	2014, 2015, 2016, 2017, 2018	Harris County	\$5,500,000	Harris County, Federal Grants
Relocate and construct new county library facility.	2016, 2017, 2018	Harris County	\$4,800,000	SLOST, Grant, and private donations
Complete infrastructure additions and improvements in area around The Grove	2014, 2015, 2016, 2017, 2018	Harris County	\$2,000,000	Harris County, Developer
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue expanding tax base and local opportunities with residential, commercial and industrial growth due to Kia and Fort Benning expansion.	2014, 2015, 2016, 2017, 2018	Harris County, Harris County Chamber	\$5,000	Harris County, State grants, Federal grants
Expand Entrepreneurial Friendly designation in an effort to create a business development and business retention program as well as entrepreneur support program.	2014, 2015, 2016, 2017, 2018	Harris County, West Point, Hamilton	\$250,000	Harris County, West Point, Hamilton
Continue the development of northwest Harris Business Park and Hamilton Business Park.	2014, 2015, 2016, 2017, 2018	Harris County, West Point, Hamilton	\$500,000	Harris County, West Point, Hamilton
Work with Columbus State University and other secondary education providers to develop Continuing Education Opportunities within the county. Residents must drive to Columbus, West. Point or LaGrange for secondary education.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000 annually	Harris County
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	2014, 2015, 2016, 2017, 2018	Harris County, Harris County School Board	\$10,000	Harris County, Harris County School Board, State grants
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County	2014, 2015, 2016, 2017, 2018	Harris County, Harris County Chamber	\$5,000	Harris County, Harris County Chamber

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Consider redevelopment options for small areas (pockets) of deteriorating structures.	2015, 2016, 2017, 2018	Harris County	\$500,000	Harris County, State Grants (CDBG, CHIP)
Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including diverse single-family, attached/detached housing mix in comparisons to housing developments and to seek methodology to increase diversity in housing stock.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000	Harris County
Continue to implement code enforcement program	2014, 2015, 2016, 2017, 2018	Harris County	\$100,000 annually	Harris County

Land Use

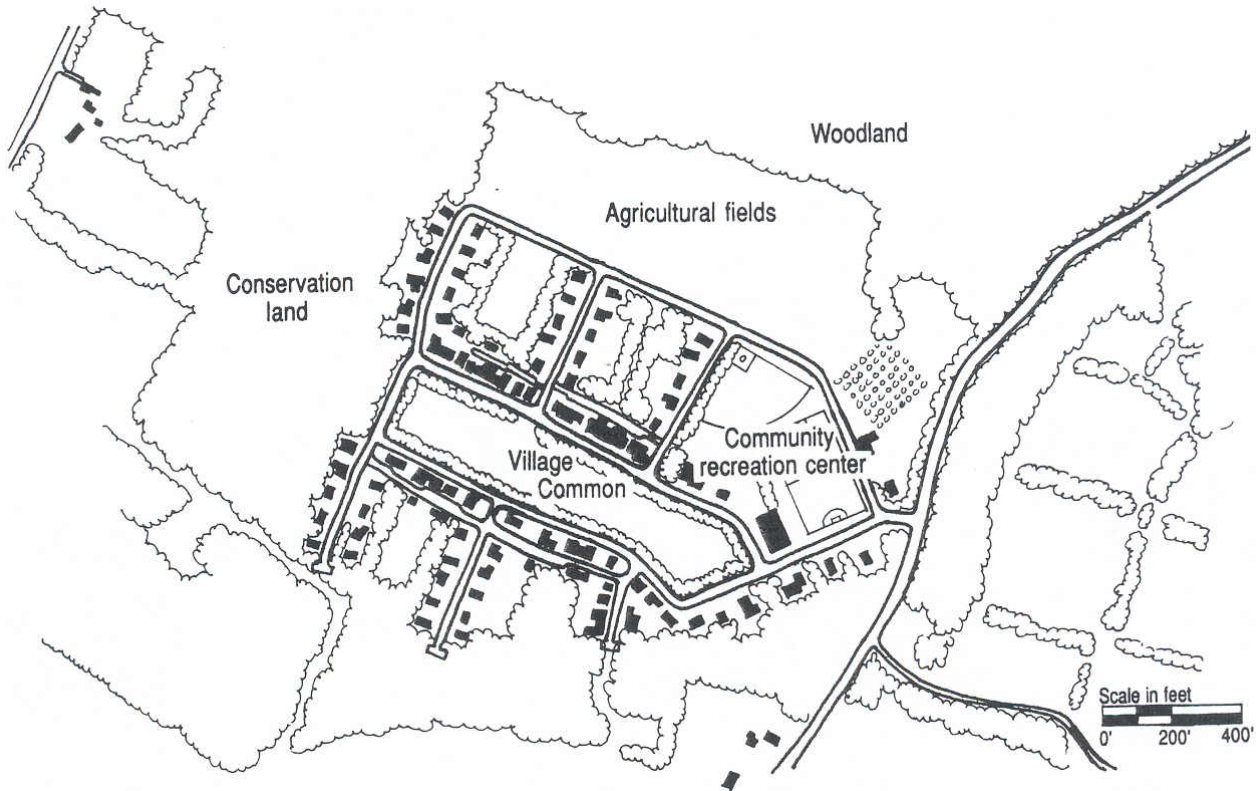
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Expand and appropriately locate commercial land use in Harris County.	2014, 2015, 2016, 2017, 2018	Harris County	\$2,500	Harris County, Harris County Chamber of Commerce
Consider developing traditional neighborhood development/conservation subdivision development ordinances. Use when developing adjacent to or within a historic district, cultural resources or areas with significant natural resources. Use to protect open space and create greenway connections.	2014, 2015	Harris County	\$2,000	Harris County, State grants
Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but no limited to US 27, SR 80, I-185, etc.	2015, 2016	Harris County	\$2,500	Harris County, EPD
Consider developing Unified Development Ordinance for county to create greater certainty in the development process.	2014, 2015	Harris County	\$1,000	Harris County, State grants
Change Planned Unit Development ordinances to make more predictable and easier to understand and administer.	2014, 2015	Harris County	\$1,500	Harris County, State grants
Updated zoning ordinance and other land use regulations for the county	2014, 2015	Harris County	\$15,000	Harris County, State grants
Consider developing a plan to protect designated farmland.	2016, 2017, 2018	Harris County	\$15,000	Harris County
Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.	2014, 2015, 2016, 2017, 2018	Harris County	\$10,000	Harris County
Consider developing a guidebook that illustrates the type of new development wanted in Harris County.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000	Harris County
Continue to enforce zoning ordinance and subdivision regulations	2014, 2015, 2016, 2017, 2018	Harris County	\$50,000	Harris County
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	2014, 2015, 2016, 2017, 2018	Harris County	\$2,500	Harris County, EPD
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000 annually	Harris County

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Maintain appropriate buffers for creeks and waterways by limiting development in these areas. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Use conservation subdivision ordinance outlined elsewhere to ensure sufficient buffers.	2014, 2015, 2016, 2017, 2018	Harris County	\$10,000	Harris County, DNR (State grants)
Insure the public has adequate access to community resources. Try to increase the number of access points to Lake Harding. Work with state officials to make Blanton Creek WMA more accessible to the public.	2014, 2015, 2016, 2017, 2018	Harris County, Georgia Power	\$25,000	Georgia Power, Harris County
Harris County has identified historic resources but does not have a Historic Preservation ordinance or a Historic Preservation Commission. Consider adopting a Historic Preservation Ordinance and creating a Historic Preservation Commission.	2017, 2018	Harris County	\$2,500	Harris County
County should consider starting an organized tree-planting campaign in public areas.	2014, 2015, 2016, 2017, 2018	Harris County	\$2,000	Harris County
County should consider starting a tree preservation ordinance.	2016	Harris County	\$2,000	Harris County
Continue to enforce best management practices.	2014, 2015, 2016, 2017, 2018	Harris County	\$30,000	Harris County
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: <ol style="list-style-type: none"> 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc. 	2014, 2015, 2016, 2017, 2018	Harris County	\$5,000	Harris County
Identify potential water pollution problems and solutions	2014, 2015, 2016, 2017, 2018	Harris County	\$20,000	Harris County, DNR
Continue to enforce soil erosion, stormwater best management practices.	2014, 2015, 2016, 2017, 2018	Harris County	\$10,000	Harris County, DNR
Develop a Greenspace Plan and actively work to preserve greenspace.	2014, 2015, 2016, 2017, 2018	Harris County	\$10,000	Harris County, DNR
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	2014, 2015, 2016, 2017, 2018	Harris County	\$5,000	Harris County

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Consider developing a corridor management plan and adopting overlay districts to create pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,500	Harris County
Look to realign key intersection along SR 315 and limit number of curb cuts/ driveways on all transportation routes.	2018-2023	Harris County	\$750,000	Harris County, GDOT
Consider creating an ordinance or modify existing ordinances to require new development to connect with existing development through a street network, not a single entry/exit.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000	Harris County
Convert railroad overpass in Pine Mountain to appropriate structure for Rails to Trails utilization.	2015, 2016, 2017, 2018	Harris County, GDOT	\$500,000	Harris County, GDOT
Consider widening of US Hwy 27	2018-2023	Harris County, GDOT	\$5,000	Harris County, GDOT
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use connectivity.	2014, 2015, 2016, 2017, 2018	Harris County	\$1,000	Harris County
Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor and other Harris Bike Routes. Harris Bike Plan should complement regional bike plan and connect local trails with State designated bike rails.	2014, 2015, 2016, 2017, 2018	Harris County	\$5,000	Harris County, GDOT, DCA

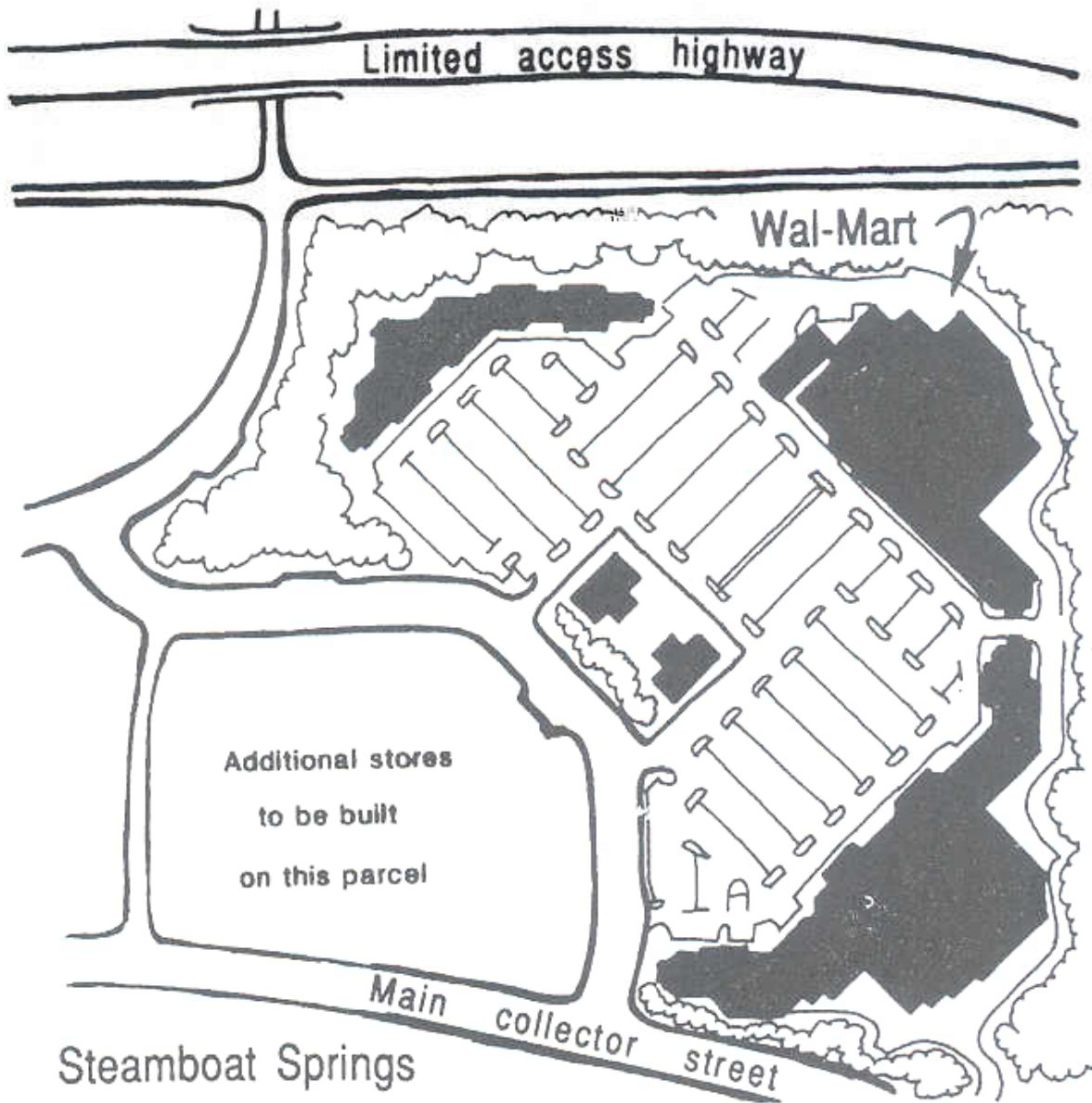
Appendix 1 - Example Design Concepts

Traditional Neighborhood Development

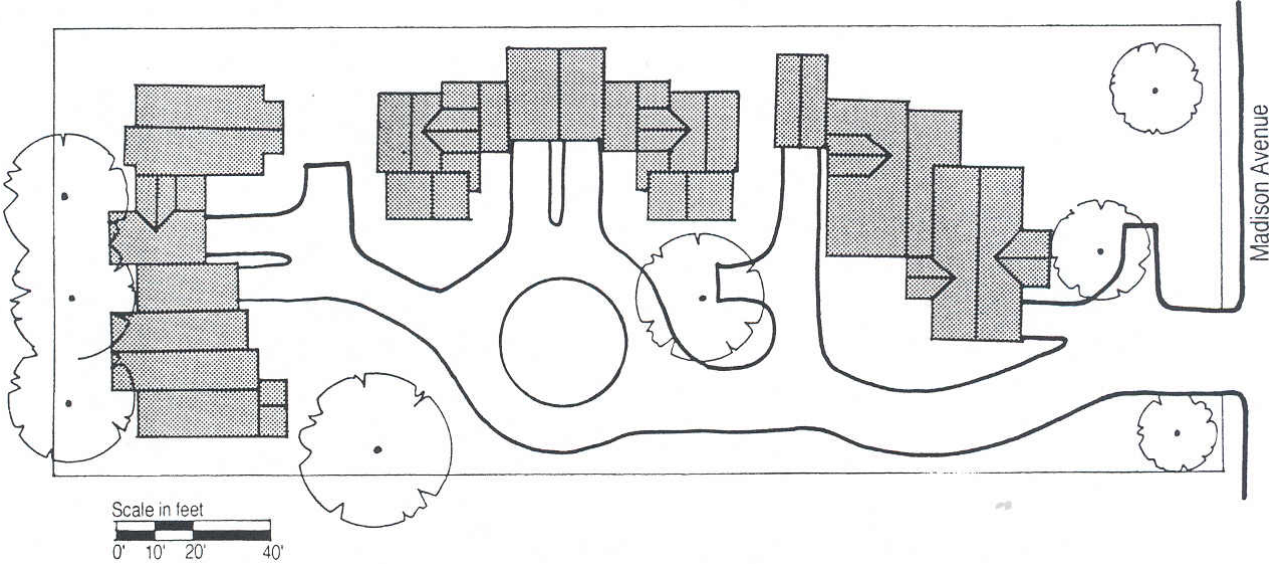


Design Concept incorporates common areas of open space and various residential densities.

Creative Commercial Layout



High Density Residential

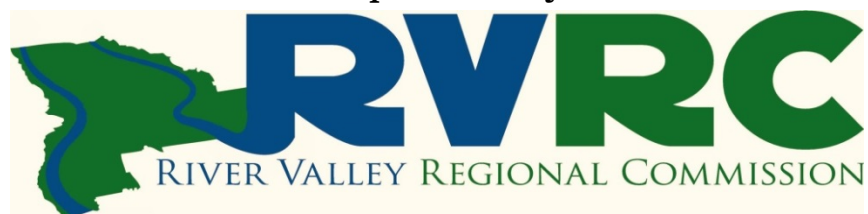


Single-Family Attached Residential

Appendix 2 - Public Participation Program

2014

Prepared by



**Harris County
Comprehensive Plan 2014
Community Participation Program**

Introduction

The development of a meaningful Comprehensive Plan begins with the insightful input of a community's citizens, government officials and staff addressing the issues of today, the opportunities of tomorrow and the steps necessary to effectuate positive change over the next twenty (20) years. The Harris County Community Participation Program was designed to encourage as much public participation, open dialogue and communication as possible. All in an effort to achieve a Community Plan consensus that translates into better government decisions and greater community agreement with those decisions.

Our Community Participation Program for this plan combined new and old technologies and techniques to ensure we reached a broad constituency. We blended traditional public meetings with outreach, not just to the identified stakeholders for the community, but to a broader population. We found a citizenry who was very well informed, very passionate, and eager to participate in some of the alternative input sources we provided as a part of this plan. Our meeting participation was not remarkable, but overall, we have had almost 200 people participate in our process through our surveys, meetings and hearings for each of the cities and Harris County.

One of the challenges we knew we were going to have in our planning process was a planning fatigue. Harris County has been anticipating rapid growth for several years, and has seen steady increases in their population. We have been working on plans for the county for over 20 years, and as the Planning Commissioner for Harris County said at one of our public meetings, "Haven't we done this before?". We knew and anticipated a limited response from both the stakeholder list as well as at our public meetings, so we worked to create different avenues for the public to participate. Our online and on the street surveys were very informative and provided the level of engagement that the citizens of Harris County needed for the process.

We ensured that all documents were posted on our website as soon as they were ready for public consumption, and used an extensive e-mail network as well as social media tools like Facebook and Linked-In to distribute information that the updates to the plan were ready for review. The County Commissioners, mayors and Chamber of Commerce all sent notices to their e-mail networks, greatly extending our reach beyond the names we collected on the Stakeholder List.

Identification of Harris County Stakeholders

The following is a list of Stakeholders for Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall. A "stakeholder" is considered to be someone who has a vested interest in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process, and the Community Participation Program should include tools to identify and engage representatives who have a present or future stake in the community. We used this list as a guide to ensure we were speaking to people who would be impacted by the decisions made on what to include in the Comprehensive Plan. We used this as a guideline, but as noted earlier, we also used social networks to reach the public.

Key stakeholders include: 1. the community residents representing a diverse range of backgrounds and interests; 2. residents, specifically those that have been historically left out of the decision making process, like members of low-income communities, immigrant communities, and ethnic and minority groups; 3. business, industry and civic leaders; 4. the development community including real estate professionals, media representatives; and 5. city and county staff and elected officials. Other key stakeholders include agriculture and forestry interests, banks, churches and church leaders, civic clubs, students, tourism officials and service organizations with a vested interest in the community. Local property owners, local business owners, as well as representatives from Callaway Gardens and the Georgia Conservancy have also been identified as key stakeholders.

Stakeholders are vital to the process, because they create and are affected by change. Participation of these groups can help foster community understanding and support for the Comprehensive Plan document and provide fuel for the implementation of the plan.

The initial list was not inclusive. As more organizations and interested parties were identified throughout the process, names were added to the list. Where elections or appointments overlapped in the process, both names are included.

The following list is a list of identified stakeholders and was reviewed by the County Manager, County Staff, and councilors, mayors and staff from the individual towns and cities.

Harris County Board of Commissioners

J. Harry Lange, Chairman
Jim Woods, Commissioner
Becky Langston, Commissioner
Charles Wyatt, Commissioner
Joey M. Loudermilk, Commissioner

The Harris County Planning Commission

James Rodgers, Chairman
Tom Chambless
Ron Gibson
Chad Kimbrough
Chris Lintnet
John Britt
Willie Rutledge, Vice Chairman

Harris County Staff

Greg Wood, County Manager
Nancy McMichael, Assistant County Manager, County Clerk
Jeff Culpepper, Water Works Director
Alex Haden, CI Warden
James York, Public Works Director
Tracie Hadaway, Planner

Harris County Sheriff

Mike Jolley

Harris County Chamber of Commerce

All members (Jayson Johnston - Contact Person)

Harris County School Board

All Members (Glenda Johnson-Contact Person)

Harris County Leadership Class

All Members (Jayson Johnston – Contact Person)

Developers/Builders/Realtors

Harris County: Craig Greenhaw – Homebuilders Association, WC Bradley Company, Bob Patterson Realty, Tammy Pierce - Waddell Realty,

Waverly Hall: None

Hamilton: Bob Dixon, Greyhawk Homes, Hughston Builders, Bob Paterson

Pine Mountain: Peggy and Spencer Lyda, John and Lisa Scully, Cousins Properties, Pine Mountain Builders

Shiloh: None

Developers/Builders/Realtors

Callaway, Meade-Westvaco, Jeff Foxworthy, Rogers

Social Services

Josephine Bray, Former Director, DFACS

Family Connection

John Winchester, Contact Person

Harris County Senior Center

Bell Walker, Director

Harris County Housing Authority

Josephine Ramsey, Contact Person

Health Department

Sandra Wilson, Director Environmental Health

Christi King

Agricultural /Forestry

Pine Mountain Soil Conservation (Jack McClung-Contact Person), Forestry Commission, Plum Tree Timber, MeadWestvaco, Saunder's Family Holdings, F.D. Roosevelt State Park, Harris County 4-H Club (Steve Morgan, Contact Person) etc.

City of Hamilton Council

Rebecca Chambers, Mayor

Cindy Jolley, Councilor

Roberta Alston, Councilor

Ann Bacher, Councilor

Alvin Howard, Councilor

The City of Hamilton Planning Commission

Glenda Pilkington – Chairman

Lee Sallas

Faith Birkhead

Joan Kurtz/Keith Hammond

Claudette Boelter

City of Hamilton Staff

Buddy Walker, City Manager

Diane Geter, City Clerk

Rick Hood, Assistant Director of Public Works

Gene Allmond, Police Chief

Ricky Hood, Fire Chief

Town of Waverly Hall Council Members

Thomas (Rusty Bowden) Jr. – Mayor

Pat Lowman, Councilor

Daniel Akin/Kenny Taft, Councilor

Michael Harris, Councilor

Donna McPherson/Jan Vardeman, Councilor

Jack Moore, Councilor

Town of Waverly Hall Staff

Kim Bussey, Town Clerk

Robert Isaacs, Utility Superintendent/Public Works Director

Archie Hand, Police Chief

Alex Lawski, Fire Chief

Town of Pine Mountain Council Members

Joey Teele/James Trott – Mayor

Warren Aldrich, Councilor

Jerry Teasley, Councilor
Bob Frey/Keith Pendergrass, Councilor
Tammy Pierce, Councilor
Josephine Bray

Town of Pine Mountain Staff

Brent Bullington, Utility Superintendent/Public Works Director
Betsy Sivell, Town Clerk
John W. Bramell, Pine Mountain Police Chief
Wayne Holloway, Pine Mountain Fire Chief

Town of Pine Mountain Chamber of Commerce

All members (Lee Hale - Contact Person)

City of Shiloh Council

Jesse Lee Ellison, Mayor
Monty Hale, Mayor Pro-Tem
Billy McDaniel, Counselor
Timothy Carlisle, Counselor
Sheron Cross, Counselor

City of Shiloh Staff

Bertha Mae Haggas, City Clerk, Court Clerk
Christine Armstrong, Assistant City Clerk
Rick Herman, Maintenance Supervisor
Ron Arndt, Police Chief
John Gilson, Municipal Judge
Travise Hardgrove, City Attorney

Shiloh Volunteer Fire Department

Steve Ogle, Fire Chief

Harris County Steering Committee

To assist with the daily needs for the planning process, a steering committee structure was used to help guide the process, set meeting dates and identify initial issues and concerns within the communities. An overall steering committee was identified to set broad agendas, with the individual plans using internal steering committees to identify specific plan objectives.

2014 Overall Steering Committee

Harry Lange – Harris County Commission Chair
Greg Wood – Harris County Manager
Rebecca Chambers – Hamilton Mayor
Joey Teel/Jim Trott – Pine Mountain Mayor
Jesse Ellison/Monte Ball – Shiloh Mayor/City Councilor
Thomas Bowden – Waverly Hall Mayor

Harris County Steering Committee

Greg Wood – Harris County Manager
Harry Lange – Harris County Commission Chair

James Rodgers – Harris County Planning Commission
Tom Chambless – Harris County Planning Commission
Ron Gibson – Harris County Planning Commission
Chad Kimbrough – Harris County Planning Commission
Chris Lintnet – Harris County Planning Commission
John Britt – Harris County Planning Commission
Willie Rutledge – Harris County Planning Commission

Hamilton Steering Committee

Rebecca Chambers – Hamilton Mayor
Faith Birkhead – Hamilton Planning Commission
Robert Alston – Hamilton Mayor Pro-Tem
Bob Patterson – Hamilton Realtor

Pine Mountain Steering Committee

Joey Teele/James Trott – Mayor
Warren Aldrich, Councilor
Jerry Teasley, Councilor
Bob Frey/Keith Pendergrass, Councilor
Tammy Pierce, Councilor
Josephine Bray, Councilor

Shiloh Steering Committee

Jesse Lee Ellison – Shiloh Mayor
Monty Hale – Shiloh Mayor
Billy McDaniel – Shiloh Councilor Pro-Tem
Bertha Mae Haggas – Shiloh City Clerk
Christie Armstrong – Shiloh Asst. City Clerk

Waverly Hall Steering Committee

Thomas (Rusty) Bowden Jr. – Waverly Hall Mayor
Pat Lowman – Waverly Hall Councilor
Michael Harris – Waverly Hall Councilor

Participation Techniques

Community Involvement

Preparation of the plan was undertaken with community involvement in reviewing source documents for the plan, surveys to help determine needs, opportunities and confirm the community vision. Presentations on the plan were made before civic groups and at several public meetings, using existing schedules and meetings rather than require new meetings for an already busy and engaged community in Harris County. Presentations were made to the Harris County Chamber of Commerce and individuals in the county to ensure buy-in and participation in the planning process and that the plan will be followed after adaptation.

Public Hearings

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The public hearings were held jointly for all jurisdictions in Harris County, with sites selected to maximize participation.

The first required public hearing was held at the inception of the planning process. The hearing informed the public that the planning process was underway, the list of stakeholders and steering committee members, and the timeline to

complete the plan. The hearing also went over the process to develop the plan and the 2009 plan, including the Community Assessment, Vision Statement and Future Development Map, and Public Participation Program. The public hearing was held on Monday, October 14, 2013 from 6:00 p.m. to 7:00 p.m. at Hamilton City Hall.

The second required public hearing was held once the plan was drafted and made available to the public for review. The public hearing was held in Waverly Hall on March 17 from 6:00 p.m. to 7:30 p.m. At this hearing, the community was briefed on the contents of all plans, provided an opportunity for residents to make final suggestions, additions, and revisions, and given an update of the schedule to submit the plans for review.

Community Goals & Needs and Opportunities Meetings

A meeting to review the community Vision Statement draft Future Development Map and to discuss Needs and Opportunities was held in all jurisdictions in Harris County. Each city or community had an opportunity to focus on their individual community needs and opportunities, reaffirm their community vision statement and review and propose changes to the Future Development Map. A full schedule of these meetings can be found on the Schedule of Completion for the Joint Comprehensive Plan Update.

Surveys

-In-Person Surveys

The in-person surveys were conducted over the course of several weeks from several locations in Harris County. RVRC staff conducted an informal, but extensive interview with 15 people at different retail locations in the county to get open-ended information from the residents on what they saw as the needs and opportunities in Harris County and the individual cities. The responses were then used to serve as a discussion point for our public meetings with elected officials and the public. Many of the responses that were collected as a part of this surveying effort are reflected in the Needs and Opportunities and Community Work Program. For instance, one item that came up in several surveys was a need to find activities for the youth in the county. The Community Work Program suggests building a playground in Shiloh, Pine Mountain, and Waverly Hall to address this need as initially identified in the in-person surveys.

-Online Visual Preference Survey

The Online Visual Preference Survey was created to provide the residents of Harris County another opportunity to quickly and easily register their preferences for development patterns by using pictures instead of text to describe what they want types of development they want to see in the future. The survey was administered through Survey Monkey, with the link being distributed through social media and social networks throughout the county. We had over 130 people respond to the survey, with over 50 written comments at the end of the survey to further express their opinions.

The survey was designed to be visual to break out of technical planning jargon and give residents an opportunity to express their preferences visually. Photos were either originals taken by RVRC staff or were local landmarks where possible. Other images were selected because they were representational of the type of development being described.

Participants were asked to select between two appealing and relatively similar images, and then asked to rate their preference for their choice. We selected appealing photos of various land use choices that would not bias the respondent in order to capture an honest representation of what the residents of Harris County want to see.

We also asked the respondents where they were from in the county. This allowed us to see the differences in responses from people in the more rural northern part of the county from the more suburban southern part of the county. The difference in these responses led directly to the short term work program recommendation to explore a revised zoning ordinance that differentiated between different parts of the county.

A fact sheet was created to disseminate the key findings from the different surveying processes to the public. The fact sheet, survey and unedited survey results are shown at the end of this appendix.

Community Work Program Meetings

Community Work Program Meetings followed the success of the Needs and Opportunities meetings. They were held individually in all communities and coincided with existing council or commission meetings. As such the public was asked to come to fewer meetings and to have greater participation in those meetings. Because the community has met so often to discuss their plans over the past 10 years, and because the public continues to affirm their wishes in these plans, fewer meetings have provided better information to evaluate and make more nuanced and refined Needs and Opportunities which have created a more community-centric Community Work Program. For Pine Mountain, Hamilton, and Harris County, we conducted several individual work sessions with their commissioners, planning commission and councilors.

Schedule of Completion

JOINT COMPREHENSIVE PLAN UPDATE

For Harris County, Hamilton, Pine Mountain, Shiloh, Waverly Hall

FY 2014 Work Session Schedule

Plan Element	Required Update Elements	Optional Update Elements	Work Session Agenda	Date
1 st Public Hearing	✓		<ul style="list-style-type: none"> Plan Update Process/Meeting Schedule. 	October 14, 2013 Hamilton, Georgia
Community Goals	✓		<ul style="list-style-type: none"> Develop Vision Statement. List Community Goals. Community Policies. Character areas and define narrative. 	Harris County – Nov. 20 Hamilton – Nov. 11 Pine Mtn. – Dec. 9 Shiloh – Dec. 3 Waverly Hall – Dec. 2
Needs and Opportunities	✓		<ul style="list-style-type: none"> Develop this list using a S.W.O.T analysis. Provide supplemental planning recommendations. Analysis of data and information. Analysis of consistency with Quality Community Objectives 	Harris County – Nov. 20 Hamilton – Nov. 11 Pine Mtn. – Dec. 9 Shiloh – Dec. 3 Waverly Hall – Dec. 2
Community Work Program	✓		<ul style="list-style-type: none"> Define activities that each city plans to undertake during the next 5 years to address priority Needs and Opportunities. 	Harris County – Dec. 17 Hamilton – Feb. 3 Pine Mtn. – Jan. 16 Shiloh – Feb. 27 Waverly Hall – Jan.
Economic Development Element		✓	<ul style="list-style-type: none"> Use CEDS information to develop this section. Tier 1 Job Tax Credit Communities (required). 	Not Required
Land Use Element	✓		<ul style="list-style-type: none"> Character Area Map and defining narrative. Future Land-Use Map and narrative. 	As Necessary with communities. Land Use Element discussed at all public meetings.
Transportation Element		✓	<ul style="list-style-type: none"> Discuss with Planning and Zoning Commission any updates to prior plan. Elements required for local governments in a MPO. 	Not Required
Housing Element		✓	<ul style="list-style-type: none"> Discuss with Planning and Zoning Commission any updates to prior plan. Required for HUD Entitlement Communities. 	Not Required
Service Delivery Schedule (SDS)	✓		<ul style="list-style-type: none"> Harris County and cities, including West point, need to update SDS. 	Not Required
Final Public Hearing	✓		<ul style="list-style-type: none"> Final plan review and comments 	March 17, 2014 Waverly Hall, Georgia

Notes:

- Plan date of adoption June 30, 2014. Plan is due to DCA 60 days before plan adoption date by DCA rules. Last scheduled Harris County commission meeting is June 17. Need commission approval to submit plan by April 15 meeting. Cities and towns will need to have their approvals and adoptions on similar timeline.
- Combination of the Mayor/Council and Planning and Zoning Commission members (where applicable) will act as steering committee.
- RVRC will email stakeholder list to the mayor and city staff for update.
- RVRC responsible for scheduling and documenting two (2) public hearings during the Comprehensive Plan Update process.

The graphic below shows the schedule for completion of the Comprehensive Plan Update.

	Oct. 2013	Nov.	Dec.	Jan. 2014	Feb	March	April	May	June
Community Participation									
Public Hearing									
Community Agenda									
Future Development Map/Design Meeting									
Final Review Meeting									
Second/Final Public Hearing									
Hearing to Transmit Agenda to RVRC/DCA									
Submit to DCA									
Adoption									

VISUAL PREFERENCE SURVEY

Prepared by



**Harris County
Comprehensive Plan 2014
Community Participation Program**

1. Where do you live?

- Hamilton
- Waverly Hall
- Pine Mountain
- Shiloh
- Harris County - North of 315 (Hamilton)
- Harris County - South of 315 (Hamilton)

Rural Farmland vs. Hobby Farm

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Rural Farmland



Hobby Farm



1. Rural Farmland or Hobby Farm

- Rural Farmland
- Hobby Farm

2. Rate your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Rural Neighborhood vs. Cul de sac Subdivision

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Rural Neighborhood



Cul de sac Subdivision



1. Rural Neighborhood or Cul de sac Subdivision

- Rural Neighborhood
- Cul de sac Subdivision

2. Rate your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Cul de sac Subdivision vs. Apartment Complex

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Cul de sac Subdivision



Apartment Complex



1. Cul de sac Subdivision or Apartment Complex

- Cul de sac Subdivision
- Apartment Complex

2. Rank your preference of the image you selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Detached House vs. Cul de sac Subdivision

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Detached House



Cul de sac Subdivision



1. Detached House or Cul de sac Subdivision

- Detached House
- Cul de sac Subdivision

2. Rank your preference of the image you selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Small in-town Apartment vs. Large Apartment Complex

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Small in-town Apartment



Large Apartment Complex



1. Small in-town Apartment or Large Apartment Complex

- Small in-town Apartment
- Large Apartment Complex

2. Rank your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

Main Street Commercial vs. Highway Commercial

In the set of photographs below, select the image that best represents the type of development or neighborhood you would prefer to see in Harris County.

Main Street Commercial



Highway Commercial



1. Main Street Commercial or Highway Commercial

- Main Street Commercial
- Highway Commercial

2. Rank your preference of the image selected.

- Strongly prefer
- Somewhat prefer
- Little preference

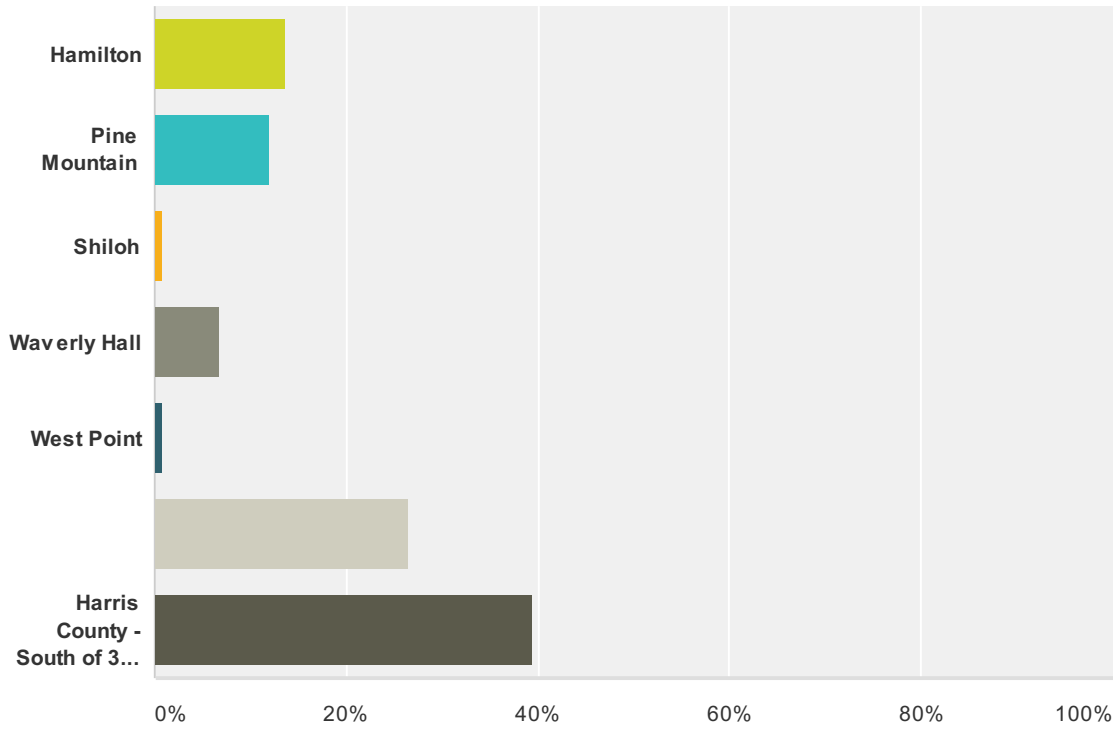
Comments

1. Please enter any comments you have about the Harris County Comprehensive Plan.

The Harris County Comprehensive Plan is available for review on the Downloads section of the River Valley Regional Commission website, www.rivervalleyrc.org.

Q1 Where do you live?

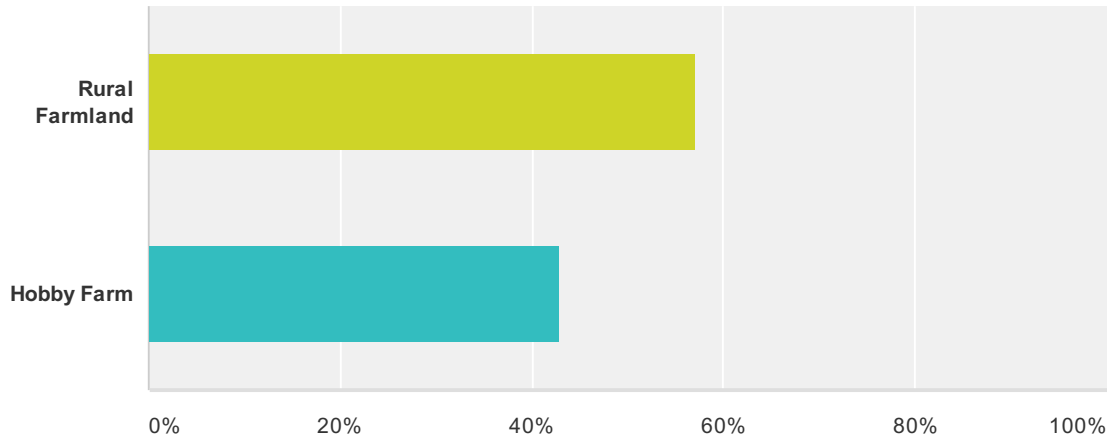
Answered: 132 Skipped: 2



Answer Choices	Responses	
Hamilton	13.64%	18
Pine Mountain	12.12%	16
Shiloh	0.76%	1
Waverly Hall	6.82%	9
West Point	0.76%	1
Harris County - North of 315 (Hamilton)	26.52%	35
Harris County - South of 315 (Hamilton)	39.39%	52
Total		132

Q2 Rural Farmland or Hobby Farm

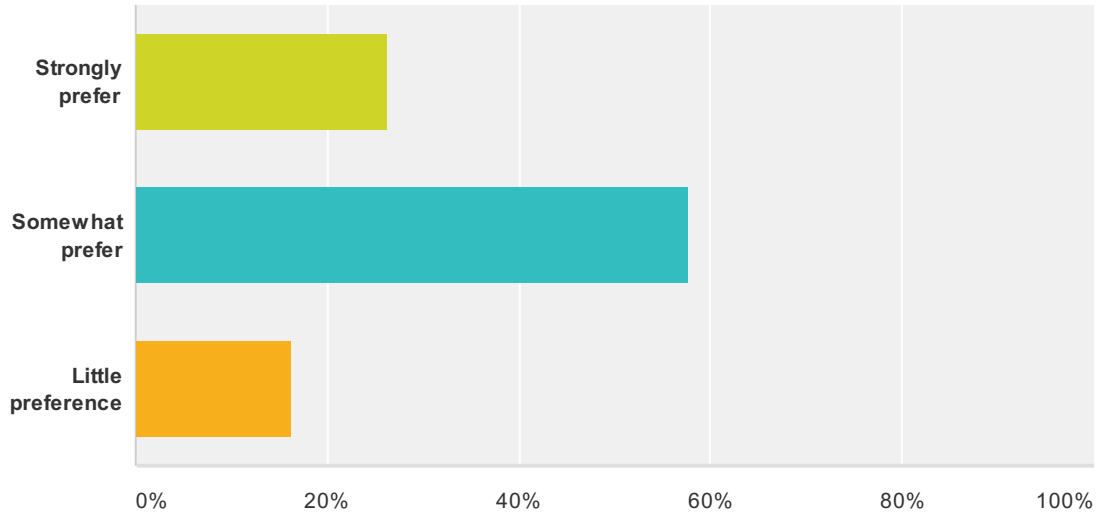
Answered: 128 Skipped: 6



Answer Choices	Responses
Rural Farmland	57.03% 73
Hobby Farm	42.97% 55
Total	128

Q3 Rate your preference of the image selected.

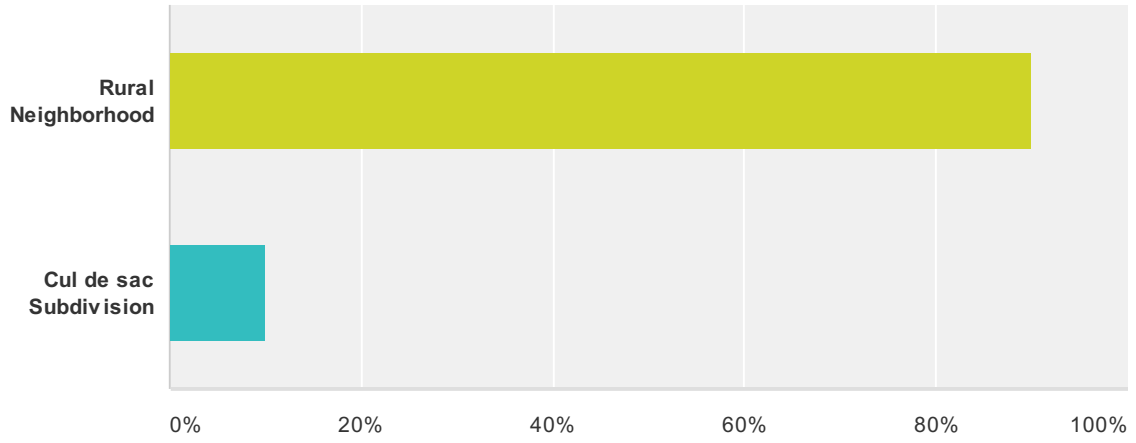
Answered: 130 Skipped: 4



Answer Choices	Responses	
Strongly prefer	26.15%	34
Somewhat prefer	57.69%	75
Little preference	16.15%	21
Total		130

Q4 Rural Neighborhood or Cul de sac Subdivision

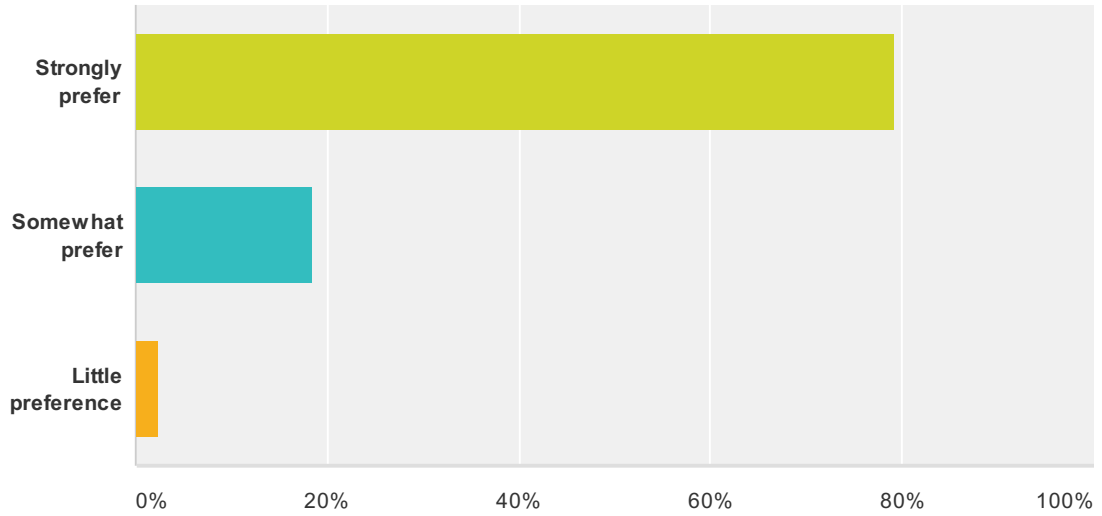
Answered: 130 Skipped: 4



Answer Choices	Responses
Rural Neighborhood	90% 117
Cul de sac Subdivision	10% 13
Total	130

Q5 Rate your preference of the image selected.

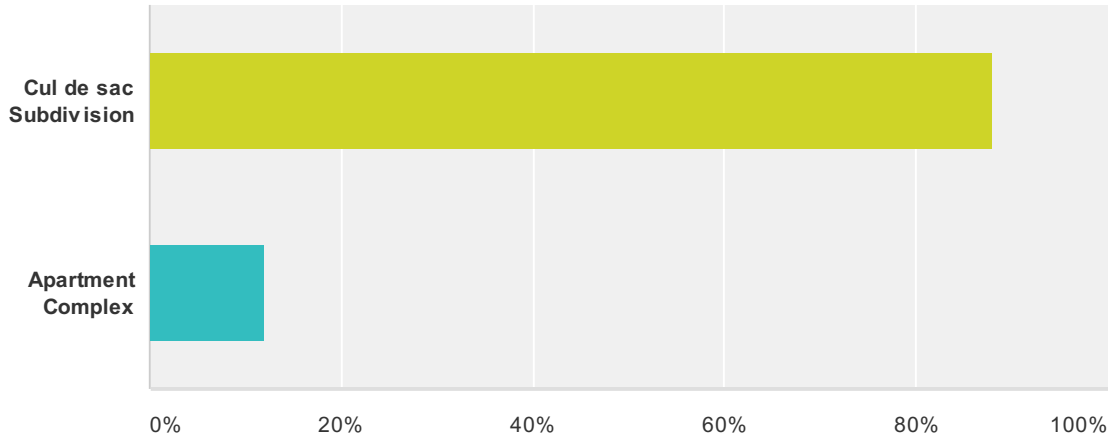
Answered: 130 Skipped: 4



Answer Choices	Responses
Strongly prefer	79.23% 103
Somewhat prefer	18.46% 24
Little preference	2.31% 3
Total	130

Q6 Cul de sac Subdivision or Apartment Complex

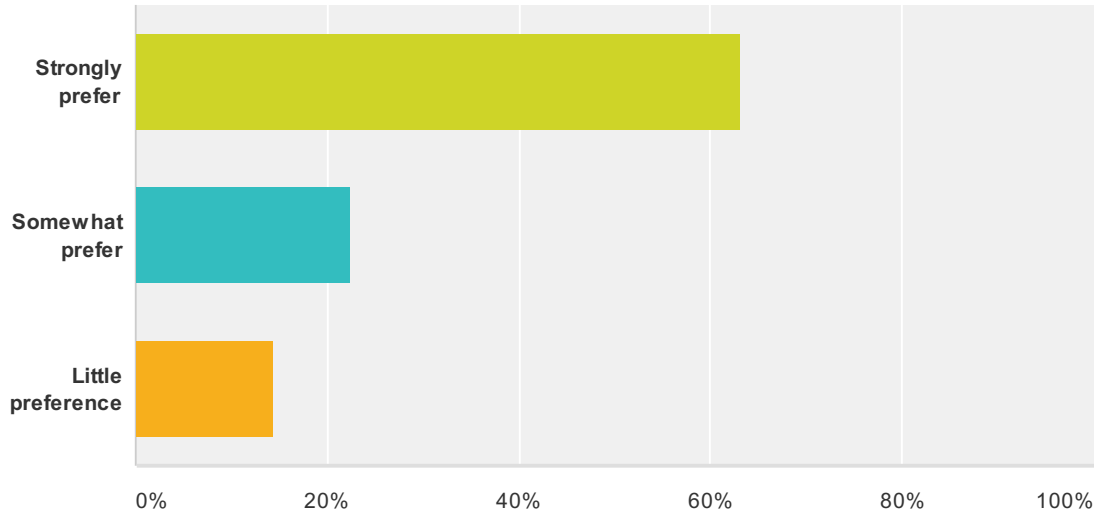
Answered: 124 Skipped: 10



Answer Choices	Responses	
Cul de sac Subdivision	87.90%	109
Apartment Complex	12.10%	15
Total		124

Q7 Rank your preference of the image you selected.

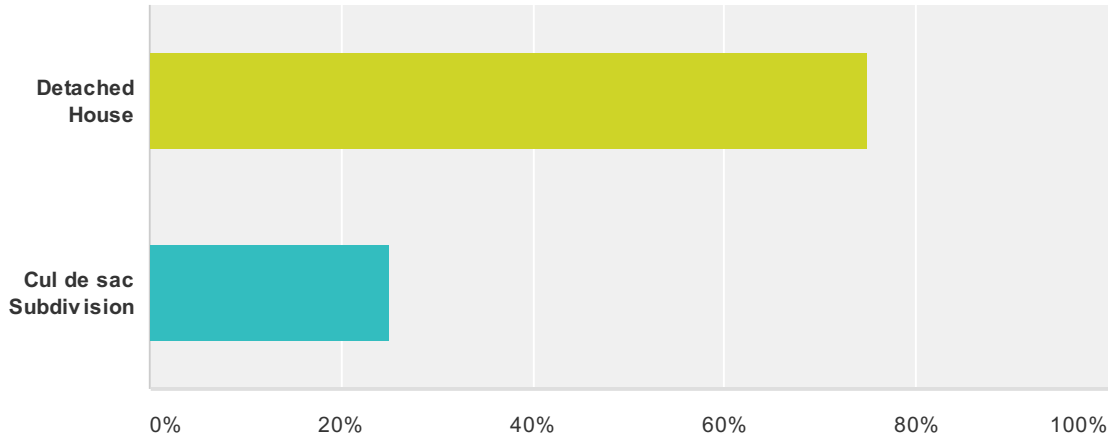
Answered: 125 Skipped: 9



Answer Choices	Responses	
Strongly prefer	63.20%	79
Somewhat prefer	22.40%	28
Little preference	14.40%	18
Total		125

Q8 Detached House or Cul de sac Subdivision

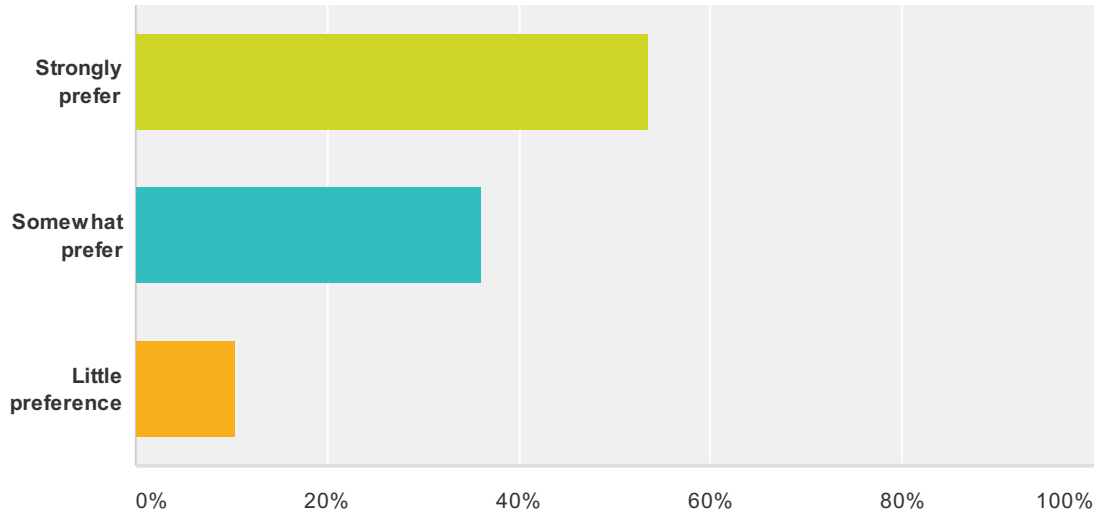
Answered: 124 Skipped: 10



Answer Choices	Responses
Detached House	75% 93
Cul de sac Subdivision	25% 31
Total	124

Q9 Rank your preference of the image you selected.

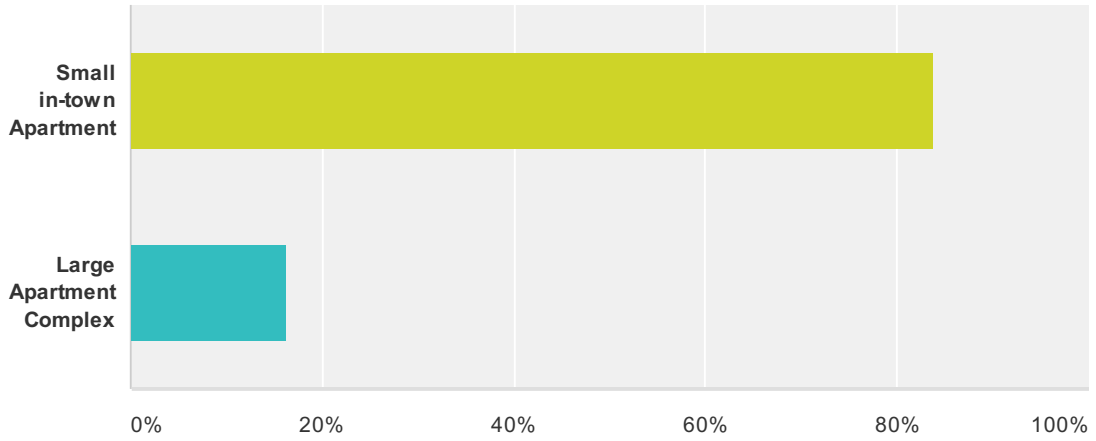
Answered: 125 Skipped: 9



Answer Choices	Responses
Strongly prefer	53.60% 67
Somewhat prefer	36% 45
Little preference	10.40% 13
Total	125

Q10 Small in-town Apartment or Large Apartment Complex

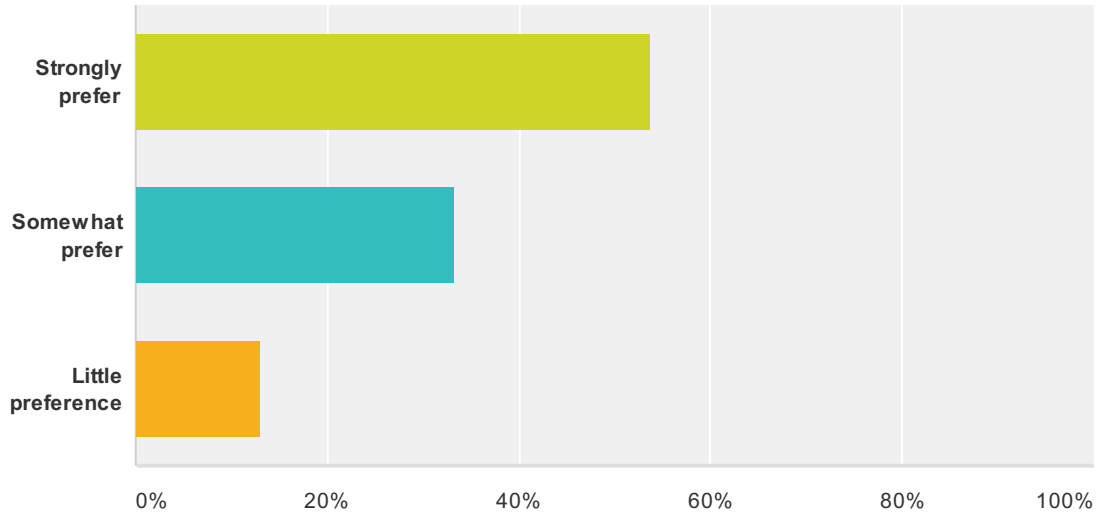
Answered: 123 Skipped: 11



Answer Choices	Responses	
Small in-town Apartment	83.74%	103
Large Apartment Complex	16.26%	20
Total		123

Q11 Rank your preference of the image selected.

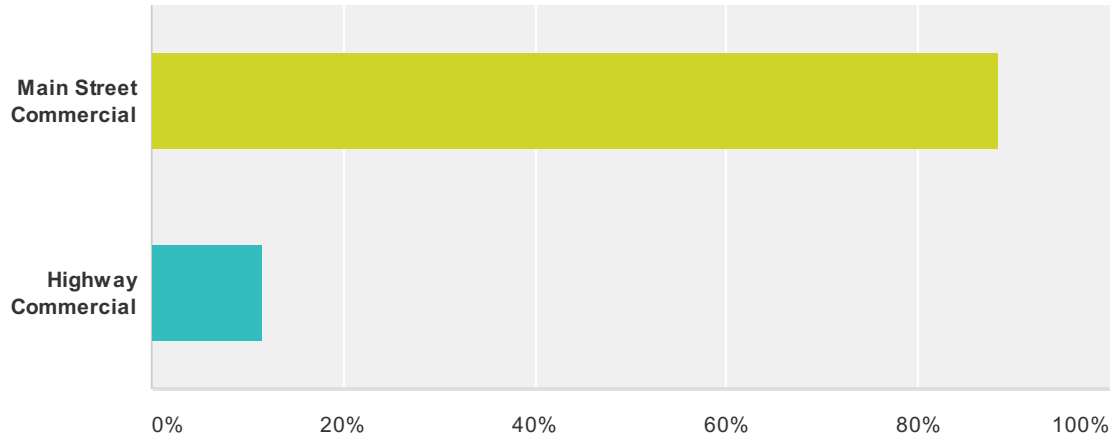
Answered: 123 Skipped: 11



Answer Choices	Responses
Strongly prefer	53.66% 66
Somewhat prefer	33.33% 41
Little preference	13.01% 16
Total	123

Q12 Main Street Commercial or Highway Commercial

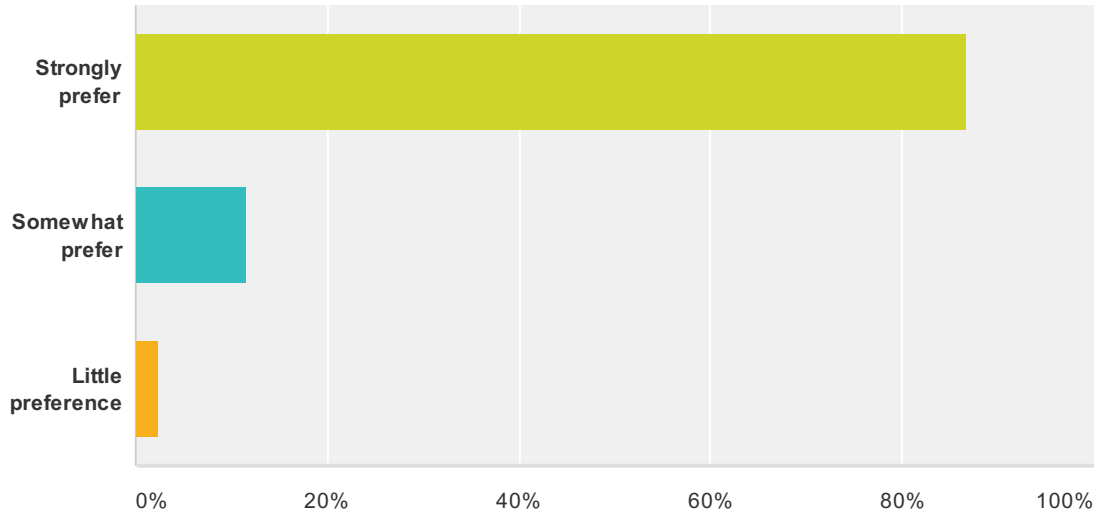
Answered: 128 Skipped: 6



Answer Choices	Responses	
Main Street Commercial	88.28%	113
Highway Commercial	11.72%	15
Total		128

Q13 Rank your preference of the image selected.

Answered: 128 Skipped: 6



Answer Choices	Responses
Strongly prefer	86.72% 111
Somewhat prefer	11.72% 15
Little preference	2.34% 3
Total Respondents: 128	

**Q14 Please enter any comments you have
about the Harris County Comprehensive
Plan.**

Answered: 54 Skipped: 80

Harris County Comprehensive Plan

Q14 Please enter any comments you have about the Harris County Comprehensive Plan.

Answered: 54 Skipped: 80

#	Responses	Date
1	Harris County needs commercial development off Exit 19 I-185/Hwy315 and/or Exit 25 I-185/Hwy 116. Anchor Store such as Bass Pro, Cabelas, Academy, with some nicer chain restaurants, and grocery stores, and convenience stores such as Publix, Kroger, etc. Build it and the people will come not only from Harris Co. but surrounding counties. Tax dollars would remain here in Harris County and not go to Muscogee or Troup.	2/11/2014 4:27 PM
2	My husband and I chose to build our home in Harris County because of the quieter, safer environment of being in the country. We enjoy the small community feel and the fabulous school system. Having a little commercialization is okay, but if folks want to have city conveniences, then they should move to the city.	2/7/2014 3:28 PM
3	please don't turn harris county into columbus!!!	2/7/2014 7:45 AM
4	Would like to see more commercial activity in Harris county.	2/6/2014 10:39 PM
5	I DO NOT want cookie-cutter subdivisions like Ivy Park! I also DO NOT want apartment complexes that will end up empty and government subsidized in 5 or 10 years.	2/6/2014 10:32 PM
6	Please keep the trees from being cut down	2/6/2014 8:13 PM
7	Please bring more economic opportunities to our county. This will not only boost the overall economic portrait of our county - it will provide part time jobs to our high school kids - local jobs keeps money local - less guys for them to purchase traveling into Columbus - thus more money for them to spend on non-gasoline purchases.	2/6/2014 4:24 PM
8	Prefer the small town look and feel, with neighborhoods with trees. Don't make it look like a huge parking lot. Keep as much nature/trees as possible.	2/6/2014 4:01 PM
9	I strongly prefer the rural feel of living in Harris County with limited development. We live in Harris County to avoid commercial development, houses right next to another, etc. I strongly prefer rural housing developments versus cul de sac developments. I hope that Harris County will preserve the land and rural feel of living in such an area. I understand some development is good for the community from an economic standpoint, but if the County begins to fill up land with commercial properties, apartment complexes, and cookie cutter homes, then the quality of rural living will begin to decline.	2/6/2014 3:56 PM
10	I did not rate one of the selections offered (cul-de-sac or apartments) because I would prefer not to have either type of development in Harris County. Growth, I realize is inevitable, but I would hate to see apartments thrown up along every major highway. Same goes for commercial development. It has been said that it is rare to visit a unique town any more because of so many of the commercial developments and franchise stores - many of them are all the same stores, restaurants and even the structures look the same. If we want to keep tourism a major industry of Harris County, we will need to maintain the unique qualities and characteristics that make it attractive and different. If it looks the same as other cities, what would be our draw? Every city now has a Starbucks, but not every city has a Rose Garden Tea Room. It would be difficult to put a Butts Mill Farm in Columbus, but we have that in Harris County. I want the quality of life in Harris County to remain at the high standard it is today, and restricting dense housing and sprawling commercial growth will ensure that for us and future generations.	2/6/2014 3:40 PM
11	My husband nor I care to see any apartment complexes or major subdivisions in our county. The reason we live in Harris County is quality of life, our beautiful rural spread, and property taxes.	2/1/2014 5:30 PM
12	Harris County has become a preferred market by focusing on schools and not trying to be all things to all people. It would be unfair to current residents to be burdened with costs of building infrastructure for high density housing which many residents moved here to avoid.	1/26/2014 9:13 PM

Harris County Comprehensive Plan

13	I hear a lot of people, young and old, asking why we can't have a major restaurant or major grocery stores, or apartments in the county. They just don't understand that the county will need a sewer system for any of these projects. It is amazing how many people don't understand the infrastructure needed for these things to be built in the county.	1/26/2014 4:13 PM
14	Need more public facilities west of 185	1/25/2014 7:35 PM
15	The plan represent the much needed modernization/improvement in the county.	1/25/2014 1:17 PM
16	Get the rails to trails going	1/23/2014 10:08 AM
17	Exit 19 has room to grow we really need a Large Grocery store Publics, Kroger, etc... Also need more Restaurants we continue to give all the revenue to Columbus and Lagrange. Lets bring it back to Fortson...	1/18/2014 1:04 PM
18	The Harris County plan seems to be manipulated by the larger River Valley RC....This cannot be good for the citizens of Harris County.	1/13/2014 9:13 PM
19	Complete the rails to trails throughout Harris County. Encourage national retail and restaurants to open locations in our county. Continue to seek clean industry and other job opportunities that are not just seasonal or tourist-related.	1/13/2014 11:50 AM
20	We need to keep a small home town atmosphere for Harris County. Most people who reside in Harris County do so to get away from the big cities, commercial traffic, and high crime rates of larger cities such as Columbus, GA. Harris County is our "Mayberry" of sorts -- and keeping it small attracts residents who don't want to live in a big city. Small towns are safer and a better place to raise and educate children	1/13/2014 10:19 AM
21	Cul de sac development option was not a good choice...dense development similar to Longleaf can be done well in Harris County to avoid sprawl chopping up the wooded vistas (rather than only farmland options) and to consider Harris County as one unit is too simplistic. There are locations in southern and eastern Harris County in towns and interstate exits where more urban development is reasonable, as opposed to many of the rural roadway sections where forests and field viewscapes in northern and central areas should be protected as Harris County's attractiveness	1/10/2014 2:43 PM
22	Include all foreseeable residents and industry. Plan, plan, plan.	1/7/2014 10:25 AM
23	So far so good. Keep the traffic under control...	1/5/2014 7:24 PM
24	High density neighborhoods or high density apartments are not preferred. Neighborhoods should be not less than 1 acre if on sewers, 2 acres if no sewers. Commercial property is important, but must be compatible with the surrounding neighborhoods and older buildings. Taxes on commercial property must be keep low. Harris County needs an industrial park on the south side towards Columbus and on the north side towards LaGrange/West Point.	12/31/2013 3:35 PM
25	Increase acres required to build a house.	12/31/2013 11:08 AM
26	I'd like to see areas of EACH type of housing, including apartment complexes, cul de sac neighborhoods and other high-density developments, as long as they are planned and placed in a sensible way. I'd also like to see the development of white-collar business parks and complexes that mix multi-family housing with commercial and light industrial/office/call center-type businesses within designated areas. In my opinion, Harris County is big enough to accomodate several different types of developments, as long as they are planned and placed in a way that compliments the terrain, the surrounding developments and the wishes of forward-thinking and informed citizens.	12/30/2013 7:53 AM
27	If you really want constructive feedback, you should package this plan in an executive summary covering all areas briefly, with a "bottom line" conclusion for each. Most residents don't have the time to read all this or the knowledge base to full understand all aspects.	12/30/2013 7:46 AM
28	Keep the commercial to a minimum - prefer the small town atmosphere	12/29/2013 8:48 PM
29	Want to keep small town, neighborly environment.	12/29/2013 4:54 PM
30	We have lived in Harris County for 10 years (as of 2014) and would love to see it maintained as we have found it. This, of course, is not possible, so the comprehensive plan appears on initial reading as a viable means of keeping "the dream" of a rural living and working area alive.	12/29/2013 9:48 AM
31	harris county is a rural community, always will be. We would prefer that it stay that way, otherwise we will move back to muscogee county.	12/28/2013 8:27 PM

Harris County Comprehensive Plan

32	I am very concerned about the pending development of The Grove. The commission needs to ensure the developers don't destroy the "county" setting home owner near this development move to Harris County to enjoy. If we wanted a Walmart in our backyard we would live in Columbus.	12/28/2013 7:32 PM
33	We moved to Harris County to get away from the city life of Columbus, however, I would like to see our dirt roads get paved.	12/28/2013 12:38 PM
34	I moved to a rural area because I was trying to leave the city. I don't want the city to follow me or I will have to look for another rural area. Thanks for asking.	12/28/2013 12:37 PM
35	Building and Zoning coeds need to be updated and changed and they need to be most of all clearly defined as in specific's on what type structures can be located on a person's property, especially in a subdivision so that Property Values aren't hurt by an owners LACK of VALUES!!!!!!!!!!!!!!!!!!!!!!!!!!!!	12/28/2013 11:28 AM
36	If Harris County is to grow it must become more senior friendly, i.e. more affordable.	12/28/2013 10:39 AM
37	I wish for reduced school tax for seniors 65 and over.	12/28/2013 9:56 AM
38	Harris county is starting to look and feel like Columbus. More stringent building code ENFORCEMENT would benefit the county more than anything. Builders in Harris County can do anything they wish without fear, you know that and I know that-everyone knows that.	12/28/2013 9:29 AM
39	Provide county water and sewer throughout county.	12/28/2013 8:45 AM
40	get water and sewer to all first that are in housing developments and put thru tax paying concerns--shopping(food and Drug)property owners pay taxes apartment renters don't	12/28/2013 7:33 AM
41	Need fire protection for area south of 315. This is a critical issue for a comprehensive plan.	12/28/2013 7:13 AM
42	I believe the survey presented was rather deceptive. I am sure most people surveyed felt as though they had to answer each category presented to them. It would seem that had you opted on either of the first two choices, (rural or mini fam) that any of the choices beyond that such as congested neighborhoods, apartments, condos, etc., would even enter the picture for further consideration. The ambiguity of the options for answers is inane. If you want to know the truth than ask a question that requires a yes or no answer. I do agree with you on thing. Only a Survey Monkey could have come up with such a stupid survey.	12/27/2013 11:45 PM
43	More efforts should be made to protect the environment while developing parts of the county. Exceptions to zoning are too often made - this needs to stop. While more apartment housing is needed, it should be confined to city limits who have resources (water, sewage etc.) to deal with it.	12/27/2013 11:01 PM
44	Preference is for the rural subdivision only, and definitely no apartment complexes. Absolutely 'main street' style for shopping!	12/27/2013 10:51 PM
45	We moved to Harris County to get away from the city. We welcome small businesses and neighborhoods like what we have now. Two acres per lot seems about right for neighborhoods. We do live on a gravel road that we have been told for 10 years would be paved, but it hasn't. That's frustrating, especially when we have small children who frequently ride a bus down slippery, muddy roads. Thank you all for taking this survey and for all your hard work.	12/27/2013 10:36 PM
46	Emphasis on environmental issues.	12/27/2013 10:08 PM
47	Fortson wasn't included as an option for indicating residency.	12/27/2013 9:41 PM
48	I moved to Harris County because I love the rural neighborhoods and the wide open spaces. Please do not over develop the county like they have done in Columbus.	12/27/2013 8:01 PM
49	I would like to see Harris County remain a rural setting with only low or medium density housing. Commercial development should be highly restricted.	12/27/2013 7:56 PM
50	Harris County would do well to offer its residents reasons not to do all of their shopping in Columbus or LaGrange. A mainstream supermarket and a couple of known places to eat would be a welcome addition to the area.	12/27/2013 7:43 PM
51	I live west of Ga HWY 315. Survey is way to general. Pictures should be Harris County pictures.	12/27/2013 7:35 PM

Harris County Comprehensive Plan

52	I would like to see more focus on recycling, walking trails, bicycle trails, dog parks. I want to see more economic development and a focus on recruiting businesses. We have to stop depending on tourism , we need more business to come to our county. We need to attract more technical companies. We need to develop better paying jobs in the county. People need to earn a living wage. The county jobs available are not market comparable . They are extremely low paying-why is that? Our county offices need an HR person...our county govt. seems unorganized and inefficient and very "good old boy" oriented.	12/27/2013 6:58 PM
53	Harris County really needs some commercial development, as well as residential, to continue to grow and prosper. We need jobs and housing to accommodate!	12/26/2013 1:36 PM
54	Controlled growth is necessary for our community.	12/20/2013 9:58 PM



HARRIS COUNTY BOARD OF COMMISSIONERS

104 North College Street • Post Office Box 365

Hamilton, Georgia 31811-0365

Phone: 706-628-4958 • Fax: 706-628-4223

April 16, 2014

Ms. Patti Cullen
River Valley Regional Commission
Post Office Box 1908
Columbus, GA 31902-1908

RE: Comprehensive Plan Update Submittal

Dear Patti:

Harris County has completed an update of its comprehensive plan and is submitting it with this letter for review by the River Valley Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules of Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Greg Wood, County Manager, at 706-628-4958 or at gwood@harriscountyga.gov.

Sincerely,

A handwritten signature in black ink that reads "J. Harry Lange". The signature is written in a cursive style with a large, looped "J" and "L".

J. Harry Lange
Chairman

Enclosures



HARRIS COUNTY BOARD OF COMMISSIONERS

104 North College Street • Post Office Box 365

Hamilton, Georgia 31811-0365

Phone: 706-628-4958 • Fax: 706-628-4223

June 5, 2014

Mr. Jim Livingston
River Valley Regional Commission
Post Office Box 1908
Columbus, GA 31902-1908

RE: Resolution of Adoption
Harris County Comprehensive Plan

Dear Jim:

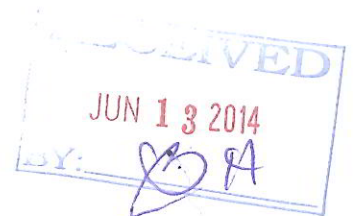
As requested, enclosed is the Resolution of Adoption for the County's Comprehensive Plan 2015-2019.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nancy", is written over the typed name.

Nancy D. McMichael
County Clerk and
Assistant County Manager

Enclosure



**RESOLUTION OF ADOPTION
HARRIS COUNTY COMPREHENSIVE PLAN
2015-2019**

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

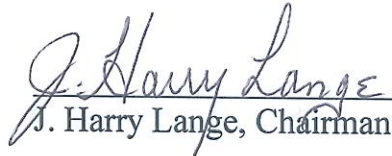
WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

WHEREAS, Harris County has been notified by cognizant authority that the County's most recent effort to update the local comprehensive plan does adequately address the minimum standards and procedures promulgated by the state to ensure compliance with said Act.

NOW, THEREFORE BE IT RESOLVED, and it is hereby resolved by the Harris County Board of Commissioners that the Harris County Comprehensive Plan 2015-2019 be adopted.

SO RESOLVED this 22nd day of May, 2014.

HARRIS COUNTY BOARD OF COMMISSIONERS



J. Harry Lange, Chairman

Attest:



Nancy D. McMichael, County Clerk