



# **Comprehensive Plan 2019**

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

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# Harris County Comp Plan

Comprehensive Plan for Harris County, Georgia  
2019 to 2024



## Executive Summary

Key findings for Harris County in the 2019 Comprehensive Planning Process

## Vision

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 will ensure a fiscally sound government that is responsive to the needs of its residents while maintaining tax rates at a responsible level. Preserving desired rural characteristics is a priority of Harris County.

## Harris County Growth

Harris County continues to grow. Since a population of 15,464 in the 1980 census, Harris County has more than doubled in population to a 2018 census estimate of 34,943. Further projections by the state of Georgia have Harris County growing to 40,492 by 2030.

Growth continues to come to Harris County because of strong overall fundamentals of location, leadership, and a strong K-12 education system.

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



## About the Planning Process

### Upcoming Community Projects

#### Infrastructure Improvements

Over the last five years, Harris County has completed several projects including the construction of a new library, county airport improvements, and road improvements using SPLOST and TSPLOST funds.

Future SPLOST and TSPLOST projects include, but are not limited to courthouse renovations, renovations of the old library building, construction of the first phase of the pedestrian trail in Pine Mountain, and further road and bridge improvements. For more detailed list of projects, please see the community work program.

#### Update Land Use Ordinances

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

Harris County and all municipalities are required to update their Comprehensive Plan every 5 years. To complete the plan for 2019—2024, 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 to 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.



## For More Information

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

[www.rivervalleyrc.org](http://www.rivervalleyrc.org)

[www.harriscountygga.gov](http://www.harriscountygga.gov)

## Next Steps:

### Development

Managing growth, while protecting natural and cultural resources, will require investment and patience to encourage the commercial, residential, and industrial growth coming to Harris

### Continuation of Ordinance Evaluation

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 community work plan and what the changing needs and opportunities are for the county.



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# HARRIS COUNTY VISION STATEMENT

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## Goals and Policies

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 is 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.  
**POLICY:** Preserve the rural character of Harris County and provide the opportunity for agricultural and forestry activities to remain a vital part of the county.  
**POLICY:** Maximize the growth potential of the I-185 Corridor, State Route 103 Corridor, State Route 315 Corridor and the southern third of Harris County while encouraging mixed-use developments that are human-scale and less auto-oriented.
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.  
**POLICY:** Support programs for retention, expansion and creation of businesses that enhance Harris County's economy in terms of job skill requirements and linkages to existing businesses.  
**POLICY:** Work with state, local governments and the Chamber of Commerce to attract more office, retail, and industrial jobs in an effort to balance the existing employee/residential ratio.
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, police, fire, EMS and other general governmental services needed to accommodate planned growth.  
**POLICY:** Ensure that new development creates a long-term tax benefit for Harris County's residents and employers.  
**POLICY:** Create recreational facilities, parks, and green spaces that are accessible to the public as gathering places for all citizens.  
**POLICY:** Encourage efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.  
**POLICY:** Work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
4. Encourage residential development that meets the housing needs of Harris County, and provides a range of home site areas and a variety of housing styles while maintaining the tax base.  
**POLICY:** Support new land uses that enhance housing options in our community.  
**POLICY:** Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
5. Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, view sheds, and natural topography.  
**POLICY:** Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.  
**POLICY:** Update zoning, subdivision, and other development regulations.
6. Develop a well-planned, efficient, effective and safe transportation system (passenger car, truck, motorcycle, bike, pedestrian and airport) that meets local, regional and intrastate transportation needs.  
**POLICY:** Support creation of a community-wide pedestrian/bike path network.  
**POLICY:** Update, expand, improve, and maintain existing transportation facilities such as the Harris County Airport, street/road network, bike and pedestrian trails.  
**POLICY:** Create a "sense of place" for Harris County through the development of gateway and scenic corridors.  
**POLICY:** Work with Federal, State, and non-profit organizations to develop abandoned rail lines to trails.



7. Preserve Harris County's historic and cultural resources that provide valuable information about the proud history of Harris County and its residents.  
**POLICY:** Ensure that the preservation of Harris County's natural and cultural resources will play an important role in the decision-making process when addressing issues about future growth and development.  
**POLICY:** Work with Federal, State, local, private, and non-profit organizations to promote Harris County's cultural and natural resources.
8. Coordinate with neighboring jurisdictions to address shared needs.  
**POLICY:** Consult with other public entities in our area when making decisions that are likely to impact them.  
**POLICY:** Review Comprehensive Plan benchmarks on a regular basis (every other year).
9. Advance Harris County's Broadband System.  
**POLICY:** Develop partnerships to enhance county-wide broadband services by and not limited to developing public and or private partnership.

# Introduction

The Comprehensive Plan is 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 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 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 (CWP) and Report of CWP Accomplishments.

## Demographics

### Population

Harris County 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. An estimate for population growth continued at 16 percent change or 5,549 persons between 2018 and 2030 according to the ESRI Business Analyst. Population by age shows a continued growth from 1990 to 2018 in the 0-4, 5-14, 15 -24, 25 -34, 55-64, and the 65+ age cohorts. The 0-4, 35-44, 45-54 all decreased in size from 2010 to 2018. From a racial standpoint all population groups increased in number with those listed as white alone representing 78.7 %, black alone 16.8%, American Indian/Alaska Native Alone 0.4%, Asian alone 1%, Pacific Islander Alone 0.1%, Other Race 0.9%, Two or More Races 2.0%. More detailed demographic information below:

County/City	1990	2000	2010	2018	2030	Percent Change 2000-2010	Percent Change 2018-2030
Harris	17,788	23,695	32,024	34,943	40,492	35	16
Hamilton	454	594	1,016	1,274	1,621	71	27
Pine Mountain	875	1,195	1,304	1,330	1,410	9	6
Shiloh	329	411	445	489	563	8	15
Waverly Hall	769	709	735	865	1095	4	27
State of GA	6,478,216	8,186,453	9,687,653	10,517,229	14,687,906	18	40

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010; 2018 Estimate ESRI Business Analyst, and 2030 Estimate Cities, County, RVRC; 2030 State of Georgia Estimate Georgia State Water Plan

Age Category	1990	2000	2010	2018
0-4	1,131	1,406	1,762	1,733
5-14	2,551	3,592	4,345	4,279
15-24	2,363	2,614	3,842	3,928
25-34	2,685	2,794	2,944	3,691
35-44	2,885	4,117	4,564	4,140
45-54	2,054	3,836	5,447	5,201
55-64	1,755	2,504	4,882	5,546
65 +	2,364	2,832	4,238	6,425
Total	17,788	23,695	32,024	34,943

Source: U.S. Bureau of the Census 1990, 2000, 2010; River Valley Regional Commission and ESRI Business Analyst 2018

TABLE 3 HARRIS COUNTY POPULATION BY ETHNICITY AND RACE				
Ethnicity and Race	1990	2000	2010	2018
White Alone	13,103	18,584	25,392	27,513
Black/African American Alone	4,571	4,614	5,506	5,855
American Indian/ Alaskan Native Alone	52	85	108	141
Asian or Pacific Islander	39	125	304	404
Other	23	80	238	331
Two or More races	Not Available*	207	476	699
Total Hispanic Population	Not Available*	260**	872**	1,204**

Source: U.S. Bureau of the Census 1990, 2000, 2010; ESRI 2018 Business Analyst

\* Question not asked in 1990 Census

\*\*Data not included in population total

### *Economic Development*

In 2010, Harris County had 46 percent of its total population employed; the state of Georgia had 44 percent of its total population employed. In 2018, Harris County had 49 percent of its total population employed. The state of Georgia had 48 percent of its total population employed in 2018. The majority of the population in the work force is in the service sector, 46 percent, followed by retail trade, 9.5 percent, and finance, insurance and real estate, 9.1 percent.

TABLE 4 TOTAL EMPLOYED 1990-2018 Harris County/State of Georgia/United States				
Category	1990	2000	2010	2018
Total Employed Civilian Population Harris County	8,253	11,821	14,674	17,120
State of Georgia	3,090,276	3,839,756	4,277,991	5,003,103
United States	115,681,202	129,721,512	141,996,548	157,891,122

TABLE 5 HARRIS COUNTY EMPLOYMENT BY INDUSTRY 1990-2018 BY PERCENT				
Category	1990	2000	2010	2018
Total Employed Civilian Population 16+	8,253	11,821	14,674	17,120
Agriculture, Forestry, Fishing, Hunting & Mining	3.7	.81	0.9	1.4
Construction	8.5	6.7	8.4	8.3
Manufacturing	23.8	17.1	9.8	10.5
Wholesale Trade	3.3	3.7	2.7	3.7
Retail Trade	14.9	9.9	10.9	9.5
Transportation, Warehousing, and Utilities	6.7	3.9	3.1	3.7
Information	0	4.2	1.2	1.9
Finance, Insurance, & Real Estate	5.8	9.9	9.2	9.1

Services Including :Professional, scientific, management, administrative, and waste management services	3.6	6.1	9.1	45.9*
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	6.0

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2018 Business Analyst  
 \*Services data from ESRI includes all services together.

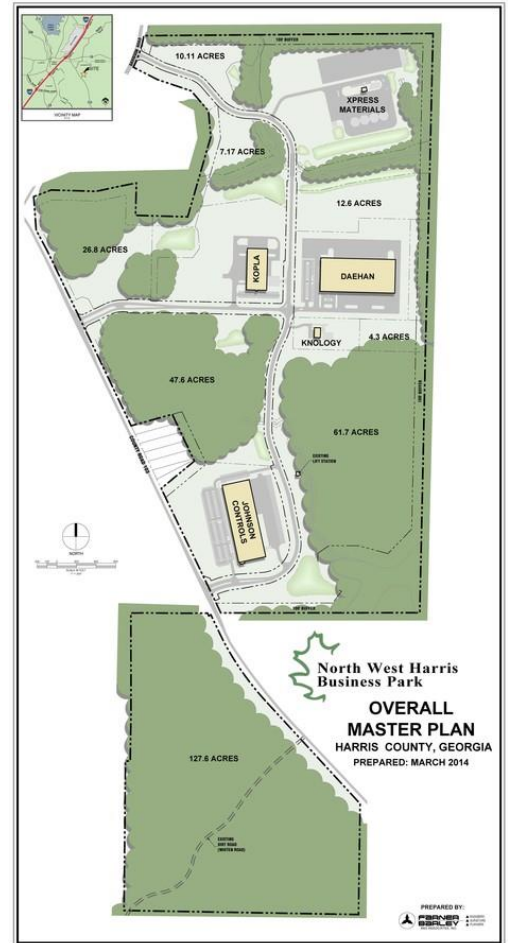
Harris County Board of Commissioners and the Harris County Chamber of Commerce continue efforts to diversify the Harris County economic base. For example, the Northwest Harris Business Park has added numerous businesses/jobs. The most recent addition to the Northwest Harris Business Park is Daesol Material, Georgia Automotive Manufacturer of fiber. Daesol Material added 110 jobs in Harris County in 2017. An economic area of concern in Harris County is the retail market place. According to ESRI and Info Group the demand for retail trade and food and drink exceeds supply by millions of dollars.

The Harris County Chamber of Commerce and the Harris County Board of Commissioners worked diligently in 2017/2018 to develop the Harris County Economic Development Strategy Final Report in September of 2018. The Harris County Economic Development Strategy addresses business, industry, retail and commercial recruitment, workforce development and business retention and expansion program for existing industry. The 2018 Final Report is included below. Many of the tasks listed below will be included in the 2019 – 2024 Community Work Program.

## Harris County Economic Development Strategy Final Report September 2018

### *Business, Industry, Retail, and Commercial Recruitment*

In order to diversify our local economy, create employment opportunities for our citizens, and enhance the quality of life for our residents, we will pursue an economic development strategy in conjunction with our regional partners to recruit new business, industry, retail, and commercial development to Harris County. We will keep the sustainability of our natural resources at the forefront as we seek economic growth for our county.



Using general funds from the county budget, we will pursue Georgia Ready for Accelerated Development (GRAD) certification from the Georgia Department of Economic Development (GDEcD) for Site “A” in the Northwest Harris Business Park.

Using a portion of the revenue from a future Special Purpose Local Option Sales Tax (SPLOST), we will invest in the Northwest Harris Business Park to make it more attractive for new industries to relocate and existing industries to expand in Harris County.

Because infrastructure is critical to development, we will seek public/private partnerships with other local governments, economic development organizations, utilities, and private industry to deliver utilities, such as sewer, water, and broadband, to areas with the greatest potential for growth.

Because sales tax remains an important source of revenue for county government, municipalities, and the Board of Education, we will support near-term efforts to grow current and recruit new retail establishments in Harris County. Where practical, we will encourage development on existing infrastructure and brownfield sites to preserve the county’s natural environment.

Because the Northwest Harris Business Park is in an ideal location for regional partnerships, we will continue to work on an agreement with cities and counties in the region to define the organizational structure, roles, and accountability to market the property to the GDEd, site selection consultants, utility economic development teams, and others involved in economic development.

We will establish a public/private partnership to fund activities such as branding, retail recruitment feasibility studies, and other economic and community development services that will strengthen the economic and community development efforts of Harris County.

Realizing that tourism is the backbone of our economy, we will invest in assets that attract more visitors to our area and provide county residents more amenities. Working with our tourism partners in and around our county, we will define a much needed unifying brand for our county to promote Harris County as a destination for travel.

# Harris County Economic Development Strategy Final Report

September 2018

## ***Business Retention & Expansion Program for Existing Industry***

Representing both the Harris County Board of Commissioners and the Harris County Development Authority, the Harris County Chamber of Commerce will lead the Business Retention & Expansion Program (BREP) by conducting in-person and electronic surveys of businesses and industries currently operating in Harris County. Membership in the Harris County Chamber of Commerce is not required to participate in BREP.

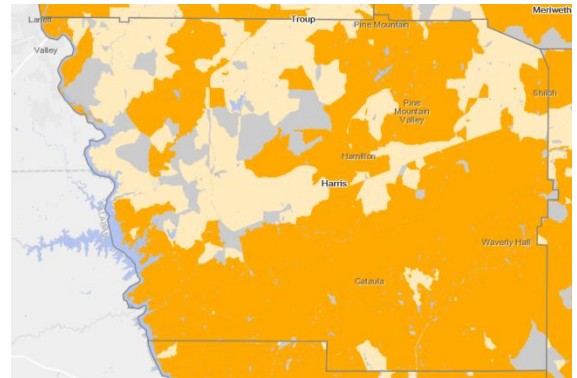
In the first six months of BREP, the Chamber will conduct fifty (50) surveys and will conduct fifty (50) surveys annually thereafter. The Chamber will report the results of the survey to the Harris County Development Authority quarterly. The Development Authority will make recommendations to the Harris County Board of Commissioners regarding any changes in ordinances, policies, or incentives needed to ensure that Harris County builds business-friendly environment.

The Chamber will work with the Regional Project Manager with the Georgia Department of Economic Development to connect existing businesses and industries to resources and programs available from the State of Georgia for which they may be eligible to invest in jobs and capital equipment.

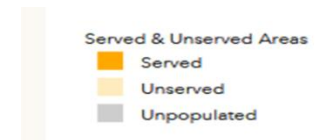
## Workforce Development

In order to support growth in our local economy, we must develop a well-trained workforce to fulfill the needs of existing employers and to attract new business and industry to Harris County. We will ensure our effort is holistic and encompasses our existing workforce, traditional learners, returning citizens, adult learners, future workforce, and veterans.

- To develop and retain homegrown talent, we will support the efforts of the Harris County School District to establish a College & Career Academy by 2022.
- We will work with Columbus State University, Columbus Technical College, and other regional educational institutions to bring programs to Harris County residents in need of training to upgrade current skills or learn new skills to be competitive in the job market.
- We will support the Business Retention & Expansion program of the Harris County Chamber of Commerce to connect existing employers in Harris County to regional employment resources, such as Georgia Department of Labor, Columbus State University, Columbus Technical College, and Goodwill Industries of the Southern Rivers.



Another key component and a major priority of Harris County's economic strategy is the improvement of broadband services. Much of the northern half of Harris County has inadequate or no broadband service. Harris County Board of Commissioners is committed improving broadband services by combining over \$1 million of revenue with grant funds to contract with a consultant to further identify areas of broadband need and how to best serve those areas.



## 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 duplexes and multi-family units and a small amount of manufactured and mobile home housing units. In general, manufactured homes in Harris County decreased from 1990 to 2010 but have increased slightly from 2010 with 1,059 units to 1,144 units in 2018; while the number of vacant residential units in Harris County continues to increase with 1,758 vacant units in 2018.

The 2000 housing inventory consisted of 10,288 housing units. By 2018, that number had grown to 14,525 units. Most of the growth is attributable to new single-family homes in the southern part of Harris County. The southeast corner of Harris County, located between Waverly Hall and Ellerslie is an active residential development area. The Sweetbay development in Hamilton is also active with residential construction. The southern end of the city of West Point, which is located in Harris County, is also experiencing new residential growth. In 2018, the total housing stock was 88 percent single family units, 8 percent manufactured or mobile homes, and 4 percent duplexes or multi-family units. Interestingly the percentage of mobile homes in Harris County has dropped from 22 percent of the overall housing stock in 1990 to 8 percent today. The absolute number of units has also fallen over that same period with the exception of 2018. From 2010 to 2018 the number of mobile homes increased by 85 units. The number of multi-family or duplex units has increased with the net gain of 118 units between 1990 and 2018. Only 16 percent of 2018 total housing in Harris County is rental, compared to 37 percent statewide, which puts Harris County well below the rental housing percentages in Georgia. In terms of housing need, it is estimated that Harris County will need to add approximately 500 new housing units to meet the 2030 need of an additional 5,549 citizens.

Category	1990	2000	2010	2018
TOTAL Housing Units Built	7,814	10,288	13,397	14,525
Housing Units Vacant	1,360	1,466	1,574	1,758
Housing Units Owner Occupied	5,315	7,600	10,147	10,409
Housing Units Renter Occupied	1,139	1,222	1,676	2,358

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2018 Business Analyst

**TABLE 7  
HARRIS COUNTY  
RECORDED HOUSING UNITS BY TYPE 2000-2018**

Category	1990	2000	2010	2018
TOTAL Housing Units	7,814	10,288	13,997	14,525
Single Units (detached)	5,590	7,907	11,854	12,814
Single Units (attached)	101	418	70	48
Double Units	237	184	185	168
3 to 4 Units	Included in "Double Unit" Total	Included in "Double Unit" Total	72	50
5 to 9 Units	90	62	95	112
10 to 19 Units	74	52	9	67
20 or more Units	Included in "10 to 19 Units" Total	65	38	122
Mobile Home or Trailer	1,722	1,600	1,059	1,144
All Other (Boat, RV, Van, Etc.)	Not Available	Not Available	0	0

Source: U.S. Bureau of the Census 1990-2010, 2018 ESRI Business Analyst, and Harris County Building Permit Data

A household is housing cost-burdened when 30 percent or more of its monthly gross income is dedicated to housing. From a cost burden standpoint, only 32.1% of Harris County's homeowners are cost burdened. Renters pay more of their incomes on housing with 46.7% percent of renters in Harris County paying above 30 percent of their income on rent. Fifty-one percent of renters in the State of Georgia pay more than 30 percent of their income on rent. In regards to homeownership, 29.4 % of Georgia homeowners are cost burdened.

**TABLE 8  
Harris County and Cities 2016 Home Ownership and Renters Cost Burden**

	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
Home Owner	32.1%	46.9%	42.8%	26.8%	42.5%	29.4%
Renter	46.7%	57.7%	58.8%	56.0%	48.6%	51.0%

Source: U.S. Bureau of the Census 2016 American Community Survey

Housing cost in Harris County is high when compared to the state of Georgia, with a median housing value of \$200,200 in 2018. This compares to the state's median 2018 value of \$152,400. From an affordability standpoint, Shiloh offers the best value for a home in Harris County with a median housing value \$91,000; followed by Waverly Hall (\$120,800), Pine Mountain (\$151,700), Hamilton (\$191,000) and Harris County (\$200,200).

**TABLE 9  
Harris County and Cities 2016 Median Housing Values**

Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
\$200,200	191,100	151,700	91,000	120,800	\$152,400

Source: U.S. Bureau of the Census 2016 American Community Survey



# Land Use

## *Analysis of Existing Development Patterns*

An analysis of existing development patterns provides an understanding of the use of land 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.

TABLE 10		
Existing Land Use Classification	Total Acreage	Percent of Total Acreage
Residential	26,025	8.73%
Commercial	155	0.05%
Industrial	966	0.33%
Transportation/Communication/Utility	9,946	3.34%
Recreation/Parks & Conservation	4,538	1.52%
Public/Institutional	3,093	1.04%
Agricultural/Forestry	243,795	81.81%
Vacant/Undeveloped	9,309	3.12%
No Classification	172	0.06%
Total Acreage	297,998	100.00%

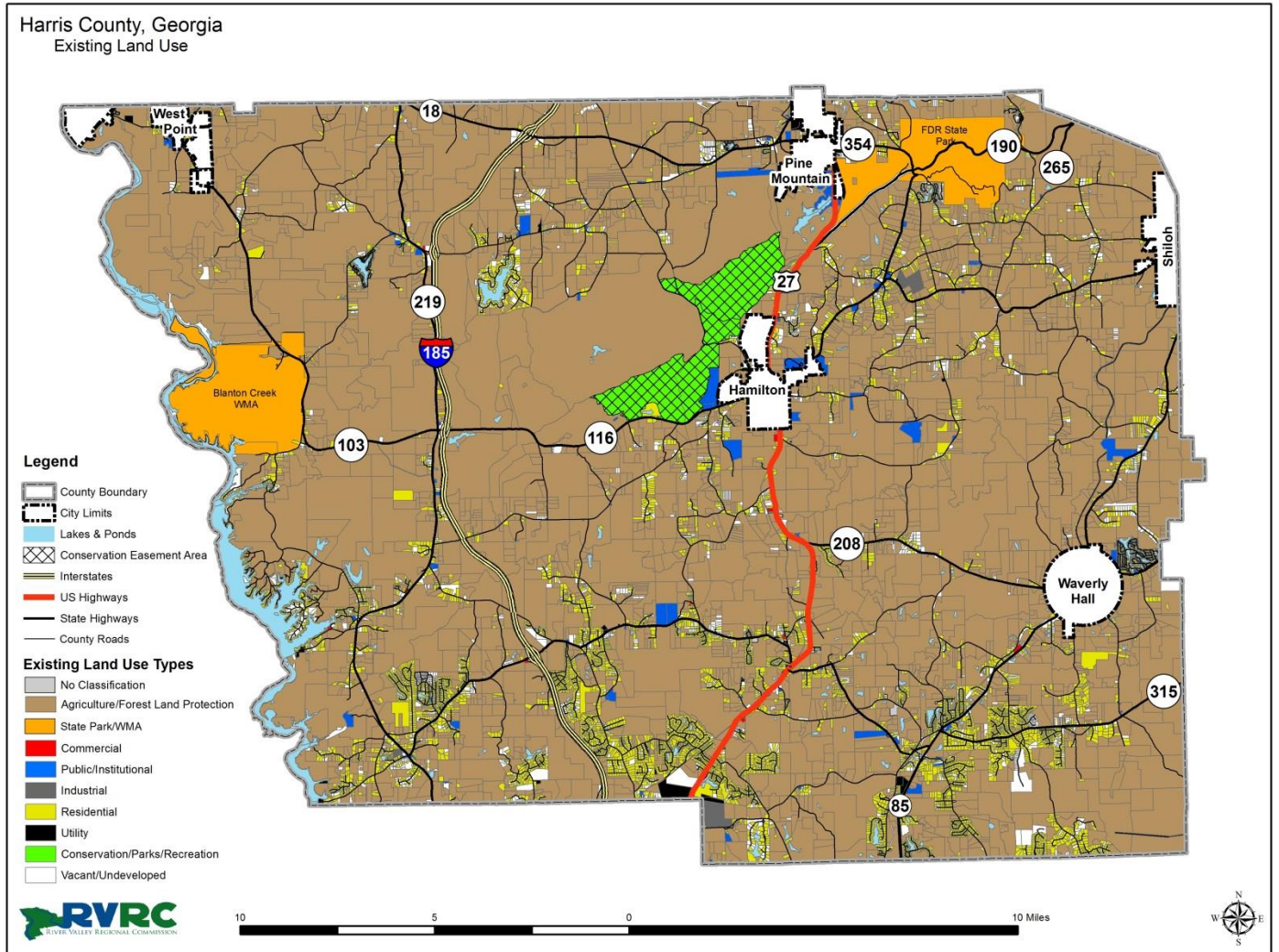
Source: RVRC

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

TABLE 11 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

**Map 1: Harris County Existing Land Use Map**



# Transportation

## Transportation Network

### Interstates

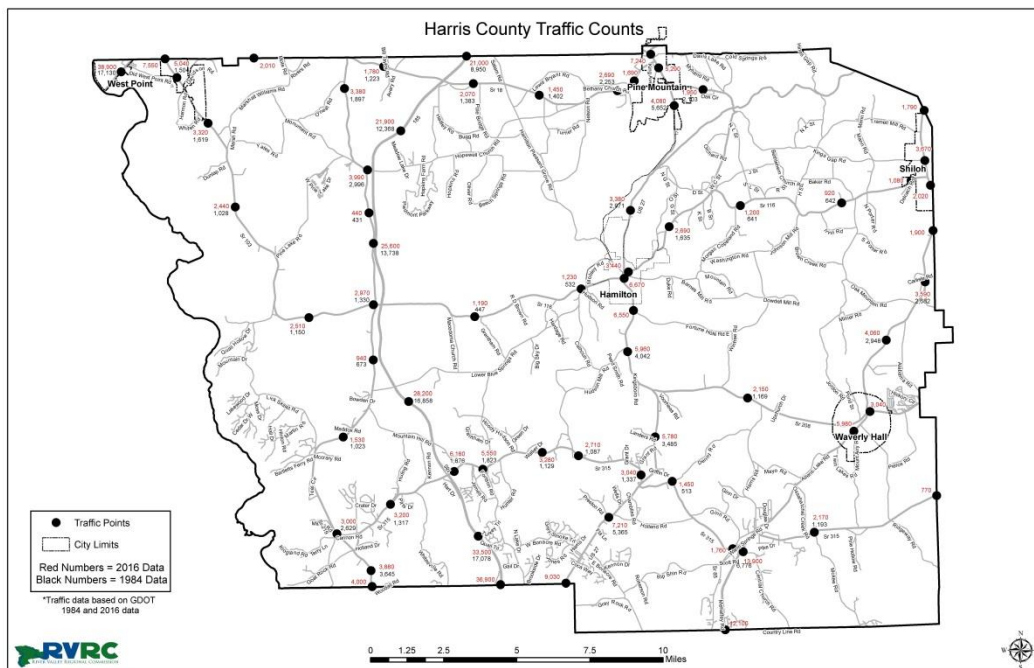
Harris County is served by one interstate highway, I-185, which traverses the western side of the county in a north-south direction, and is designated as a Scenic Byway (See Map 1: Transportation Network in Harris County). Interstate 185 provides good access for Harris County to the surrounding interstate highway network. There are interchanges along I-185 at SR 315, SR 116/103, Hopewell Church Road, and SR 18. The four interchanges connect with all the arterial roads in the western half of the county, making it easily accessible from all parts of the county. Interstate 185 crosses the northwest corner of the county, with an interchange at SR 18 less than a mile north of the county line.

### Arterials

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

In general, the network of arterial roads is adequate to serve both the existing and projected volume of traffic within the county, with the exception of the SR 315 corridor which needs intersection and alignment improvements. Georgia DOT traffic counts indicate that no arterial road is at its design capacity. The highest non-interstate count is at the SR 315 and SR 85 /Alt. U.S. 27 intersection with 13,900 average vehicles per day in 2016.

**Map 2: Transportation Network in Harris County, Georgia**

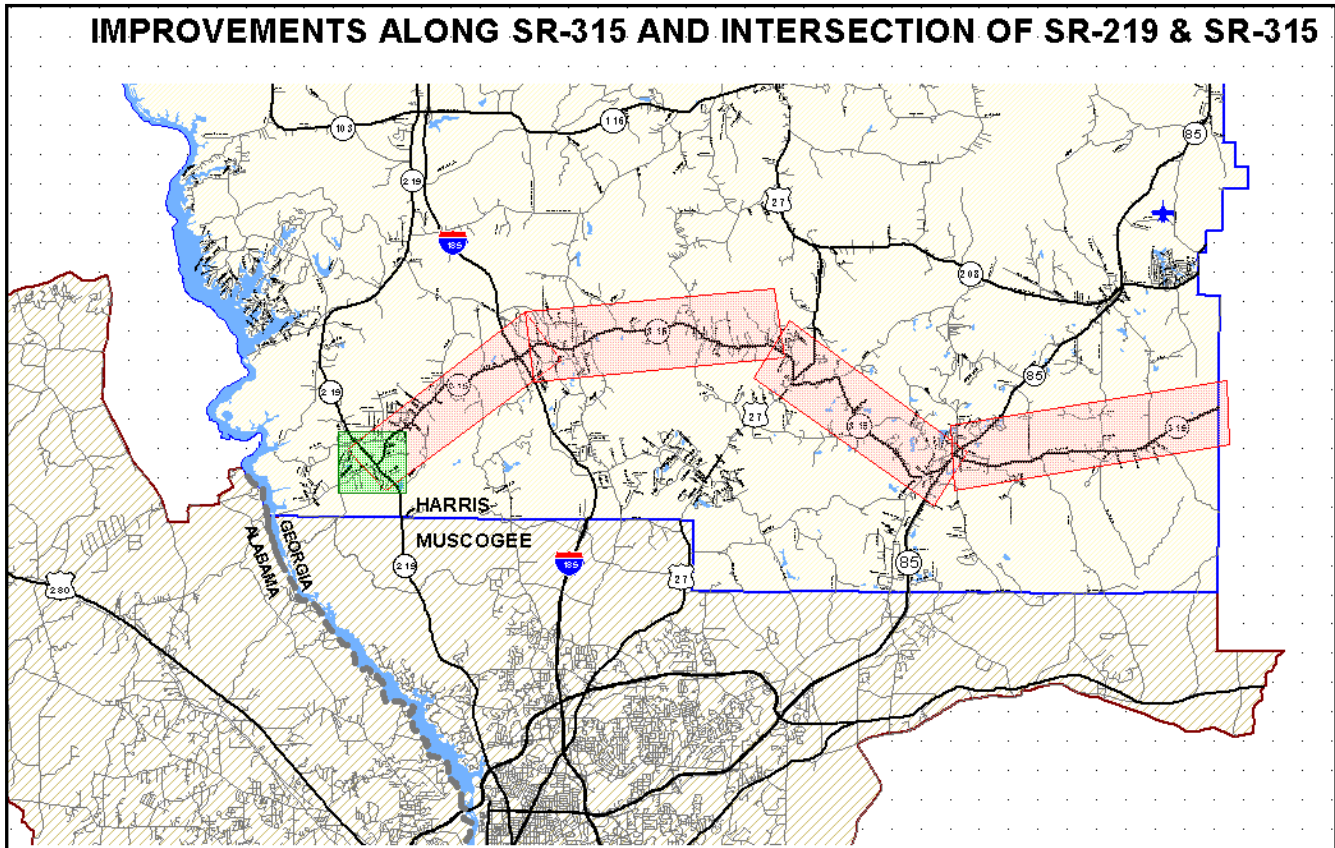


Improvements are needed on some of the arterial roads to ease traffic flow. State Route 315 serves as the major east-west route through the southern portion of the county, extending from SR 219 in the west to Talbot County in the east. Originally, a series of local roads strung together to form a continuous route across the county, SR 315 needs improvement to function as a coherent whole. There are gaps and jogs at SR 1 in Cataula and at SR 85 in Ellerslie. The highest non-interstate count is at the SR 315 and SR 85 /Alt U.S. 27 intersection with 13,900 average vehicles per day in 2016.

Because it serves one of the fastest growing areas in the county, a redesign of major intersections along SR 315 may be necessary to correct deficiencies (See Map 2: Corridor Improvements). State Route 315 and SR 219 is the location of one of the highest accident

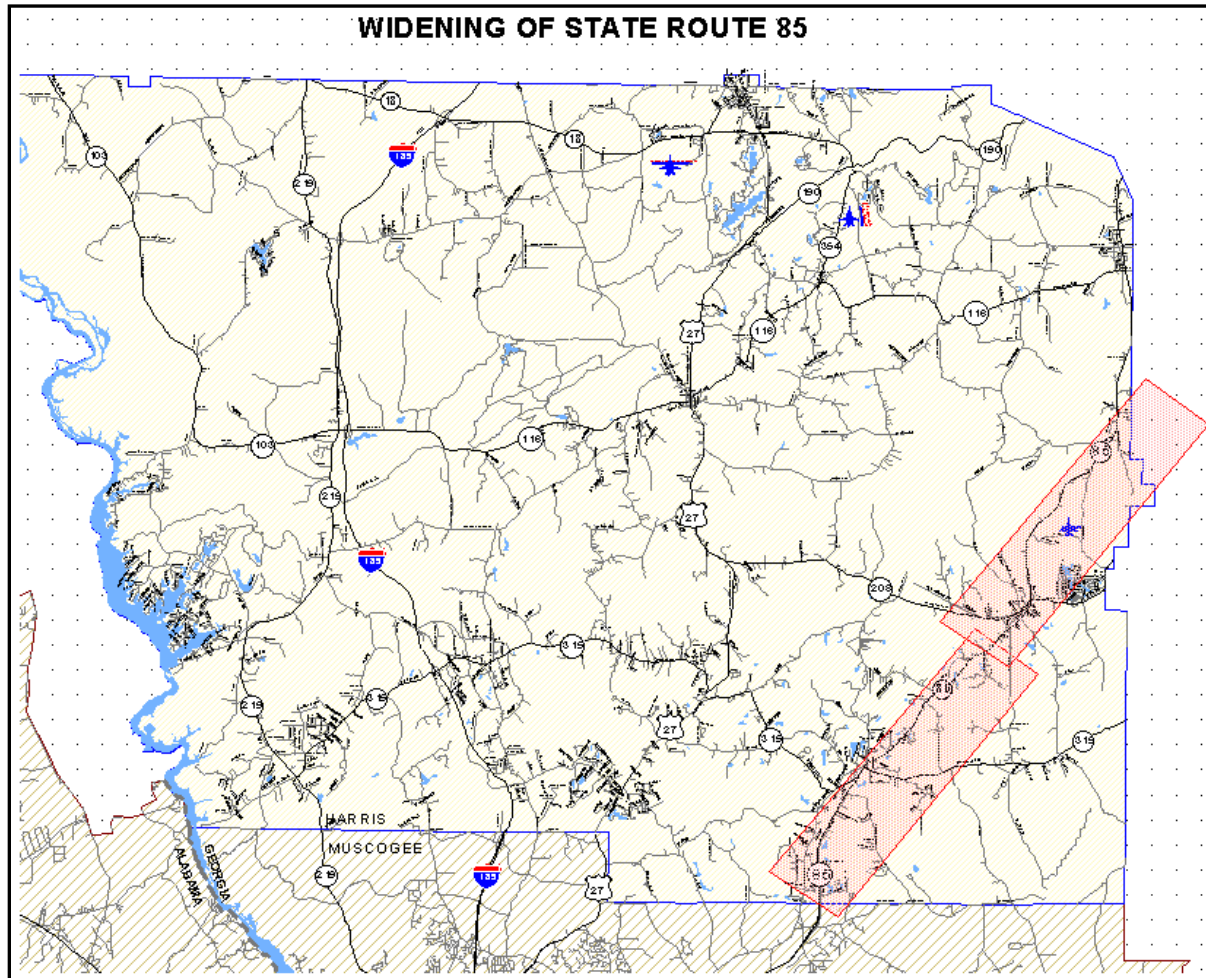
counts in the county. Existing driveways along highways are safety concerns and will need to be looked at along with context sensitive design when improvements are made along this corridor. The 2017 ACS Census data shows the area surrounding SR 315 corridor to have one of the highest growth rates in the county. Also current development activities have increased over the last four years.

Map 3: SR-315 Corridor Improvements



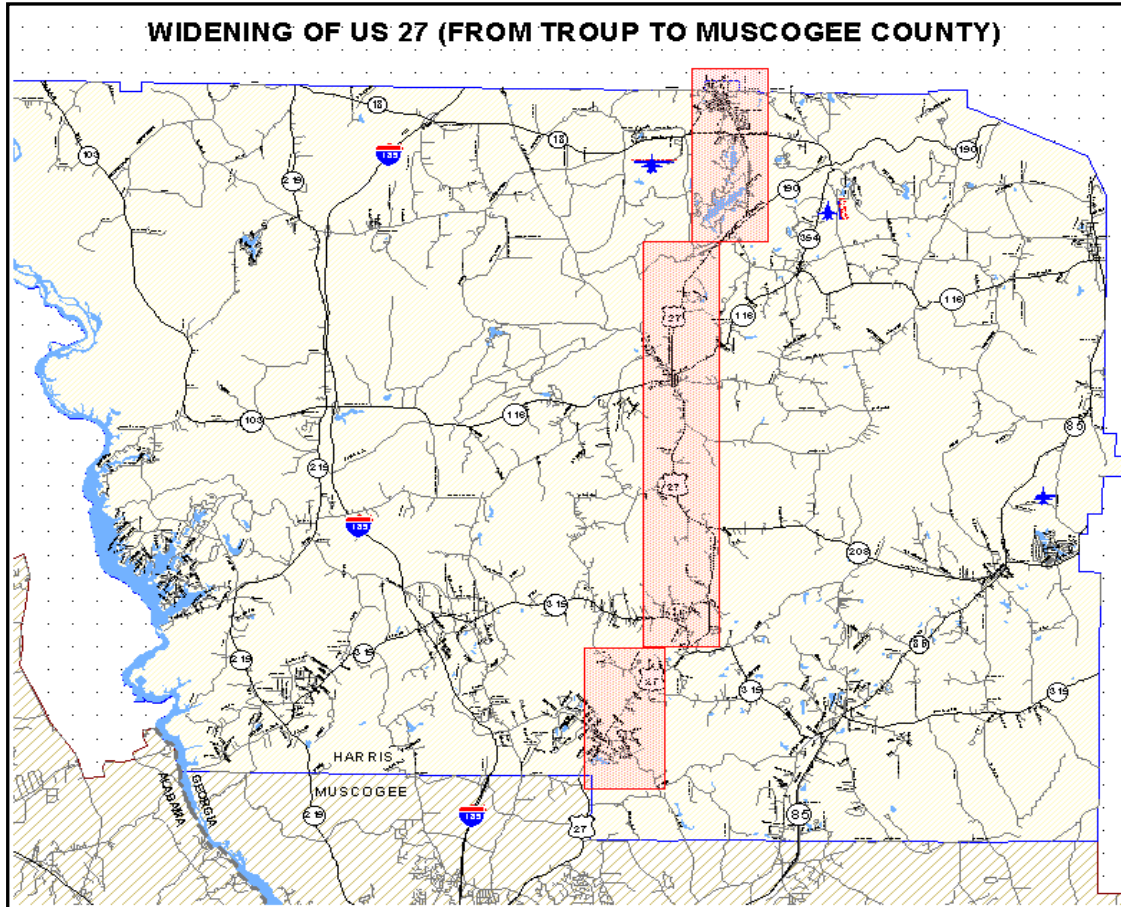
Highway 85/Alternate US 27 is the major north-south route in the eastern portion of the county. The intersection of Highway 85/Alternate US 27 and SR 315 and Warm Springs Road used to be a problem area where local collector and arterial roads converge at the eastern end. Recent intersection improvements have improved the flow of traffic through that area. The Eilerslie area is showing major growth according to the 2017 ACS Census Data which has resulted in an increase in traffic along this corridor. The 1984 traffic count for the Eilerslie area of Highway 85/Alternate US 27 is 6,776 with a 2016 count 13,900. At one time Georgia DOT had plans to possibly four lane Highway 85/Alternate US 27 from SR 315 to north of Waverly Hall, and held several public meetings with the residents of Eilerslie and Waverly Hall (See Map 3. *Proposed Widening of SR-85/Alternate US 27*). Due to public sentiment expansion plans thru Waverly Hall have been put on hold.

Map 4: Proposed Widening of SR-85



U.S. 27/SR 1 serves as the major north-south route through the county and is the main street for both Hamilton and Pine Mountain. Average daily traffic volumes along U.S. 27/SR 1 are some of the highest in the county. The highest traffic count along U.S. 27/SR 1 is at the Muscogee and Harris county line with an average daily traffic (ADT) county of 9,030. U.S. 27/SR 1 ADT volumes range between a low of 3,040 and 7,240. Due to the mixed functions of the road, there are conflicts between local and thru traffic. The current accident data shows U.S. 27/SR 1 to have a high accident rate south of SR 315 and at the intersection of SR 116 and U.S. 27/SR 1. An intersection improvement and better signalization at U.S. 27/SR 1 and SR 116 would improve congestion from the high school and businesses in the area. The current condition of this intersection allows traffic to back up in all four directions during morning and afternoon peak hours. The construction of passing lanes and frequent intervals would alleviate some of the traffic flow problems for thru traffic and allow local traffic to proceed at a comfortable rate. Current active U.S. 27/SR 1 projects include widening the route from Turnberry Lane in Muscogee County to SR 315 in Harris County and the addition of northbound passing lanes along the entire route. (See Map 4: Improvements Along SR 1/US 27 And SR 85/Alternate US 27.)

Map 5: Improvements along State Route 1/US 27 and State Route 85/Alternate US 27



The development of the Kia plant in West Point, Georgia has created a wave of development in the northwest section of Harris County along State Route 103, between State Route 18 intersection and Whiten Road. Operational improvements began in 2016 to add passing lanes from milepost 11.8 and the Troup County line.

Another project that is currently active is the addition of passing lanes from Luther Land Bridge in Muscogee County to Happy Hollow Road in Harris County. The addition of passing lanes along SR 219 will improve the flow of traffic and should reduce the number of accidents along that route.

### *Collectors*

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

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

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

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

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

### *Local*

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

Dead-end roads are frequently unpaved and built on roadbeds, which do not meet current county standards. They serve low-density rural residential and agricultural uses. In some instances, major subdivision development often necessitates a virtual rebuilding of the road to carry the increased traffic. The county needs to continue to upgrade and pave the dirt roads as needed. There are 86 miles of dirt roads and 486 miles of improved roads in Harris County.

New roads for major subdivision development are expected to be local (minor) streets and are constructed to those standards. When a proposed subdivision is large and to be built in phases or when there is little frontage on the county road system, new roads often exceed desirable traffic volumes. Roads with traffic volumes in excess of 500 vehicles a day are not desirable where there is continuous residential development and curb cuts along the frontage. Roads expected to carry in excess of 1,000 vehicles per day should have fewer curb cuts and greater width than are required for local roads. For large residential subdivisions, dispersal of traffic to more than one point of ingress/egress is necessary to maintain acceptable traffic levels and to provide an alternative access. For subdivisions where this is not possible, new roads carrying in excess of 1,000 vehicles per day should be built to collector road standards.

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

#### Roads and Bridges

There are 86 miles of unpaved roads and 486 miles of improved roads in the unincorporated area in Harris County. The unincorporated area of Harris County has 32 bridges. Road, bridge, culvert repair/maintenance is funded by SPLOST, LIMIG and county general funds.

#### Airport

The Harris County Airport is located two miles southwest of the Town of Pine Mountain. Access to the airport is provided from Sky Meadows Drive off of SR 18. The airport is a business airport of local impact. Numerous improvements have been made to the airport which includes new T-hangars and a fuel farm. These improvements will allow the airport to enlarge its number of based aircraft. Eighty percent of airport operations are transient general aviation with 20% locally generated. The airport is owned/operated by the county; which is responsible for the runway and maintenance of the grounds.

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

#### Public Transportation

Currently, Harris County does not have any type of Public Transportation other than a public non-profit organization that provides a

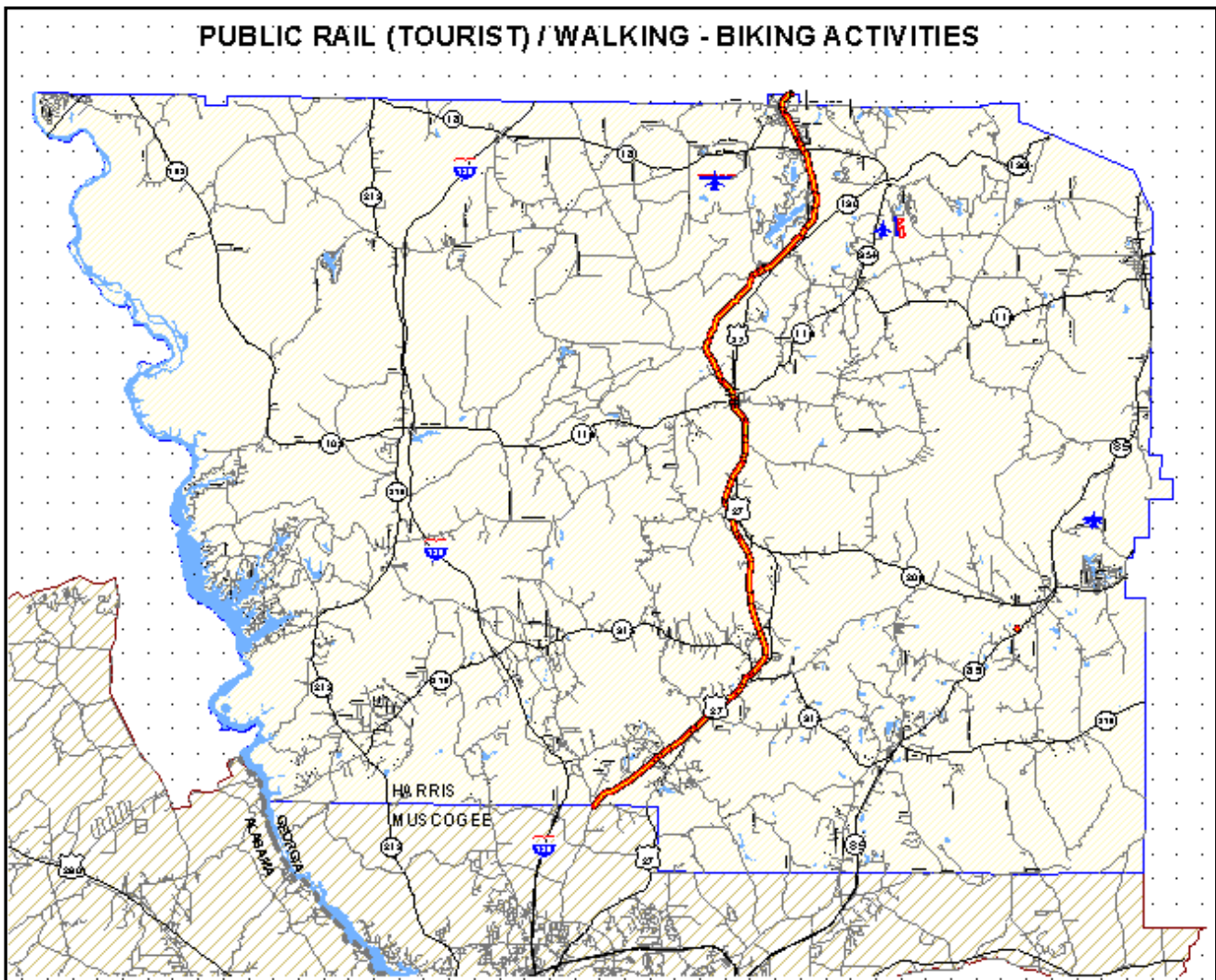
limited transportation service to meet the needs of the low-income elderly population. Social service agencies (New Ventures and Harris County Senior Center) operate vans to transport senior citizens to the Senior Center in Hamilton and to transport mentally and physically challenged clients/consumers to programs in Hamilton. Also, no intercity bus service is available locally. Greyhound in Columbus and LaGrange provides the nearest inter-city service. The establishment of public transportation from Columbus, Georgia to Harris County has never and still is not a priority for the residents of the county. As the county grows, the need for public transportation may increase. With a majority of the population working in Columbus, there could be a Ride-to-Work program set up. This type of program could possibly obtain funding from local businesses that have employees that live in Harris County. Park & Ride stations could be established along Highway 27 and Highway 85.

#### Public Rail/Walking – Biking Activities

An abandoned Georgia Southwestern Rail Line runs parallel with US 27 through the county. Harris County has purchased the abandoned Georgia Southwest Rail Line and intends to convert the line to a linear bike/pedestrian trail.

Hamilton, Waverly Hall and Shiloh have walking trails. Pine Mountain/Callaway Gardens offers several walking/biking trails inside the Gardens. When the county built Moultrie Park in Hamilton a walking trail around the park was included. Pate Park also has a walking trail (See Map 5: Walking-Biking Activities). F. D. Roosevelt State Park also has numerous hiking trails.

#### Map 6: Walking-Biking Activities

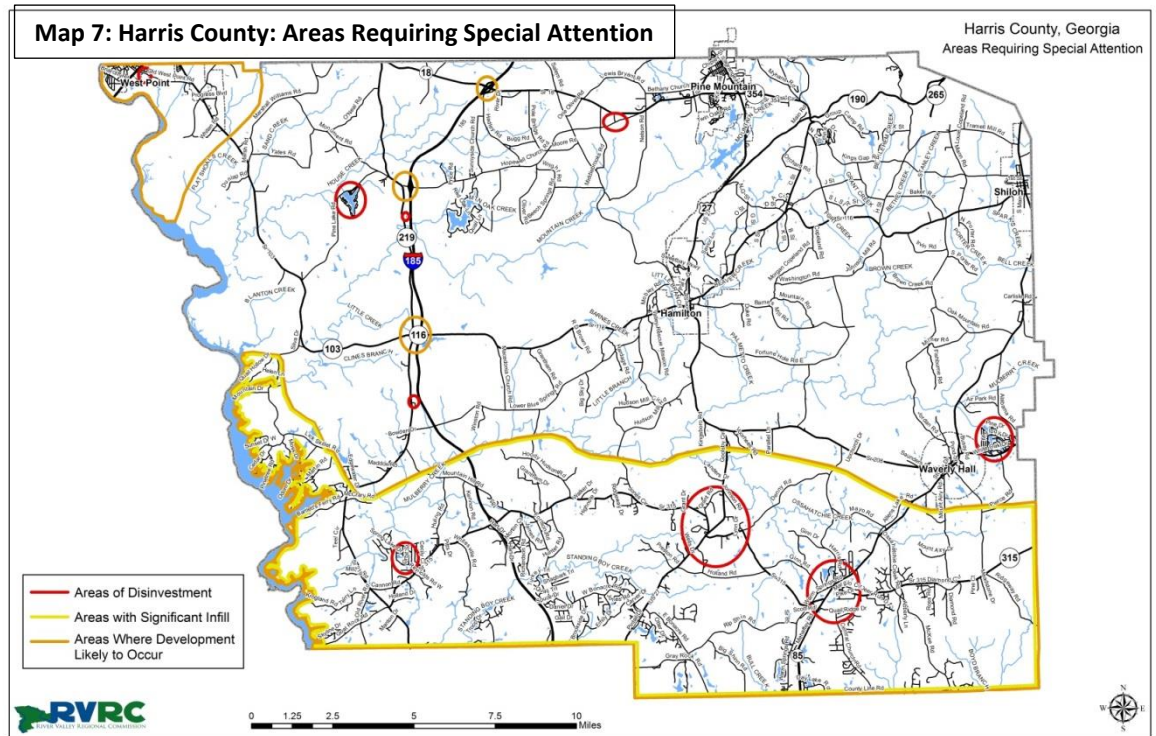




# Areas Requiring Special Attention

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

The general development pattern is linear with subdivisions popping-up along existing local and state routes. The majority of development is single-family residential on 2-acre tracts. Development will continue to occur in the southern third of Harris County with the SR 315 corridor being a primary focus of development. Currently, development activity is occurring along the entire length of the SR 315 corridor from its intersection with SR 219 on the west side of Harris County to the SR 315/SR 85 intersection on the east side of Harris County. The SR 315 and I-185 interchange area on both the east and west sides of the interchange are seeing development activity or interest in developing in and around that nodal area. The SR 315 area east of Ellerslie to the Talbot County Line is also seeing residential development. Another area of Harris County seeing residential construction is the resort area located along the Chattahoochee River and Lake Harding. Property owners are demolishing existing structures and replacing those structures with new construction. Other corridors seeing growth include the northern part of SR 103 located in the northwest corner of Harris County, which includes a portion of the city of West Point. This area includes the Northwest Harris Business Park, which includes several manufacturing or manufacturing support facilities related to the Kia Plant in West Point, Georgia. Residential development is also occurring on SR 103 inside Harris County and within the city limits of West Point, Georgia. Other population growth corridors include U.S. 27 from the Muscogee Line north to Cataula and SR 85/Alternate U.S. 27 north to the town of Waverly Hall. All of the aforementioned areas have seen growth in traffic volume and population. Harris County is making transportation improvements or has scheduled to make transportation improvements along SR 103 and U.S. 27. Public water is in place to handle future development. Water system capacity is adequate to handle future development demands. Harris County does not operate a public sewage system.



## *Areas with Significant In-fill Development Opportunities*

In-fill development opportunities exist throughout the unincorporated area of Harris County. The majority of in-fill opportunities are located within and below SR 315 corridor. There are vacant lots in subdivisions, both new and old, in this general area. The rural villages of Cataula, Ellerslie, and Pine Mountain Valley also have vacant lots with public water that provides infill development opportunities. Of course, the cities of Hamilton and Shiloh as well as the towns of Pine Mountain and Waverly Hall have in-fill opportunities available. The unincorporated area of Harris County and all four jurisdictions have been the recipients of in-fill development over the last five years.

## *Brownfields*

In general, terms, brownfields consist of 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 primarily 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. In general, in the unincorporated area of Harris County you find small pockets, maybe one, two, or three residential properties in need of minor rehabilitation in a certain area and maybe an old commercial building in need of repair. Areas in unincorporated Harris County where housing or commercial facilities need repair include: the Smith Street and Hall Street area south of West Point and I-185, Cataula, one or two houses along SR 18 in the Middlebrooks Road area, and Ellerslie.

### *Significant Natural Resources*

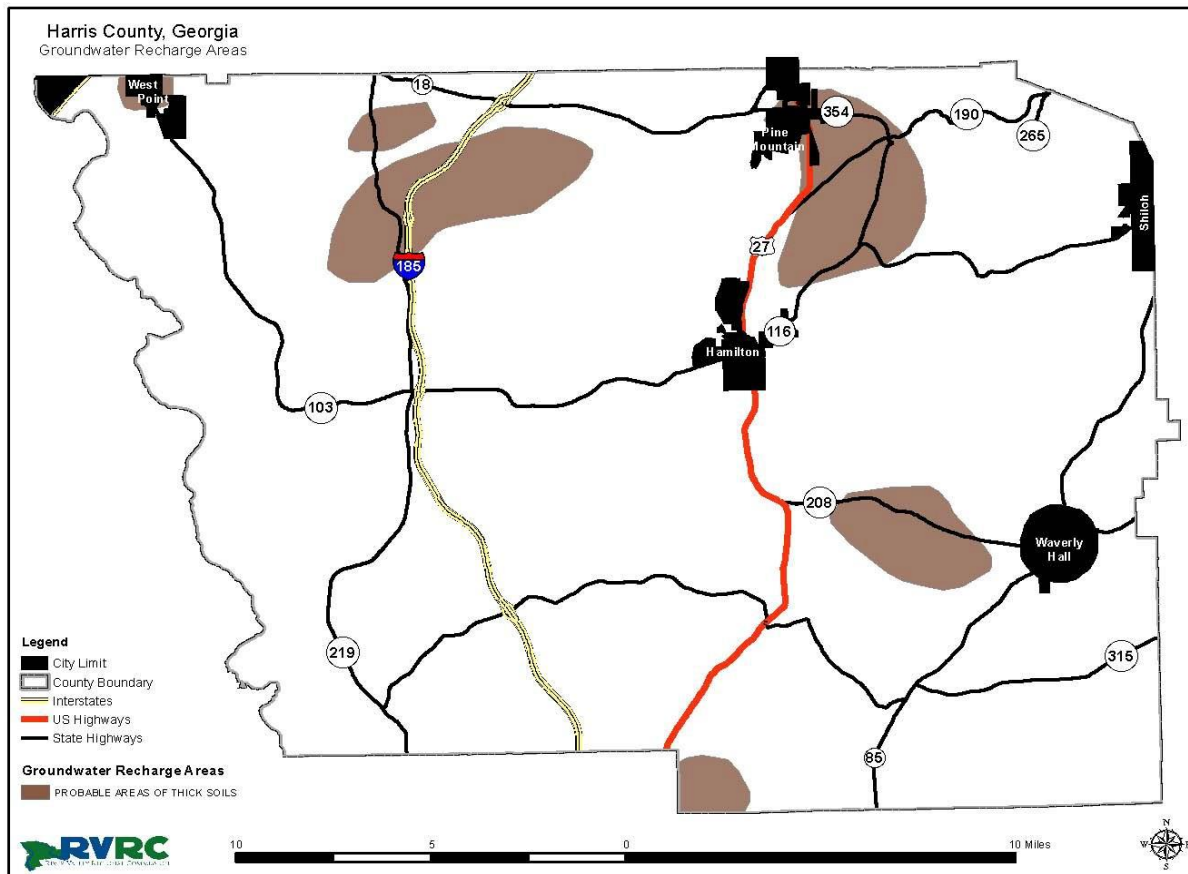
The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. These and other environmentally sensitive characteristics should be given consideration in the 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, six areas considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and found in certain sections of the county. EPD has required Harris County to adopt a Groundwater Recharge Ordinance 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.

**Map 8: Harris County Groundwater Recharge Areas**

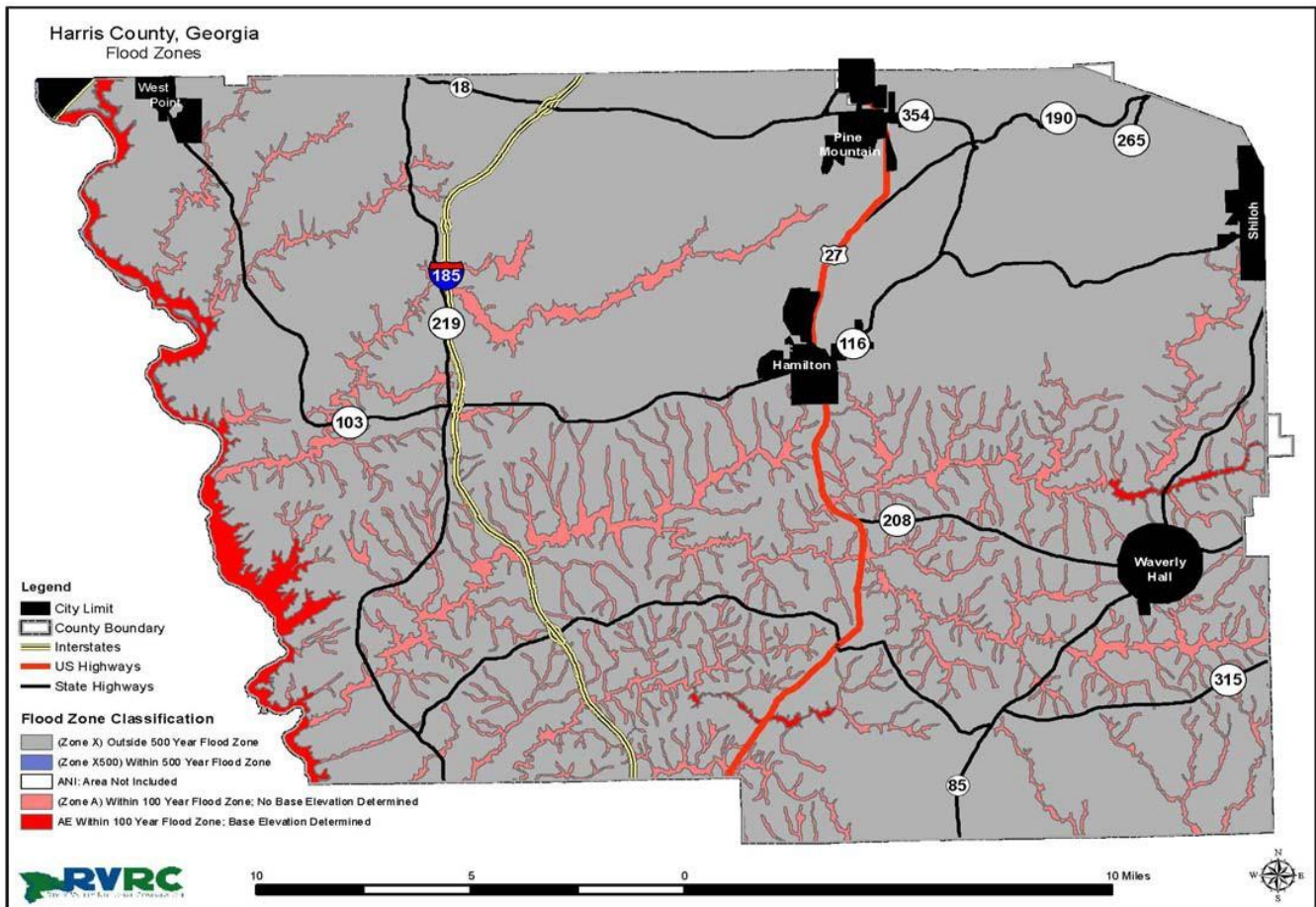


## Flood Area

Harris County does participate in the National Flood Insurance Program

The Harris County Building Department monitors construction in areas susceptible to flooding. Building densities need to be 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 nature's way 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.

Map 9: Harris County Flood Zones



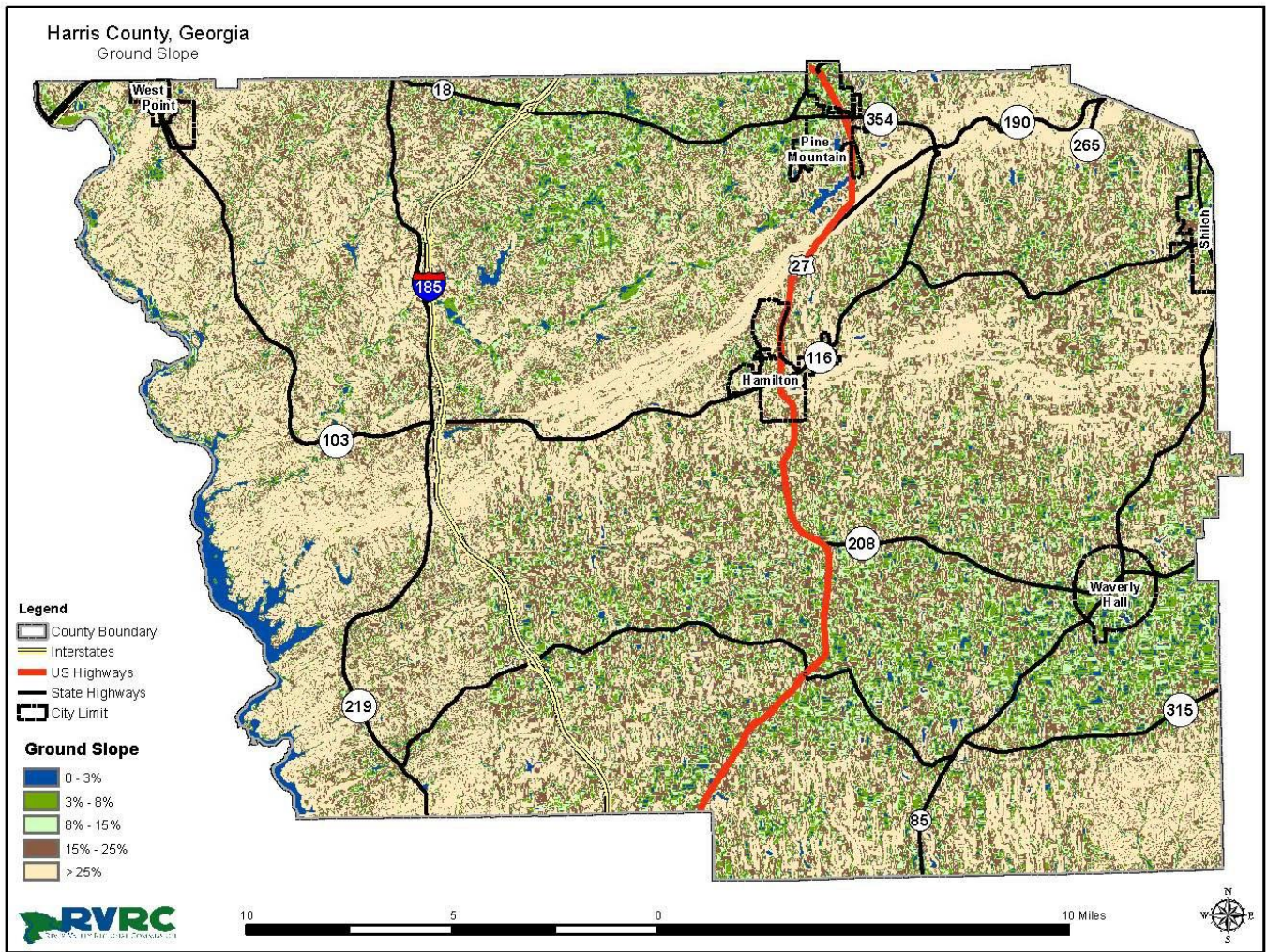
## Slope

Harris County's topography is characterized by the steep sided linear ridges of Pine Mountain, Oak Mountain and 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.

**Map 10: Harris County Ground Slope**



## Water Supply Watersheds

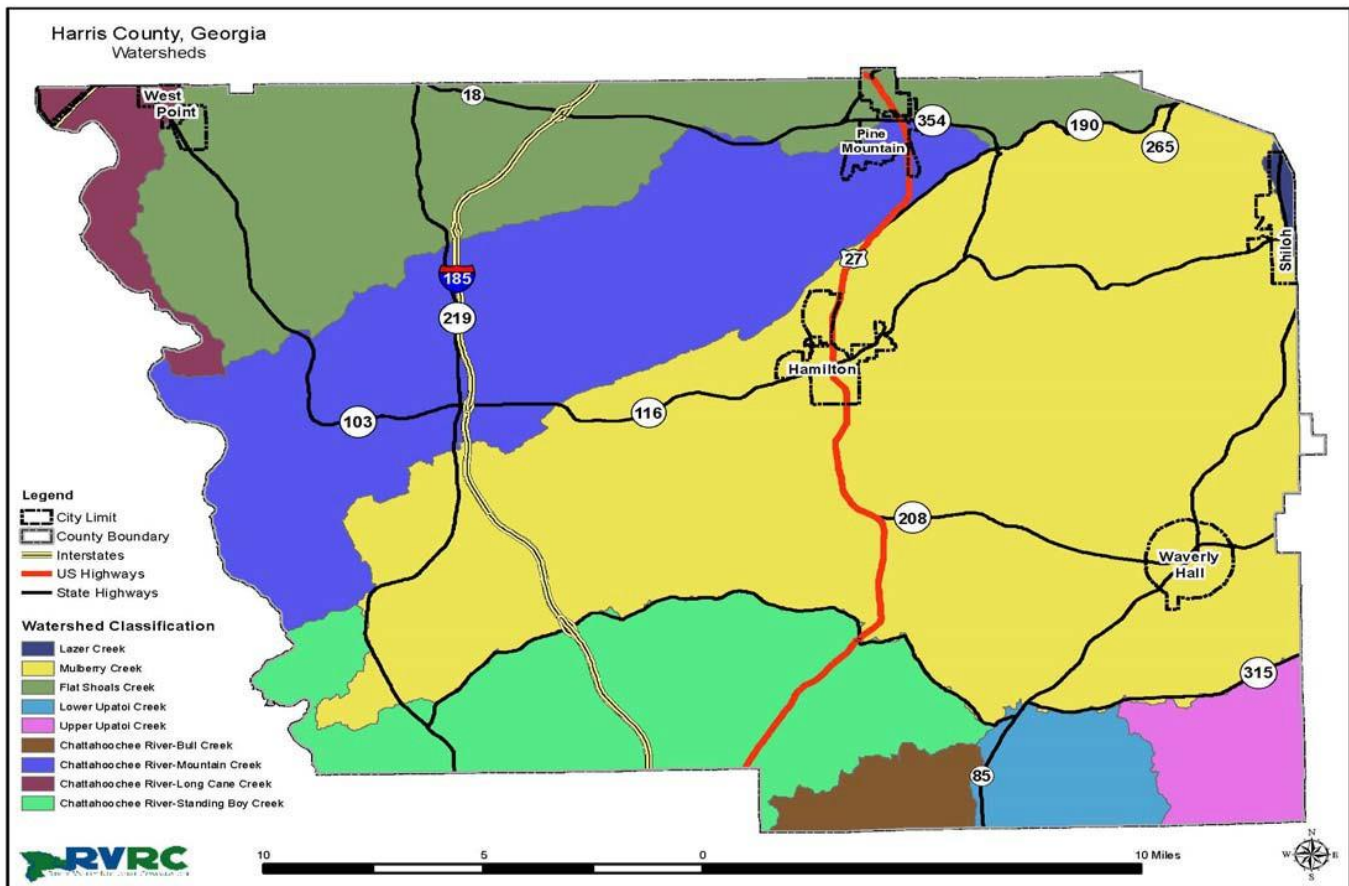
Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation and the capacity and speed of absorption into the soil. Land cover, slope, 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 has 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, Shiloh, or Waverly Hall to adopt the Water Supply Watershed Ordinance and they have not done so.

**Map 11: Harris County Watershed**



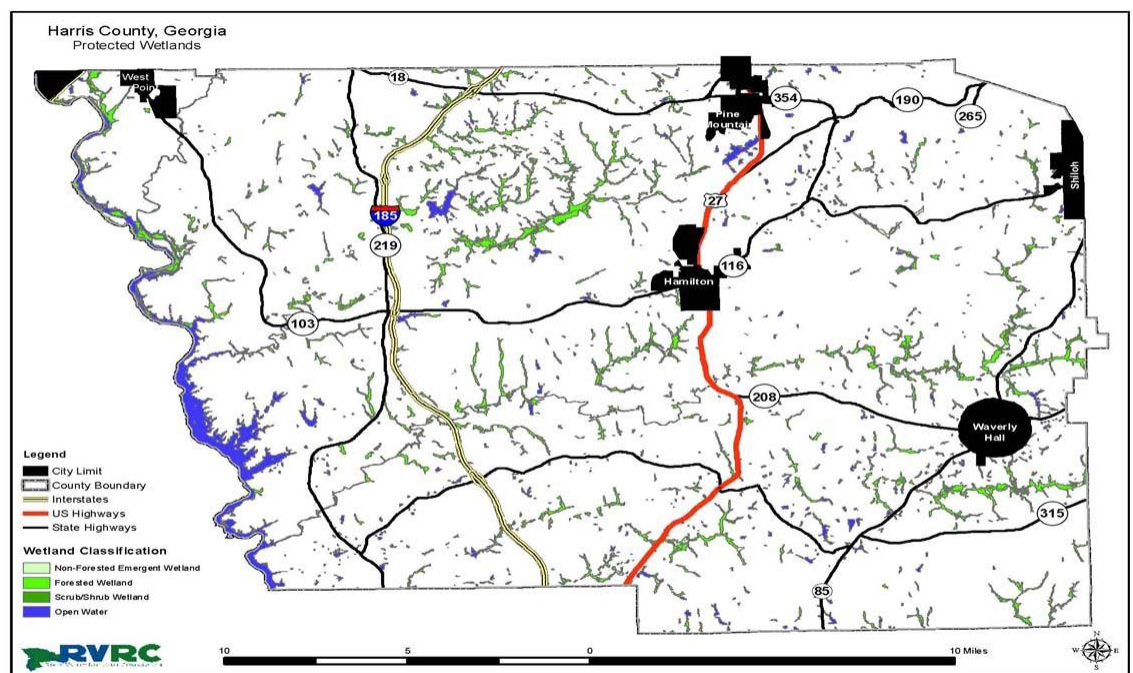
## Wetlands

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.

### Map 12: Harris County Protected 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, DNR. 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

Protection of a wetland is enhanced by controlling the use allowed in a wetland.

# Cultural and Historical Resources

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

At the time of the survey, there were four properties listed on the National Register of Historic Places: White Hall, Hamilton Baptist Church and Pastorium, Harris County Courthouse and Chipley-Pine Mountain Town Hall. Since 1994, ten more properties have been listed. In addition, F. D. Roosevelt State Park was designated a National Historic Landmark.

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

Five of the Listed National Register Properties are residential resources: the Cason and Virginia Callaway House, Story- Hadley House, Whitehall, William Copeland House and Thornton Plantation, which includes both the Thornton House and the Swint-Hopkins House. One of the listed residential resources, the Welcome P. Duke Log Cabin, has been dismantled and removed from its site.

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 Pine Mountain Valley are unincorporated communities with concentrations of residential resources. Of the remaining eligible National Register individual properties found in the 1994 survey, the majority were residential.

TABLE 12  
ELIGIBLE NATIONAL REGISTER RESIDENTIAL RESOURCES

ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES	ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES
Fairview	Fletcher Hargrett House
Brawner-Land House	Shippey House
Billingslea House	John Pattillo House / Whipporwill Farm
Hutchinson House	William T. Nelson House
Virgil Homer Walker House	Single Dwelling Form Number H-9
Joseph J. Hadley House	Single Dwelling Form Number H-11
William Hopkins House	Single Dwelling Form Number H-28
Rob Stribling House	Beall-Mobley-Williams House
Willis Williams House	Copeland House
Switzer-Ingram-Hudson House	Single Dwelling Form Number 172
Single Dwelling Form Number H-10	Single Dwelling Form Number 254
Dewdy Parker House	Single Dwelling Form Number 270
Hill-Johnson-Mobley House	Single Dwelling Form Number 279
Single Dwelling Form Number H-41	Single Dwelling Form Number 281
Hunley-Kimbrough House	Bickley House
Single Dwelling Form Number 169	
Single Dwelling Form Number 177	
Weeks-Kimbrough-Clarke House	

Single Dwelling Form Number 274	
Single Dwelling Form Number 280	Stanford House
Whitehead-Lutrell House	Will Pitts House
Old Dixon House	Talley-Heywood-Kimbrough House
Dr. B.N. Bussey House	Single Dwelling Form Number P-25
Henry Kimbrough House	Single Dwelling Form Number P-46
Theophlos T. Morrah House	Single Dwelling Form Number P-66
Single Dwelling Form Number P-32	Valley House
Single Dwelling Form Number P-49	

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

TABLE 13 ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES	
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: Source: Harris County Historic Resource Survey – Burke Walker, 1994

### *Commercial Resources*

One of the listed National Register properties is a commercial resource, the Jones Crossroad Store on the county line with Troup County. 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 Pine Mountain Valley are unincorporated communities with concentrations of commercial resources. Of the remaining eligible National Register individual properties found in the 1994 survey, 7 were commercial resources.

### *Industrial Resources*

There are no proposed eligible National Register historic districts with industrial resources. Of the remaining National Register individual properties found in the 1994 survey, one is an industrial resource: Goat Rock Dam and Power Plant.

### *Institutional Resources*

Eight 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 Church and Cemetery and the Bethlehem Baptist Church Colored School. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District has two institutional resources. Of the remaining eligible National Register individual properties identified in the 1994 survey, 13 are institutional resources. One of the resources, the Bethlehem Baptist Church Colored School, has been demolished.

TABLE 14 INSTITUTIONAL RESOURCES ELIGIBLE FOR NATIONAL REGISTRY	
Shady Grove Church	Shiloh United Methodist Church
Friendship Baptist Church	Waverly Hall Community Center
Union Baptist Church	Roosevelt Memorial Church (No longer exists)
Harris County Jail (No longer exists)	Church Form Number P-41
School Form Number H-63	School Form Number P-51
Pine Mountain Valley Offices and Barn	Fire Station Form Number 183
	First United Methodist Church-Pine Mountain

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



### *Transportation Resources*

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

One transportation resource listed in the 1994 survey as being important to the historic character of Harris County and needing protection is Georgia Highway 18 west of Pine Mountain.

### *Rural Resources*

None of the listed National Register properties is a rural resource. Of the remaining eligible National Register individual properties found in the 1994 survey, four 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 pre-historic 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 Church Cemetery is the only individual 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. The Thornton Plantation National Register property contains two archaeological resources.

Of the remaining eligible National Register properties found in the 1994 survey, four sites have the potential to yield archaeological information relating to history and prehistory were identified: Hutchinson Cemetery, Form Number 64 site, Nelson Cemetery, and Hamilton 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, and 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 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.



Chattahoochee River



Pine Mountain, Georgia

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 necessary with careful design in any 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:*

1. Continue to develop, update, and map county resource inventory where feasible, including environmental resources, historic resources, and archeological sites.
2. Preserve, 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.



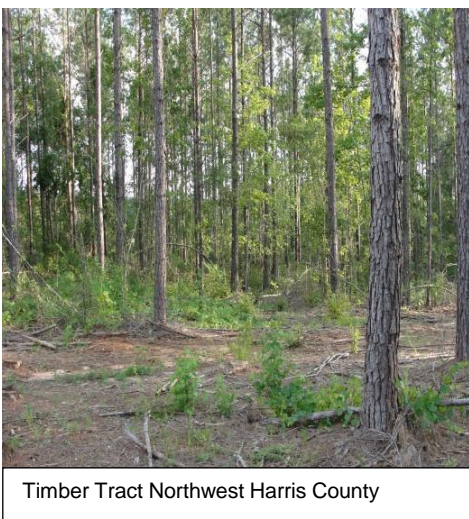
Whitesville Road Farm

- 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.

## **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

Limited new development.

Investigate the use of conservation subdivisions where appropriate infrastructure is available.

Protect farmland/ forestland and open space.

Maintain appropriate size lot. Any residential subdivision development should be done on 2-acre minimum.

Promote use of conservation easements by landowners.

Limit the development of residential subdivisions.

Require compatible architectural designs that maintain the rural character.

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).

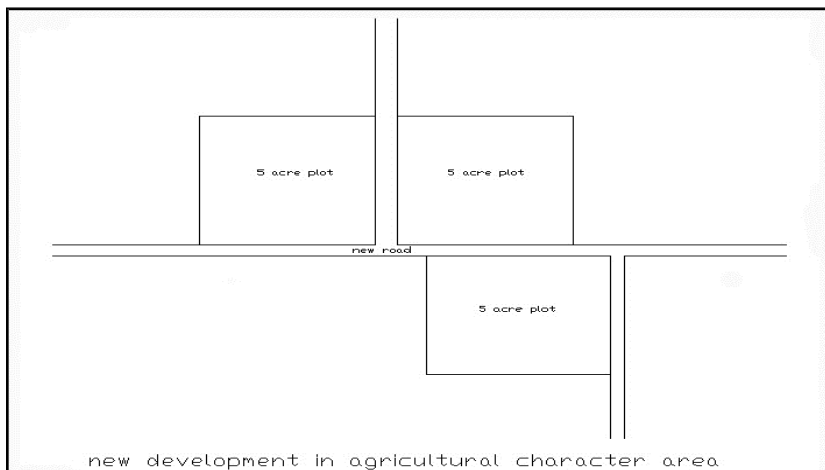
### *Quality Community Objectives for this Area:*

Transportation Alternatives, Regional Identity, Traditional Character

Preservation of Open Space, Protection of Environmentally Sensitive Areas, and Resource Conservation

### *Implementation Measures/Strategies:*

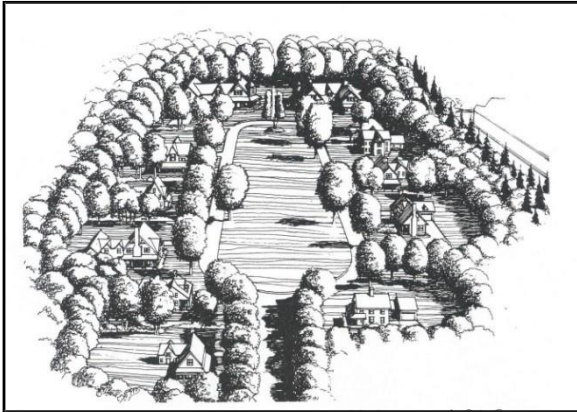
1. Participate with the Harris County Chamber of Commerce and Harris County Extension Service in marketing the county's agricultural products. Assist local farmers in selling their products. This can include agritourist, farmer's markets, and similar activities.
2. Develop strategies for keeping productive 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 two 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***



Medium Density Residential Infill Development  
Source: Dodson Associates

### *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 developments on greenfield sites.
2. Encourage well-designed development that blends into existing neighborhoods/subdivisions by disguising its density with buffering and creative design.

### *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. The County should promote street design that fosters traffic calming; such as narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.
8. Where feasible retrofit subdivisions to better conform to user sensitive design.



Planned Residential Development  
Source: Kopkowski, 1989

## ***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.

Subdivision design incorporates a significant amount of open space.

Require minimum lot sizes of two 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.

## ***RURAL VILLAGE (Cataula, Ellerslie, and Pine Mountain Valley)***

### *Vision:*

1. Maintain the uniqueness of Cataula, Ellerslie, and Pine Mountain Valley 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

### *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).

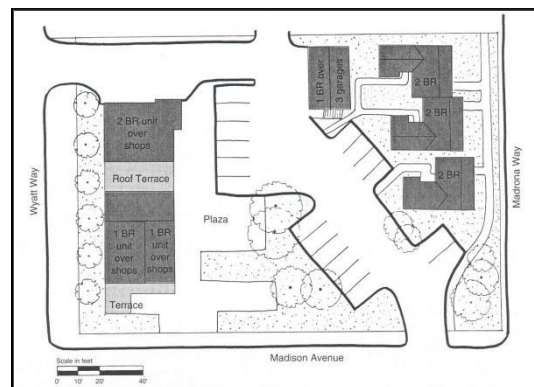
### *Quality Community Objectives for this Area:*

Sense of Place, Transportation Alternatives, and Employment Options

### *Implementation Measures/Strategies:*

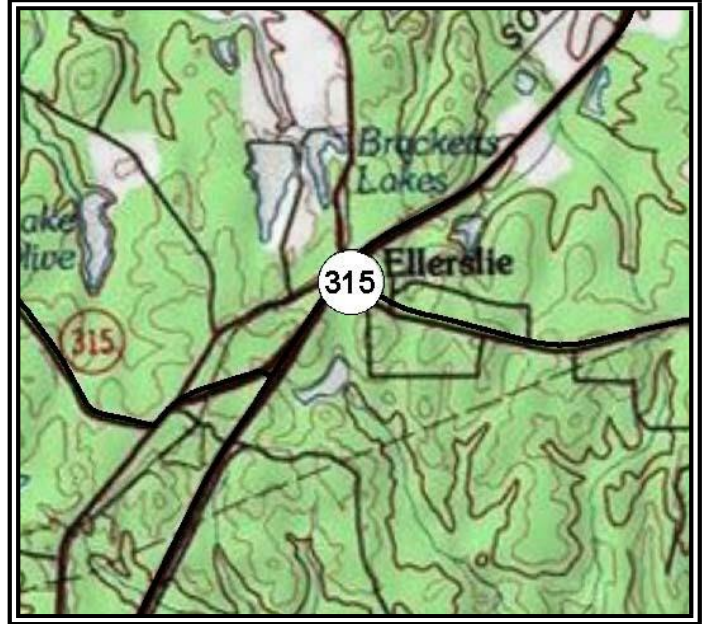
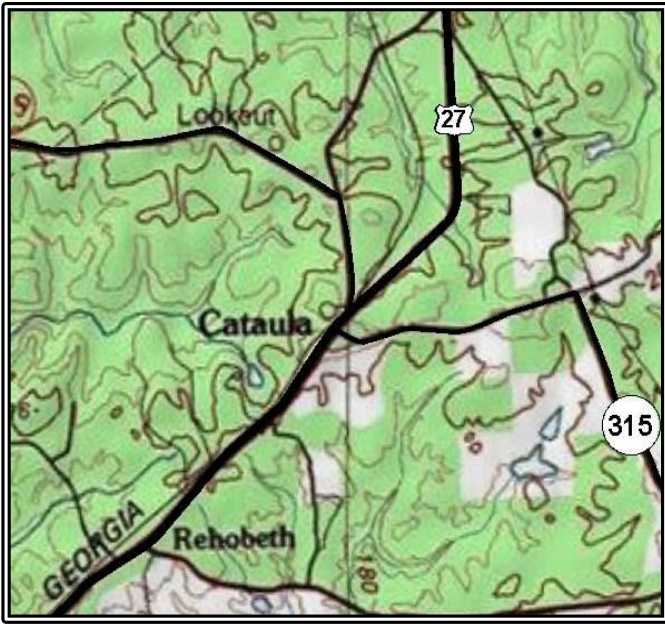
Maintain rural atmosphere while accommodating new residential development by using the following:

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 SR 85 and US 27. Overlay districts are used as tools to implement lighting, landscaping, parking, curb cuts, 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.



Town Center Concept Housing Above Retail and Office Shops  
Source: Robert Hobbie, AIA

8. Look at shared parking options for existing and new retail and commercial facilities.

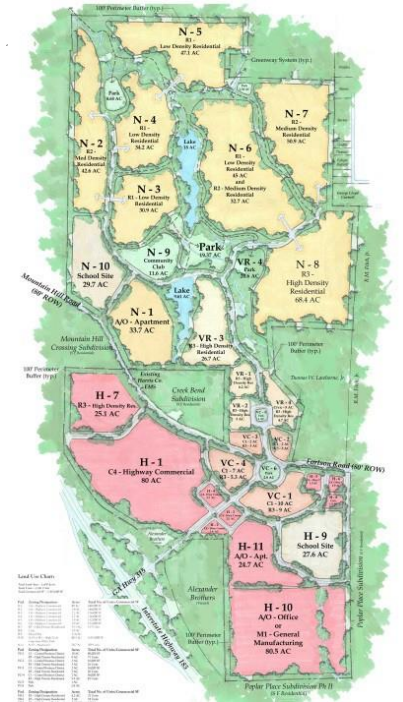


**MIXED USE (The Grove)**

*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.



Mixed Use Development Design Concept

*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.

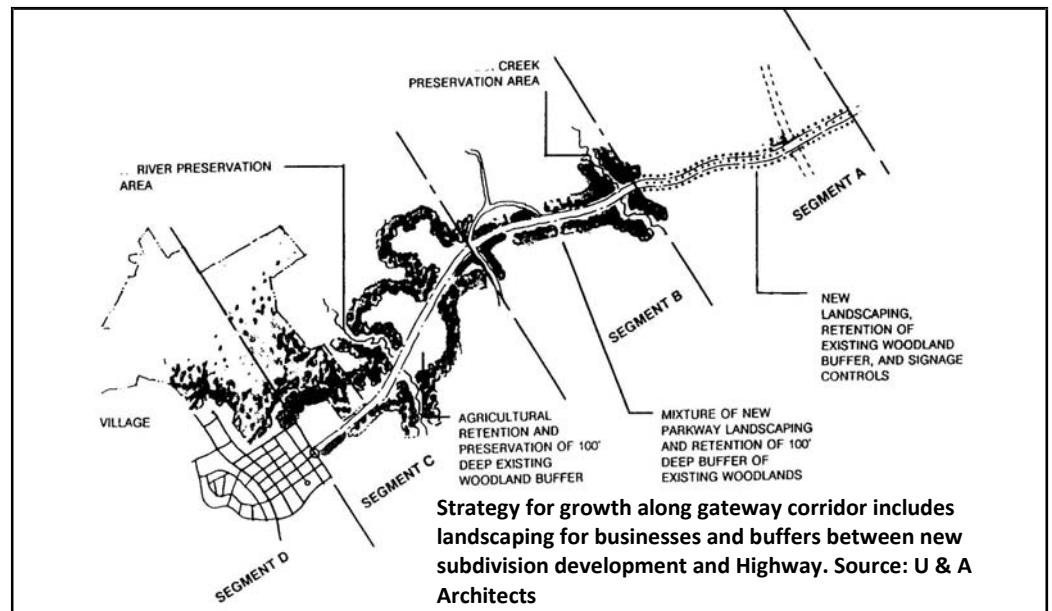
### Implementation Measures/Strategies:

1. Practice low impact development measures, planning, 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 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 is 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.
13. 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:



1. Development of older strip commercial centers in lieu of new construction further down the strip.
2. 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.
3. Street layouts that match those in older parts of community and connect to the existing street network at many points.
4. Landscaped buffers between the roadway and pedestrian walkways.
5. Continue restrictions on the number and size of signs and billboards.
6. Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
7. Encouraging parking lots that incorporate on-site storm-water mitigation or retention features, such as pervious pavements.
8. Encouraging use of landscaped tree islands and medians to break up large expanses of paved parking.
9. Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape identity and character of the development.

10. Site plans that are sensitive to natural features of the site including topography and views.
11. Use infrastructure placement to control development along US Highway 27 and to steer development away from areas of natural, cultural, and environmentally sensitive resources.
12. Infill development on vacant or under-utilized sites.

**Land Uses or Zoning Categories Preferred:**

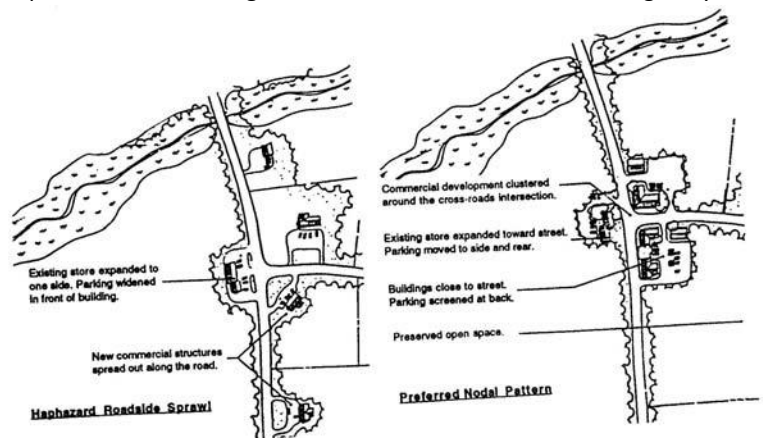
See adjacent character areas.

**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 corridors at least 50 feet in width along the corridor.
6. 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.
7. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
8. Coordinate land uses and bike/ pedestrian facilities
9. Provide adequate shoulders for bicycles or emergency breakdown lanes.
10. Manage access to keep traffic flowing; using directory signage to developments.
11. Unacceptable uses: new billboards.
12. 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.



Preferred Nodal Development Versus Strip Development.  
Source: Dodson Associates

**CROSSROADS COMMERCIAL NODES (See Future Land Development Map 1B)**

**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

**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 includes sustainability and redevelopment opportunities. All industrial business parks must have covenants and restrictions approved by the Planning Commission and the Board of Commissioners.

*Land Uses or Zoning Categories Preferred:*

Industrial Use, Preferred Zoning: M-1

*Quality Community Objectives for this Area:*

Appropriate Business

*Implementation Measures/Strategies:*

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**

*Vision:*

Protect the scenic qualities including significant natural, historic, or cultural resources.

The vision also includes:

1. Continuing restrictions on the number and size of signs;
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 view sheds as identified on a case-by-case basis; and to
5. Protect agricultural use to maintain the unique character of view sheds.

*Land Uses or Zoning Categories Preferred:*

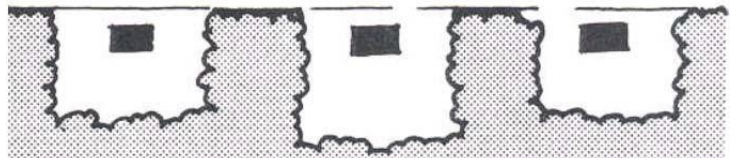
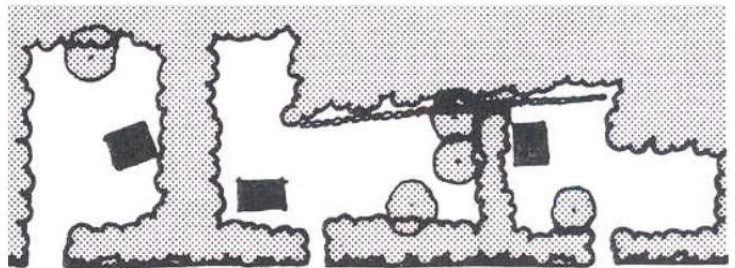
See adjacent Character Areas.

*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 State Route 18, State Route 190, and Hamilton Pleasant Grove Road.
6. Encourage protection of scenic views.



Maintain wooded buffer along road when shaping lots.

## LINEAR BIKE/PEDESTRIAN TRIAL

### *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.

### *Land Uses or Zoning Categories Preferred:*

None see adjacent Character Areas.

### *Quality Community Objectives for this Area:*

Open Space, Alternative Transportation, and Recreation

### *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 affect 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.



Callaway Gardens Bike Trail

## Public Facilities

### *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:*

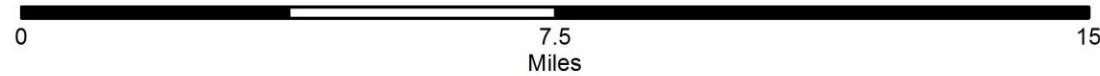
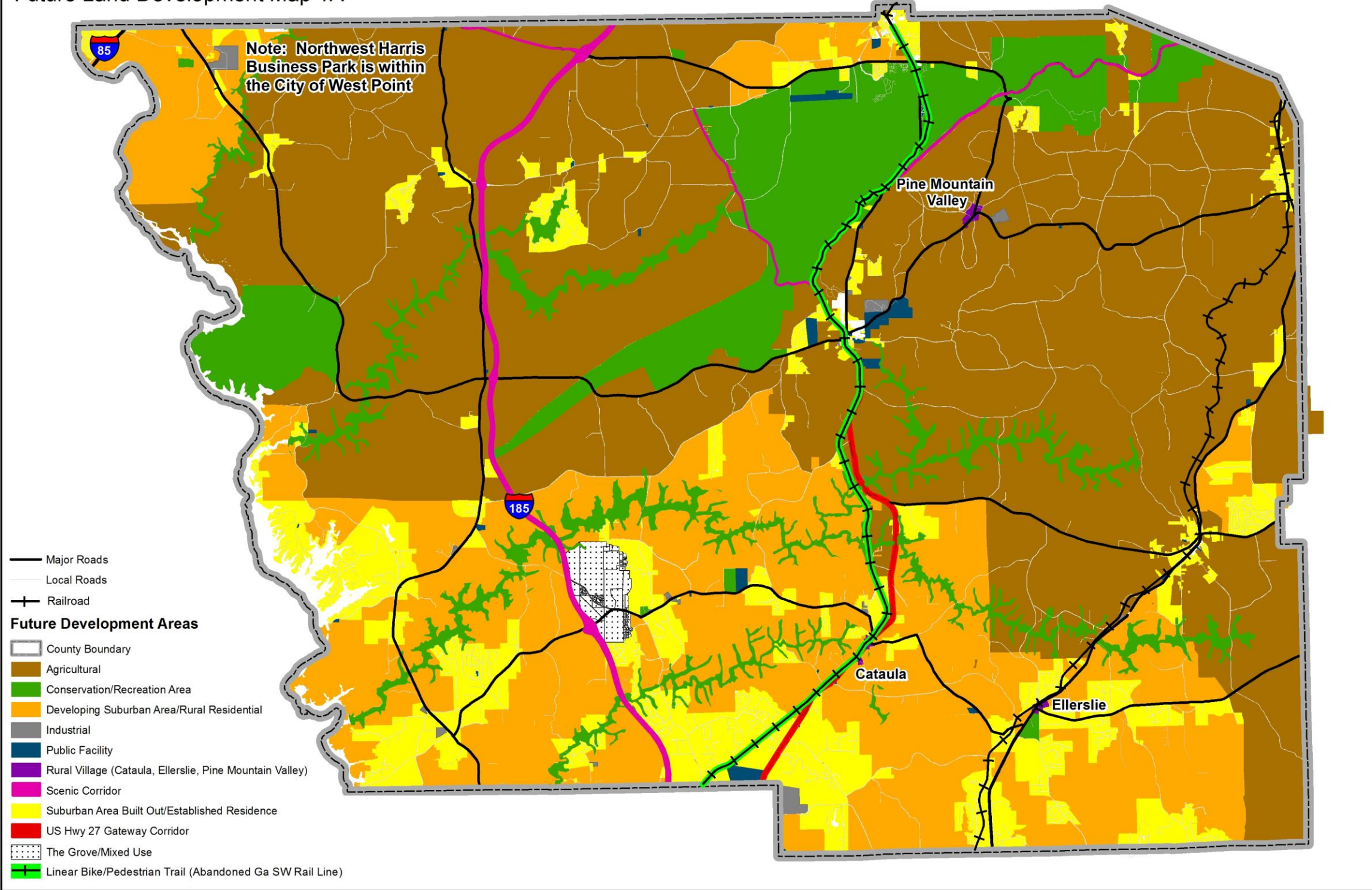
Transportation Alternatives, Educational Opportunities, Growth Preparedness

## *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 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.



# Harris County, Georgia Future Land Development Map 1A

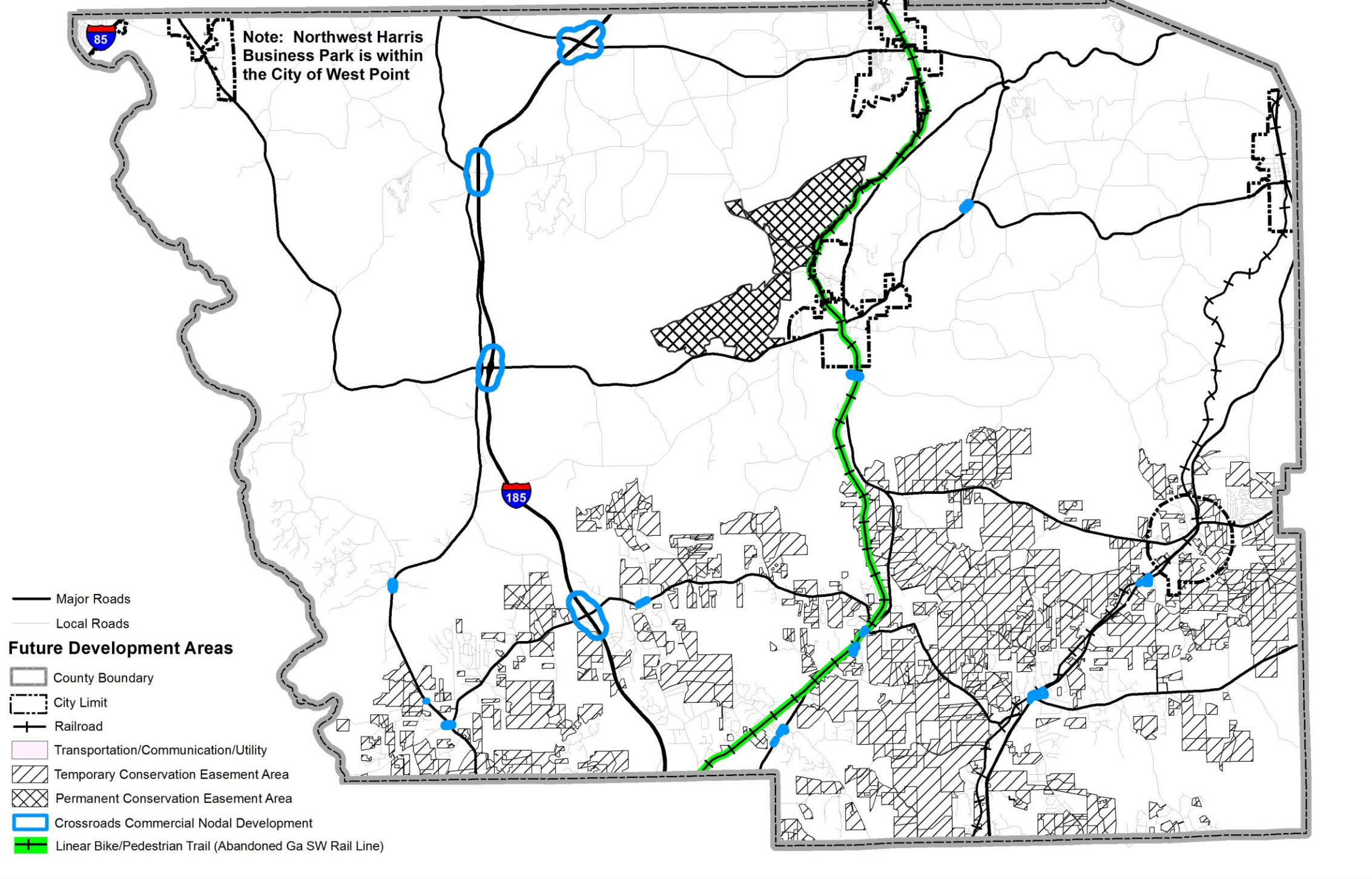


\*For further detail, see map 1B.

\*\**(Stream buffers not to scale, not reflective of actual State requirements. Magnified for visual purposes only.)*



Harris County, Georgia  
Future Land Development Map 1B



# NEEDS AND OPPORTUNITIES

## ***Economic Development***

### Needs

- Retention of high school and college graduating seniors
- More secondary education
- Improvements/expansion to Harris County Airport

### Opportunities

- Hamilton and Northwest Harris Business Parks.
- Harris County Tourism and Eco-tourism.
- Educational Opportunities – excellent K-12 school system.
- A diverse and educated workforce.
- Utilize existing town centers as business ready facilities

## ***Housing***

### Needs

- Provides a range of home site areas and a variety of housing styles while maintaining the tax base.

### Opportunities

- Maintain high level of home ownership in Harris County.
- Residential Infill opportunities throughout the county
- Create housing communities in comparisons to housing developments (ex. Old Town)

## ***Natural and Cultural Resources***

### Needs

- Identify areas of good soils and to have a better understanding of where to start development – quantify and identify general areas.
- Harris County has numerous waterways and wetlands. Waterways of importance and their associated wetlands include the Chattahoochee River, Mulberry Creek, Oak Mountain, Flat Shoals, Osshatchee Creek and Standing Boy Creek. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.

### Opportunities

- Many natural and recreational resources
- Improve, enhance, and promote the County's natural and cultural resources.
- Set aside environmentally sensitive areas of the County, such as stream banks, floodplains, or steep hillsides from development.
- Link local trail systems with state designated bike routes and existing trails in neighboring communities

## ***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

- Broadband/ internet plan
- Coordination and communication between county, cities and school system in regards to development activities

#### Opportunities

- Service Delivery Strategy needs updating as part of the Comprehensive Plan process.

### ***Transportation***

#### Needs

- Development of Harris County Rails to Trails project
- 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 curb cuts along all County transportation routes.

#### 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

- Review Development Fees
- Update zoning and subdivision regulations
- Mix-use development - opposing strip commercial development
- Protecting existing open space and creating open space in new developments.

#### 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.
- Develop abandoned rail line as connector between land uses.

# 2014-2018 Harris County Community Work Program

## Report of Accomplishments

### RESPONSES

Completed - C

Currently Underway - CU (including a projected completion date and must be included in new CWP)

Postponed - P (explaining why and when the project will resume and must be included in new CWP)

Not Accomplished - NA (activities the local government no longer intends to undertake-explaining why)

Community Facilities		
Activity	Status	Explanation
Working with state agencies to expand water capacity to meet service demands of population growth.	CU	2021
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, and Special Use Permits and Rezoning fees) to compensate for new growth.	C	New fees effective 01/01/18; will review annually
Assess availability of public space and determine what needs expansion, renovation, or closure.	CU	SPLOST 2019 contains several building renovations & new buildings to be completed by 2025
Development abandoned rail line as connector between Hamilton and Pine Mountain, county residential, commercial, public and natural and cultural areas.	CU	Phase I being developed; continue development as funding becomes available
Develop a Capital Improvements Program that supports current and future growth.	C	2018; annually updated
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	C	2017; website has continuous updates to include Program of Work detailing various projects
Consider developing a sidewalk ordinance that requires all new development to provide user-friendly sidewalks.	NA	Not a priority for Harris County BOC
Airport Improvements to maintain and improve based on 5-year Capital Improvement plan. Improvements include taxiway and runway upgrades and new hangar spaces.	C	Most completed; taxiway and runway improvements in 2019, completed new 5-year CIP
Relocate and construct new county library facility.	C	2018
Complete infrastructure additions and improvements in area around the Grove.	C	2016; sewer force main only for development
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.	NA	Kia work force mostly from Alabama and Troup counties; BRAC expansion did not occur as planned
Expand Entrepreneurial Friendly designation in an effort to create a business development and business retention program as well as entrepreneur support program.	NA	No continued discussion; perhaps something Development Authority could consider
Continue the development of Northwest Harris Business Park and Hamilton Business Park.	CU	Development continues as business interest occurs 2024
Work with Columbus State University and other secondary education providers to develop Continuing Education Opportunities within the county. Residents	CU	2019-2020



must drive to Columbus, West Point, or LaGrange for secondary education.		
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	NA	No economic development sources for promotion
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County.	CU	Hotel/Motel tax increased from 3% to 5% to further promote tourism. 2022
<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Consider redevelopment options for small areas (pockets) of deteriorating structures.	NA	Lack of interest other than to adopt ordinance regarding dilapidated structures
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.	CU	To be addressed in revisions to zoning and subdivisions ordinances following Comp Plan Update of 2019 2022
Continue to implement code enforcement program.	C	Part of everyday practice & activity of Community Development Department
<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Expand and appropriately locate commercial land use in Harris County.	CU	To be addressed in revisions to zoning ordinance following Comp Plan Update of 2019
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.	NA	Lack of interest by BOC
Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but not limited to US 27, SR 80, I-185, etc.	P	2021 Will be looked at with other zoning/subdivision ordinances
Consider developing Unified Development Ordinance for county to create greater certainty in the development process.	NA	No interest by BOC or Staff
Change Planned Unit Development ordinances to make more predictable and easier to understand and administer.	CU	Revisions to PRD, which is a PUD, currently underway; completion in 2019
Updated zoning ordinance and other land use regulations for the county.	P	To be addressed following Comp Plan Update of 2019-2024
Consider developing a plan to protect designated farmland.	P	To be addressed following Comp Plan Update 2021
Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.	NA	Lack of interest by BOC
Consider developing a guidebook that illustrates the type of new development wanted in Harris County.	NA	County has existing forms
Continue to enforce zoning ordinance and subdivision regulations.	C	
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	CU	2020
Protect historic areas and structures from non-compatible land uses. Evaluate	CU	Part of zoning/subdivision review

impact on said areas and structures during the zoning/sub review process.		process will create a historic structures map. 2023
<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
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.	CU	Part of zoning/subdivision review process, 2023
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.	NA	Indefinite as land is controlled by Georgia Power Company; no complaints from citizens
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.	NA	Indefinite due to lack of interest
County should consider starting an organized tree-planting campaign in public areas.	NA	Indefinite due to lack of interest
County should consider starting a tree preservation ordinance.	NA	Indefinite due to lack of interest
Continue to enforce best management practices.	C	
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: 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.	NA	Indefinite due to lack of resources and interest
Identify potential water pollution problems and solutions.	NA	Health Department issue
Continue to enforce soil erosion, storm water best management practices.	C	
Develop a Greenspace Plan and actively work to preserve greenspace.	CU	2023
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	NA	Lack of interest by BOC
<b>Transportation</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Consider developing a corridor management plan and adopting overlay districts to create a pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.	NA	Indefinite due to lack of interest in developing management plan.
Look to realign key intersection along SR 315 and limit number of curb cuts/driveways on all transportation routes.	NA	Indefinite, lack of interest by BOC, other projects take precedence
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.	NA	To be addressed in revisions to zoning and subdivision ordinances following Comp Plan Update of 2019

Convert railroad overpass in Pine Mountain to appropriate structure for Rails to Trails utilization.	CU	2021; in conjunction with Rails to Trails project
Consider widening of US Hwy 27.	C	US 27 improvement is a TSPLOST Task
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use connectivity.	NA	Indefinite; lack of interest and resources
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 trails.	NA	Focus is on the first phase of the Pine Mountain Trail

# Harris County Community Work Program 2019-2024

## Harris County Community Work Program 2019

### Community Facilities

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Make Old Library Renovations	2019-2020	Harris County	350,000	SPLOST
Begin Construction of Public Works Facility	2021-2023	Harris County	1,200,000	SPLOST
Continue the rails to trails pedestrian walkway project with the development of the Pine Mountain phase of the project, and the rehabilitation the old railroad bridge over US 27.	2019-2024	Parks & Rec	\$600,000	SPLOST, Grant Funds, GDOT Funds, General Funds
Community Development Building Renovations	2022-2023	Harris County	\$100,000	SPLOST
Courthouse Renovations	2022- 2024	Harris County	\$1,300,00	SPLOST
Road and Bridge Improvements	2023-2024	Harris County	\$982,100	SPLOST
EMS/Sheriff/Fire Department Equipment, Vehicles	2019-2024	Harris County	\$3,730,000	SPLOST/General Funds

### Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<p>Continue the development of northwest Harris Business Park and Hamilton Business Park by:</p> <p>Use a portion of future Special Purpose Local Option Sales Tax (SPLOST) revenue, to make the Northwest Harris Business Park more attractive for new industries to relocate and existing industries to expand in Harris County.</p> <p>Because the Northwest Harris Business Park is in an ideal location for regional partnerships, the Harris County Chamber of Commerce and Harris County will work to develop an agreement with local cities and counties in the region to define the organizational structure, roles, and accountability to market property to GDEcD, site selection consultants, utility economic development teams, and others involved in economic development.</p> <p>C. Market the county's two business parks using web sites and written promotional material</p>	2019 to 2024	Harris County West Point Hamilton	\$500,000  \$10,000 a year for web site and promotional marketing material	Harris County West Point Hamilton General Fund Development Authority Funds SPLOST
Harris County Board of Commissioners is committed to improving broadband services by combining over \$1 million of revenue with grant funds to contract with a	2020-2022	Harris County	\$1,000,000	Harris County SPLOST

consultant to further economic development infrastructure to include a broadband strategy. Identify areas of broadband need and how to best serve those areas.				
Because infrastructure is critical to development, we will seek public/private partnerships with other local governments, state agencies, economic development organizations, utilities, and private industry to deliver utilities, such as sewer, water, and broadband services to areas with the greatest potential for growth.	2021-2022	Harris County	Unknown	Harris County General Fund
Because sales tax remains an important source of revenue for county government, municipalities, and the Board of Education, we will support near-term efforts to grow current and recruit new retail establishments in Harris County. Where practical, we will encourage development on existing infrastructure and brownfield sites to preserve the county's natural environment. Identify existing commercial sights and brownfield sights. And use existing town centers as business ready facilities.	2019-2020	Harris County Community Development Department	\$10,000	Harris County General Funds
Realizing that tourism is the backbone of our economy, we will invest in assets that attract more visitors to our area and provide county residents more amenities, such as eco-tourism and the Rails-to -Trails Pedestrian Walkway project.	2019-2022	Harris County Parks & Recreation	\$875,000	Harris County General Funds Grants SPLOST
Working with our tourism partners in and around our county, we will promote the Harris County brand as a destination for travel.	2021	Harris County Harris County Chamber of Commerce	\$30,000	Harris County General Funds
<b>Housing</b>				
<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Enhance housing options in our community. Update/review zoning/ subdivision ordinance to address any development requirements that limit housing options.	2022	Harris County	\$5,000	Harris County General Fund
Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas. Review zoning ordinance to identify requirements or review processes in the ordinance that impeded in-fill development.	2023	Harris County Community Development Department	\$5,000	Harris County General Fund
Prepare a strategy to use the four empty Interchanges on I-185 and address the market potential for creating housing	2024	Development Authority	\$5,000	Development Authority Funds GDOT funds

communities (mixed-use) instead of housing developments.				
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Expand and appropriately locate commercial land use in Harris County.	2019	Harris County	\$4,000	Harris County General Fund Harris County Chamber of Commerce
Change Planned Unit Development ordinances to make them more predictable and easier to understand and administer.	2019-2020	Harris County	\$3,000	Harris County General Fund State grants
Review Development fees, Special Use Permits and Rezoning fees, Capital Recovery) to compensate for new growth	2020	Harris County	\$1,000	Harris County General Fund
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.	2023	Harris County	\$15,000	Harris County DNR (State grants)
Management planning for significant community natural and cultural resources is needed.	2023	Harris County	\$15,000	Harris County DNR (State grants)
Continue enforcement of existing state and local regulations.	2023	Harris County	\$15,000	Harris County DNR (State grants)
Identify other conservation measures that can be used to protect natural and cultural resources.	2023	Harris County	\$15,000	Harris County DNR (State grants)
Do a location map of Historic Resources in the unincorporated area of Harris County.	2023	Harris County	\$15,000	Harris County DNR (State grants)
Develop a Greenspace Plan and actively work to preserve greenspace.	2023	Harris County	\$10,000	Harris County DNR
Identify areas of good soils for farming and quantify those areas.	2021	Harris County	\$10,000	Harris County General Funds
Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Create a visually appealing gateway into the county along SR 18 to intersection of US 27 and SR 18.	2021	Development Authority	\$100,000	Development Authority funding GDOT grants Grants
Intergovernmental				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update SDS	2019	Harris County BOC	\$3,000	Harris County General Fund

## **Appendix 1 – Harris County Long-Range Projects**

# 2019

Prepared by



**Harris County  
Comprehensive Plan 2019  
Community Participation Program**

# HARRIS COUNTY Long-Range Projects

## Community Facilities

Activity	Years	Responsible	Activity	Funding Source
Work with state agencies to expand water capacity to meet service demands of population growth.		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		Harris County	\$1,000 Annually	Harris County
Assess availability of public space and determine what needs, expansion, renovation or closure.		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.		Harris County	\$500,000 Annually	Harris County, DOT TE Grant, DNR Trails Grant
Airport Improvements: Maintain and improve based on 5- year capital plan. Improvements include taxiway and runway upgrade and new hanger space.		Harris County	\$5,500,000	Harris County, Federal Grants
Prepare a feasibility study on how to begin to implement a county-wide wastewater system.		Water Works Director	\$100,000	Water Works funds
Install generators at Water Works facilities.		Water Works Director	\$635,000	Water Works funds, grant funds
Enlarge the animal control shelter space.		Animal Control Director	\$30,000	General funds
Construct a sallyport and inmate intake area at the prison.		Prison Warden	\$350,000	General funds, GDOC funds
Expand EMS in the NW part of the county.		EMS Director	\$100,000	General funds
Expand the Mt. Hill EMS station when the Grove development occurs.		EMS Director	\$250,000	General funds
Expand garbage truck routes.		Solid Waste Director	\$100,000	Solid Waste funds
Partner with the Board of Education to have them construct new tennis courts at the Community Center and the county will maintain.		Parks & Recreation Director	\$100,000	Board of Education funds
Continue to develop Ellerslie Park.		Parks & Recreation	\$200,000 per year	Grant funds, general funds, donations.
Prepare and construct a jail expansion.		Sheriff	\$6,000,000	Debt funds
Locate and construct a permanent facility for the Coroner's office and morgue.		Coroner	\$100,000	General funds.
Expand the Fleet Management Facility.		Fleet Manager	\$300,000	General funds
Construct a new 911 Center.		EMA/911 Director	\$3,000,000	New SPLOST
Enlarge/improve the three convenience sites.		Solid Waste Director	\$50,000	Solid Waste funds
Continue to expand the Public Works equipment fleet.		Public Works Director	\$200,000/year	SPLOST-2019, General funds, debt
Install prisoner management software for the Prison.		Prison Warden	\$75,000	General Funds



Install Community Development software.		Community Development	\$75,000	General Funds
Restart the GIS function for all county departments to use.		County Manager	\$100,000	General Funds
Conduct an aerial flyover for 911, Tax Assessor, and other departments.		County Manager	\$75,000	General Funds
Replace the county-wide telephone system and e-mail system.		IT Director	\$75,000	General Funds
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County and Pine Mountain.		Harris County, Harris County Chamber	\$5,000	Harris County, Harris County Chamber
Using general funds from the County Budget, we will pursue Georgia Ready for Accelerated Development (GRAD) certification from the Georgia Department of Economic Development (GDEd) for Site "A" in the Northwest Harris Business Park.		Harris County, Harris County Chamber	Cost Unknown	Not Determined
Representing both the Harris County Board of Commissioners and the Harris County Development Authority, the Harris County Chamber of Commerce will lead the Business Retention & Expansion Program (BREP) by conducting in-person and electronic surveys of businesses and industries currently operating in Harris County. Membership in the Harris County Chamber of Commerce is not required to participate in BREP.		Harris County Chamber	Cost Unknown	Not Determined
In the first six months of BREP, the Chamber will conduct fifty (50) surveys and will conduct fifty (50) surveys annually thereafter. The Chamber will report the results of the survey to the Harris County Development Authority quarterly. The Development Authority will make recommendations to the Harris County Board of Commissioners regarding any changes in ordinances, policies, or incentives needed to ensure that Harris County builds business-friendly		Harris County Chamber	Cost Unknown	Not Determined
The Chamber will work with the Regional Project Manager with the Georgia Department of Economic Development to connect existing businesses and industries to resources and programs available from the State of Georgia for which they may be eligible to invest in jobs and capital equipment.		Harris County Chamber	Cost Unknown	Not Determined
Develop a marketing and tourism strategy to sell the county and its attributes to increase awareness.		Chamber of Commerce,	\$60,000 per year	Hotel-motel taxes
Create a specific economic development strategic plan to target which industries and business to attract to the county.		Chamber of Commerce, Development Authority	\$70,000	General funds.
Prepare a feasibility study to create a full-time paid fire department.		Volunteer Fire Depts., Board of Commissioners	\$10,000	General funds, Special taxing district
Update the county's land development codes.		Community Development Director	\$125,000	General funds
Budget for and hire a professional planner to guide the county's impending future growth and assist in updating all land use codes, subdivision regulations, and sign ordinances.		BOC/County Manager	\$65,000	General funds

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.		Harris County	\$1,000	Harris County
Convert railroad overpass in Pine Mountain to appropriate structure for Rails to Trails utilization.		Harris County, GDOT	\$500,000	Harris County, GDOT
Coordinate with GDOT the widening of US Hwy 27.		Harris County, GDOT	\$5,000	Harris County, GDOT
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.		Harris County	\$5,000	Harris County, GDOT, DCA
Look to realign key intersection along SR 315 and limit number of curb cuts/ driveways on all transportation routes.		Harris County	\$750,000	Harris County, GDOT
Prepare a professional transportation master plan to guide the future improvements to the county's roads and bridges.	2021	Public Works Director	\$80,000	General funds.
Develop a loop trail around the Community Center and Library property for county-wide outdoor recreation.	2022	Parks & Recreation Director	\$275,000	Grant funds, General funds
Develop the large greenspace on the Community Center property.	2021	Parks & Recreation Director	\$50,000	Grant funds, General Funds
Develop a professional Parks & Recreation master plan to guide the future development of new parks.	2021	Parks & Recreation Director	\$60,000	General funds
Improve the soccer complex with lights, new pavilions, and other improvements.	2021	Parks & Recreation Director	\$100,000	General funds, grant funds, new SPLOST.
Work with EPD, GEFA, other State agencies and private consultants to prepare a professional master plan for the Water Department to address expanding capacity and the development of new water infrastructure.	2021	Water Works Director	\$100,000	Water Works funds.
Install a generator at Community Center to use as an emergency shelter.	2021	Parks & Recreation Director	\$235,000	Grant funds, General funds
Expand the transfer station	2023	Solid Waste Director	\$150,000	Solid Waste funds
Develop a marketing plan to market the community center to generate additional revenue.	2019-2024	Parks & Recreation Director	\$5,000	General funds
Implement the airport master plan as funding permits.	2019-2024	Airport Director		GDOT grant funds, General funds, airport funds

## Appendix 2 – Example Design Concepts

# 2019

Prepared by



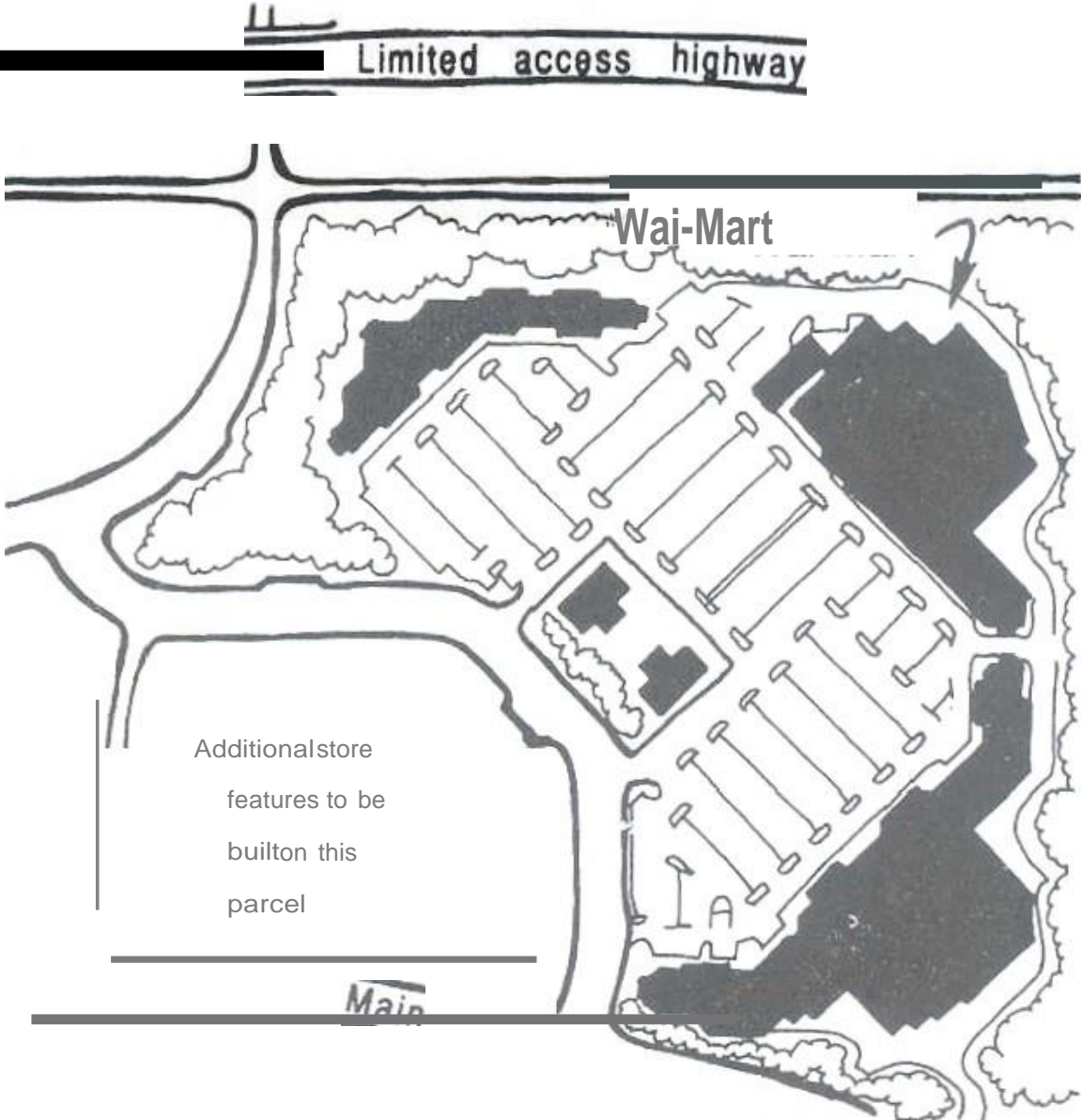
**Harris County  
Comprehensive Plan 2019  
Community Participation Program**

# Traditional Neighborhood Development

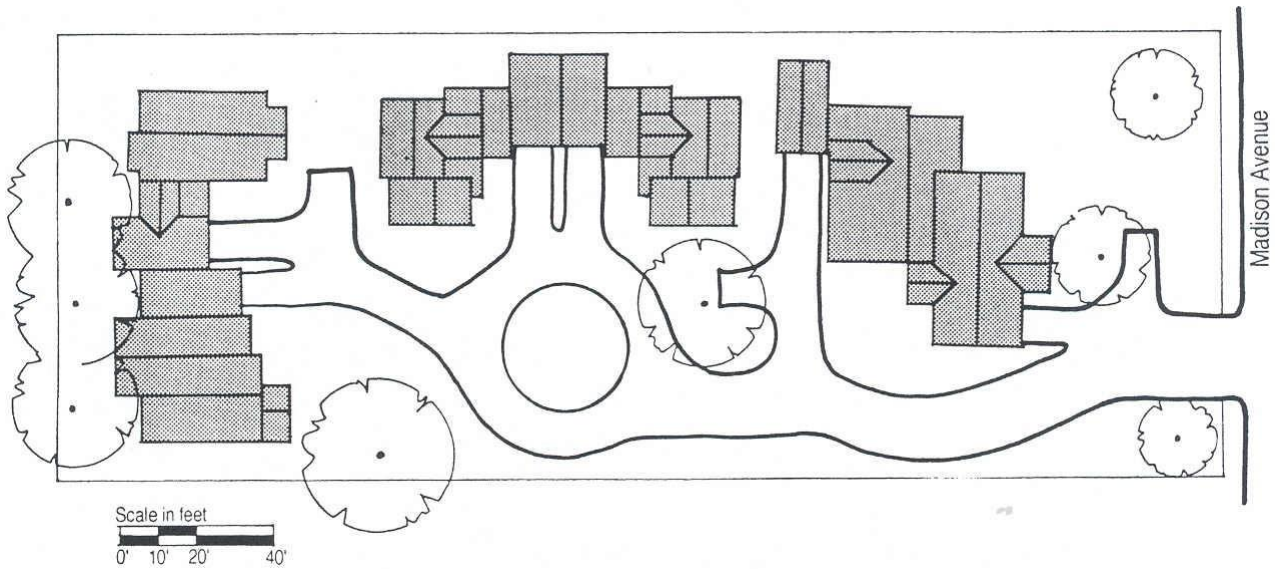


Design Concept incorporates common areas of open space and various residential densities.

# Creative Commercial Layout



# High Density Residential



## Single-Family Attached Residential

**Appendix 3 - Public Participation Program**

**2019**

Prepared by



**Harris County  
Comprehensive Plan 2019  
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 is 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 is very well informed, very passionate, and eager to participate in the plan process. Harris County, City of Hamilton, Town of Pine Mountain, City of Shiloh, and the Town of Waverly Hall comprehensive plan first public hearing and kick-off meeting was held April 24, 2018 at the Harris County Court House. The monthly Harris County meetings addressed both unincorporated issues and city issues. Most of the Harris County Comprehensive Plan meetings are viewable on the following YouTube link: <https://www.youtube.com/user/HARRISCOUNTYGABOC>. Harris County's Comprehensive Plan public participation outreach involved posting meeting flyers around the County, posting comprehensive plan dates and times on the county web site, advertising the first and last required public hearings as well as the monthly meetings in the Harris County Journal.

## ***Identification of Harris County Stakeholders***

The following is a list of Stakeholders in Harris County. A "stakeholder" is one who has a direct interest, involvement, or investment in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process. The community participation program should include tools to identify and engage representatives who have a present or future interest in the community. Stakeholders are vital to the process, because they create change and affected by the change they create, as are other citizens. Participation of these groups can help foster community understanding and support for the comprehensive plan document and provide fuel for the implementation of the comprehensive plan. The development of the stakeholder/steering committee lists are primarily predicated on including a wide variety of interested Harris County citizens from elected officials to citizen planning commissioners, Harris County Staff, elected officials, economic development officials, school board officials, social service agencies, developers/builders/realtors, volunteer firemen and citizens representing each voting districts. All of the of the Stakeholder and Steering Committee members expressed interest in the Harris County comprehensive planning process and all include individuals with diverse interest including: environmentalist, developers, education officials, historic preservation, public safety, business, social services , health department, etc.

### **Harris County Board of Commissioners**

Becky Langston, Chairman  
Andrew Zuerner, Vice Chairman  
Susan Andrews, Commissioner  
Rob Grant, Commissioner  
Harry Lange, Commissioner

### **Harris County Planning Commission**

John Britt, Chairman  
John Brent, Citizen  
Chance Carlisle, Citizen  
Chris Lintner, Citizen  
Ken Napier, Citizen  
Chad Kimbrough, Citizen  
Mathew Newberry, Citizen

### **Harris County Staff**

Randy Dowling, County Manager  
Nancy McMichael, Assistant County Manager, County Clerk  
Jeff Cullpepper, Water Works Director  
Mike Brown, Public Works Director  
Brian Williams, Community Development Director  
Cynthia Nelson, CI Warden



**Harris County Sheriff**

Mike Jolley

**Harris County Chamber of Commerce**

Colin Martin/Kim Tharp, President and CEO

**Harris County School Board**

Mr. Roger Couch, Superintendent

**Developers/Builders/Realtors/Appraisers**

Will Cliatt, Appraiser

Keith Hammond, Realtor

Craig Greenhaw, Realtor

Edgar Hughston, Builder

**Social Services**

Derick Pinkney, Director, DFACS

**Family Connection**

John Winchester, Director

**Harris County Senior Center**

Paula Jackson-Walker, Site Manager

***Harris County Comprehensive Plan Steering Committee***

To assist with the daily needs for the planning process, a steering committee structure is 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.

**2019 Steering Committee**

Harry Lange –Commission

Susan Andrews -Commissioner

Randy Dowling-County Manager

Nancy McMichael-County Clerk

Brian Williams-Community Development Director

Colin Martin/ Kim Tharp, Harris-County Chamber of Commerce

Craig Greenhaw-Harris County Development Authority

Alan Feagin-Harris County Development Authority

John Brent-Harris County Planning Commission

Chance Carlisle-Harris County Planning Commission

Morgan Marlowe-Harris County School Board

Steve Goodnoe-Harris County School Board

Bryon Hawkins-Harris County Fire Services

Jack McClung-Harris County Fire Services

Gary Jones-Fort Benning

Keith Hammond-Citizen (District 1)

Linda Straub-Citizen (District 2)

Wayne Harbert-Citizen (District 3)

Will Cliatt-Citizen (District 4)

Randy Phillips-City of Shiloh, Councilor

Jim Trott-Mayor, Town of Pine Mountain

## ***Participation Techniques***

### ***Community Involvement***

Harris County's Comprehensive Plan public participation outreach involved posting meeting flyers around the County, posting comprehensive plan dates and times on the county web site, advertising the first and last required public hearings as well as the monthly meetings in the Harris County Journal.

### ***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 first public hearing for all jurisdictions in Harris County occurred at the Harris County Court House. The second public hearings occurred independently at the city or town halls for each respective government.

The first required public hearing was held at the inception of the planning process. The hearing informed the public that the planning process is 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 2014 plan, including the Community Assessment, Vision Statement and Future Development Map, and Public Participation Program. The public hearing occurred on Tuesday, April 24, 2018 from 5:30 p.m. to 7:00 p.m. at Harris County Court House.

The second required public hearing was held once the plan was drafted and made available to the public for review. The public hearing occurred on April 16 from 5:00 p.m. to 7:00 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.

# SCHEDULE OF COMPLETION FOR THE HARRIS COUNTY COMPREHENSIVE PLAN UPDATE

## 2018-2019 Work Session Schedule

Plan Element	Required Update Elements	Optional Update Elements	Work Session Agenda	Date
1 <sup>st</sup> Public Hearing	✓		Harris County Comprehensive Plan Update, Kick-off Meeting and First Public Hearing, Plan Process, Take Comments	April 24, 2018 Hamilton, Georgia
Community Goals, Needs and Opportunities	✓		Review April 24, Comments, Review Goal/Review Development SWOT Type Process, Development of Needs and Opportunities , Demographic Discussion	June 21, 2018
Vision Statement, Policies	✓		Vision Statement Exercise Development of Policies for Goals	July 17, 2018
Policy Development, Future Land Use Review	✓		Review Draft Policies from previous Meetings Future Land Use and Rural Definition Discussion	August 8, 2018
Draft policy review Future Land Use Review/Rural Discussion	✓		Draft Policy Review and continuation Of Rural Definition	September 8, 2018
Review Of Policies Land Use Discussions	✓		Final review of Policies, Continuation of Land Use Discussion	October 16, 2019
Character Area Map, Land Use Maps, Special Attention Areas	✓		Character Area Map and defining narrative. Existing and Future Land-Use Map and narrative. Areas Requiring Special Attention	November 20, 2018
Plan Overview( Demographics) Existing land Use and Future Development Map Report of Accomplishments	✓	Transportation	<ul style="list-style-type: none"> <li>• Update on Remaining Plan Items: Economic, Transportation, Housing Elements</li> <li>SDS Update, 2014-2018 CWP</li> </ul> Review draft Existing land Use and Future Development Maps and Narrative	January 15, 2019

Review of all draft documents			Data Elements, Vision Policies, Maps, Report of Accomplishment, New CWP	February 19, 2019
Draft Documents New CWP			Update Plan Activities, Review Changes from February meeting, Discuss new CWP and Sub Committee meeting on March 14, 2019.	March 19, 2019
Final Public Hearing	✓		Final plan review and comments	April 16, 2019 Hamilton, Georgia
Service Delivery Schedule (SDS)	✓		Harris County and cities, including West point, need to update SDS.	Submit end of May



## Menu Set At Senior Center

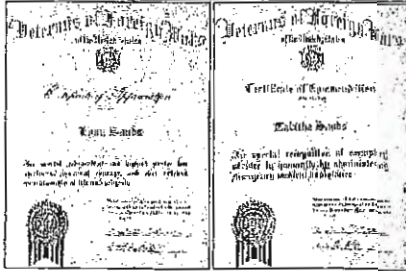
By ANDY KOBER

The staff of the Harris County Senior Center has announced the menu for next week. Thursday, Apr. 12 - Turkey pot roast over brown rice, steamed carrots, green peas, beef, full in season.  
 Friday, Apr. 13 - BBQ pulled pork, broiled whole kernel and cream style corn, melon, ass grati hamburger bun, bananas.  
 Saturday, Apr. 14 - Pepper steak over rice, steamed carrots, baked potato, vanilla pudding.  
 Sunday, Apr. 15 - Spaghetti with meat sauce, green beans, broiled green salad, apple pie.  
 Wednesday, Apr. 18 - Baked fish, macaroni and cheese, steamed cabbage, sliced tomatoes and onion, coffee and milk, cookies.  
 Thursday, Apr. 19 - Baked turkey and green with rice or stew beef with rice, steamed sausage with peas, California blend vegetable, peach cobbler.  
 Friday, Apr. 20 - Pork tenderloin with creamy orange chutney, whole kernel and cream style corn, collard greens, corn bread, bananas.  
 Meals are served with skim milk, coffee or tea, and are subject to change without notice.  
 The Harris County Senior Center is located on Gu. Hwy. 116, just east of Hamilton.

## Cattlemen's Meeting Set For Tuesday

By ANDY KOBER

The monthly Harris County Cattlemen's dinner meeting has been scheduled for Tuesday, April 24.  
 The meeting begins at 7 p.m. at the AgCenter in Hamilton, (though, many of those attending arrive a bit early to socialize).  
 Those planning an attendance should call Linda at 706-636-4741 on Friday afternoon, April 20, to make reservations. The meal includes a steak dinner with baked potato and salad. The cost is \$15 per person for members, \$17 per person for non-members and \$20 per person for those without reservations.  
 Harris County residents do not have to own cows to join the Cattlemen's Association and many members do not.  
 More information is available at [www.hccattlemen.com](http://www.hccattlemen.com).  
 Applicable benefits to members of youth organizations including 4-H, FFA, and Boy Scouts of America.



**SERVICE REWARDED** - Northwest Harris trailblazers Lynn and Tabitha Bond were recently recognized by the Veterans of Foreign Wars for their service to the community. The awards were presented "in special recognition of highest praise for bravery, personal courage, and over efficient guardianship of life and property."

## Harris County Citizens To Hold A Comprehensive Plan Kick-Off Meeting and A Public Hearing

2019 Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall Comprehensive Plan Kick-Off Meeting and Public Hearing  
 Harris County and the citizens of Hamilton, Pine Mountain, Shiloh, and Waverly Hall will hold an initial 2019 Comprehensive Plan kick-off meeting and public hearing on Tuesday, April 24, 2018, at 5:30 PM in Room 223 of the Harris County Courthouse located at 182 North College Street, Hamilton, Georgia, to discuss upcoming Comprehensive Plan activities for Harris County and the cities of Hamilton, Pine Mountain, Shiloh, and Waverly Hall.  
 The public is invited to attend this kick-off meeting/public hearing. The purpose of this meeting is to brief the community on the process to be used to develop the plan, future opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. The focus of the meeting is to begin a discussion with Harris County residents about future development concerns and opportunities.  
 If anyone needs assistance due to handicap or foreign language barriers, contact Nancy McMichael, Harris County Clerk, at 706-628-4958 or at [nmcmmichae@harriscountygva.gov](mailto:nmcmmichae@harriscountygva.gov). For more information about the public hearing, contact Rick Morris with the River Valley Regional Commission at 706-256-2510 or [rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org) or Nancy McMichael, Harris County Clerk, at 706-628-4958 or [nmcmmichae@harriscountygva.gov](mailto:nmcmmichae@harriscountygva.gov).  
 PO# 54626

# BILLY'S

## SUPERMARKET

PRICES EFFECTIVE FROM APRIL 10th THRU APRIL 16th

MEATS	
7-Bone Shank USDA Choice (Family Pack)	\$6.99 lb
Hammed Boneless Pork Loin (HAL)	\$1.39 lb
Whole Boston Butt	\$1.29 lb
Hammed Little Smokies 12 oz	\$1.79 a box
Fresh Chicken Drumsticks (Bagged)	79¢ lb

PRODUCE	
Roma Tomatoes	99¢ a lb
Russian Potatoes	75¢ lb bag
Fresh Brussels Crows or Brussels Sprouts	\$1.99 a lb
Fresh Avocados	99¢ each
California Navel Oranges	8 lb bag \$6.99

FROZEN	
Pillsbury Toaster Strudels & Screamers	2 for \$4
Mayfield Ice Cream & Yogurt 48 oz Tub	3 for \$10
Hungry Man Frozen Dinners	2 for \$5

DAIRY	
Yoplait 4-6 oz Yogurts	2 for \$1
Kraft 12 oz Singles	2 for \$6
Coltimate 32 oz Creamers	2 for \$6
Country Crock 45 oz Tub	2 for \$7

### Specials From The Shelves To You

Maxwell House Coffee 10-11 oz Bag	\$2.99	Vanilla 4-12 oz Lunchbox Meal	2 for \$5
Green Mountain 1 Doz. House Swiss Mils	\$5.99	Maxwell House 27-30 oz Coffee	\$4.99
Carlson Blend & Light O'clock 12 ct N-cups	\$5.99	Yuban 24 oz Coffee	\$4.99
Peter Pan 16 oz Pudding Bottle	1 for \$5	Maxwell House 2 Yuban 12 ct N-cups	\$5.99
Food Club 14 oz Raisin	99¢	Food Club 12 ct N-cups	\$1.99
Sweet Baby Ray's 18 oz BBQ Sauces	2 for \$3	C.M. 11 oz Cocoa Puffs	2 for \$5
Kent's 16 oz Salad Dressings	2 for \$4	C.M. 11 oz Cocoa Krisps	2 for \$5
Kellogg's 7 oz Frost Loops 11 oz Apple Jacks	2 for \$5	C.M. 11 oz Cheerios	2 for \$5
Kellogg's 9 oz Corn Pops 6-10 oz Frost Flakes	2 for \$5	Colorado 2nd 12 oz 4 pack	\$2.99
Kraft 14 oz Honey Mustard of Dats	2 for \$5	Mapo 22-24 oz Spaghetti Sauces	3 for \$6
Kraft 7 oz Macaroni Dinner	99¢	Mapo 16 oz Pasta Sauces	1 for \$4
Normal 1st 15 oz Chili	1 for \$3	Big Cabin 24 oz Syrup	\$2.99

HOUSE HOLD ITEMS	
Wilt's 20 Ct. Pops 55, 61 Powder	\$5.99
Wilt's 48-50 oz Liquid	\$5.99
Canada Action	\$3.99
Bonnet 89 ct Fabric Sheets	\$3.99
Bonnet 34 oz Fabric Softener	\$2.99
Pine Sol 48-48 oz	\$2.99
Clorox 32 oz Bleaching Spray	\$2.99
Charmin 12 ct Jumbo Roll	2 for \$10
Bounty 8-Roll	2 for \$10

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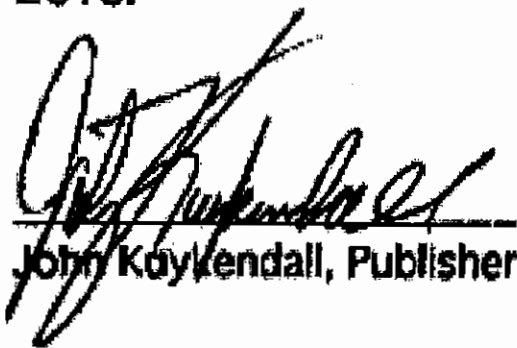
Fax: 706-846-2206

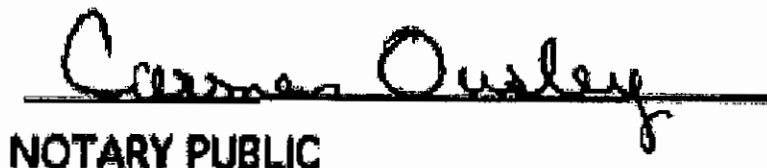
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## PUBLISHER'S AFFIDAVIT

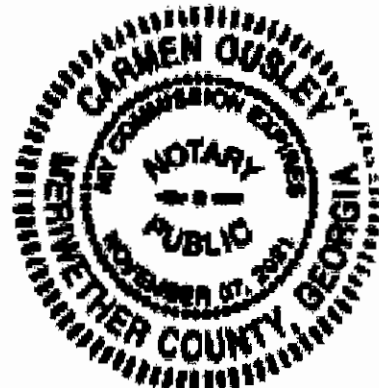
File Number:

I, John Kuykendall, Publisher of the Harris County Journal, the legal organ for Harris County, Georgia, do hereby certify that an advertisement for the Harris County Comprehensive Plan Kick-Off meeting and public hearing on April 12, 2018.

  
John Kuykendall, Publisher

  
NOTARY PUBLIC

Sworn to and subscribed before me  
this 2<sup>nd</sup> day of April, 2017.



# **AGENDA**

Harris County and Cities Comprehensive Plan Meeting

Kick-Off Meeting

April 24, 2018

Harris County Courthouse

5:30 p.m.

- I. Comprehensive Plan Planning Process
- II. How to Participate
- III. Adjourn

# Harris County Comprehensive Plan Update

## Kick-off Meeting and First Public Hearing

April 24, 2018

5:30 P.M.

	NAME	POSITION	EMAIL	TELEPHONE NUMBER
1.	TIM MALABY	CITIZEN	THMALABY@GMAIL.COM	706-587-2473
2.	Jim Furin	Citizen	Jrinc@aol.com	
3.	Lynn Sanders	Citizen	Kayvdvr@aol.com	
4.	Lynda Dawson	Citizen	lyndadawson48@gmail.com	706-628-7019
5.	Kendrick Robertson	Citizen	KRobertson@aol.com	706-603-1828
6.	GEORGE WOODRUFF	CITIZEN.	GeorgeWoodruff3@gmail.com	706-580-0919.
7.	John Brent	PLANNING COMMISSIONER	jbrent@gmail.com	706-587-1273
8.	Joe Street	Paul Martin		706-603-2203
9.	Michael Harris	Mayor Waverly Hall	mharris@waverlyhallga.gov	706-984-4747



10.	D. Johnson	VIP	—	706-570-9879
11.	Megan Guenther	Citizen	guenthermegan@pancam	706-404-7343
12.	Megan Melke	HC SB	msjmelke@gmail.com	706-315-8260
13.	Tra Dykes		tdykes@thewoodruffco.com	706-321-3632
14.	C.R. Sheffield		charless@thewoodruffco.com	706-329-2062
15.	Scott MOYE		454 KSM@gmail.com	706-628-430
16.	Tim Edgar		tedgart@gmail.com	706 573-1097
17.	Bob Allen	Citizen	bob.allen@countymfinancial.com	127-580-1755
18.	Detrick Waymon	City Council	worth9179@msn.com	678-697-9363
19.	Keis Nigam	Plans Comm	Kwajig@psn.com	706-661-9179
20.				
21.				
22.				
23.				



**HARRIS COUNTY BOARD OF COMMISSIONERS**

APRIL 24, 2018

Commission Chamber, Room 223, Harris County Courthouse

5:30 PM

MEETING & PUBLIC HEARING FOR COMPREHENSIVE PLAN UPDATE

**CALL TO ORDER**

**ADJOURNMENT**

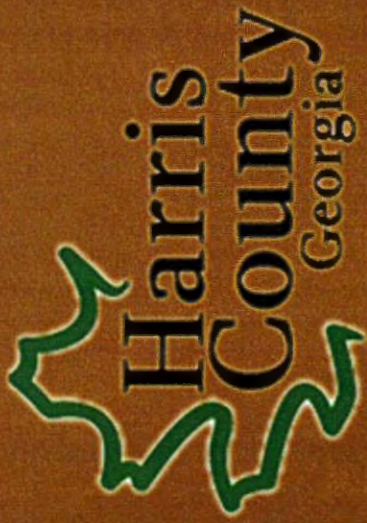
## **NOTICE OF SPECIAL MEETING**

### **Board of Commissioners of Harris County** **Planning Commission of Harris County** **Development Authority of Harris County**

A special meeting and public hearing regarding the Comprehensive Plan Update will be held Tuesday, April 24, 2018, beginning at 5:30 PM in room 223 of the Harris County Courthouse located at 102 North College Street, Hamilton, Georgia. Attendees will include members of the Harris County Board of Commissioners, the Harris County Planning Commission, and the Development Authority of Harris County, as well as members of Hamilton City Council, Pine Mountain Town Council, Shiloh City Council, and Waverly Hall Town Council.

The purpose of the meeting is to discuss upcoming Comprehensive Plan activities for the County and municipalities, to begin a discussion with Harris County residents about future development concerns and opportunities, to brief the community on the process and future opportunities for public participation in development of the Plan, and to obtain input on the proposed planning process to for the planning and discussion of various County issues and projects.

Nancy D. McMichael, Clerk  
Harris County Board of Commissioners



# HARRIS COUNTY GEORGIA



Harris County Comprehensive Plan Update  
Kick-off Meeting and First Public Hearing  
April 24, 2018

# AGENDA



- ❖ Welcome
- ❖ Introductions
- ❖ Planning 101: The Comprehensive Plan
- ❖ Planning Process
- ❖ How to Participate



# Harris County Georgia



Harris County  
Clerk: Nancy McMichael  
706-628-4958  
nmc michael@harriscountyga.gov

Pine Mountain  
Clerk: Betsy Sivell  
706-663-2213  
betsy.sivell@pinemountain.ga.org

City of Waverly Hall  
Clerk: Kimberly Bussey  
706-582-2381  
kbussey@waverlyhallga.gov

City of Hamilton  
Clerk: Diane Geter  
706-628-5321  
hamilton@hamiltoncityhall.net

City of Shiloh  
Clerk: Julie H. Holloway  
706-846-3814  
cityofshilohga@gmail.com

River Valley Regional Commission  
Rick Morris  
706-256-2910  
rmorris@rivervalleyrc.org

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

June 21, 2018

Harris County Courthouse

6:00 p.m. – 8:00 p.m.

- I. Review Comments from April 24,2018
- II. Begin Development of Needs and Opportunities, Strengths, and Weaknesses
- III. Adjourn





# *Harris County 2039*

# *Comprehensive Plan*

## *Our Future Matters*

COMPREHENSIVE PLAN MEETING

Needs and Opportunities

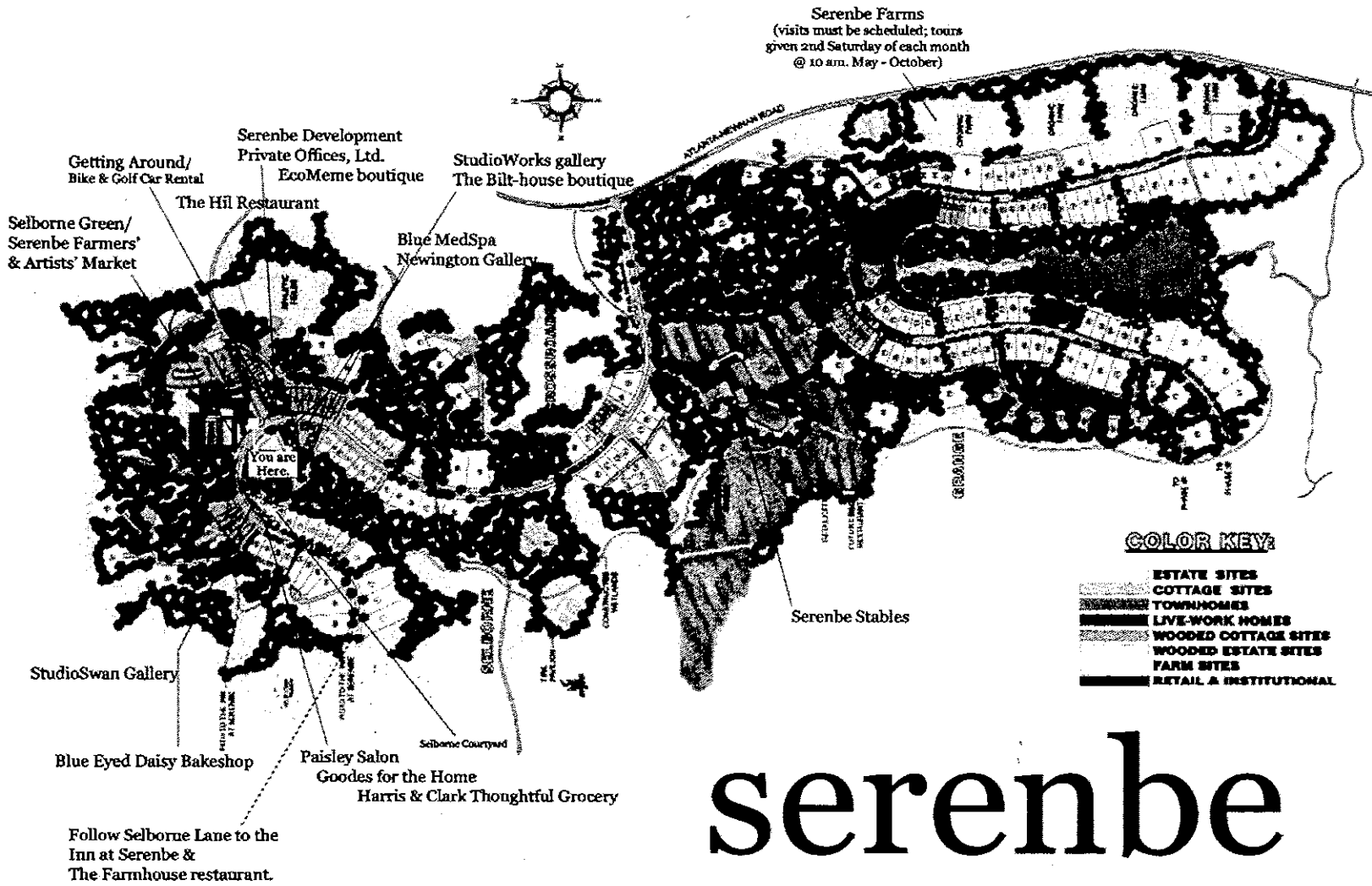
June 21, 2018

# Summary Comments

From April 24, 2018  
Comprehensive Plan Public Hearing



- Better communication between citizens, commission, departments and agencies. Greater citizen participation.
- Need for growth in the retail/industrial sectors to generate additional revenue.
- I-185 and SR 315 potential growth corridors.
- Environmental Sustainability/Rural Preservation (Serenbe)



# serenbe

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# **Harris County and Cities Needs and Opportunities**

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

July 17, 2018

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Vision Statement Exercise/Questions to consider when writing a vision statement
- II. Development of policies for goals
- III. Adjourn



7-7-2018

hca

# HARRIS COUNTY

## VISION STATEMENT, GOALS and EXAMPLE POLICIES





## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

August 21, 2018

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Draft policies based on Needs and Opportunities listed during the April, June and July 2018 Comprehensive Plan meetings
- II. Future Land Use and Definition of Rural Discussion (If time permits)
- III. Adjourn

### Deaths and Funerals

#### Janice Cheek Duke

June 19, 1941 - September 7, 2018

Worked for Georgia Forestry Commission

Janice Cheek Duke, 77, of Hamilton, GA, passed away Friday, September 7, 2018 at Medical Hospice in Columbus, GA.

Mrs. Duke was born in Buffalo, MO on June 19, 1941, the daughter of William Roy Cheek and Pearl Louise Dwyer. She worked for 18 years as the 1987 Jones Observer for the Georgia Forestry Commission. Mrs. Duke was preceded in death by her husband, William Duke, the sisters, Shirley Wilkes and Glenda Bonbrugh, and her brothers, Ray Cheek and Jerry Cheek.

She is survived by several nieces and nephews and other extended family.

A memorial service will be held 11:00am Saturday, September 15th, in the Chapel of Cox Funeral Home with Pastor Rick Lipp officiating.

Please sign the online guestbook at [www.coxfuneralhome.com](http://www.coxfuneralhome.com).

Cox Funeral Home, Hamilton, GA is assisting with arrangements.

#### Mari Land

Died September 2, 2018

Former Member, Columbus State Univ. Glee Chorus

Mari Land, 64, of Warm Springs Rd. in Columbus, slipped away peacefully Sunday night, September 2nd. Her life was filled with many expressions of love for her family and friends, her church and nation's compass, her two kids and grandkids and always, and always, for her husband of 42 years, her love of music.

Mari was born Maria Helena Appel in Euzendorf, Germany to Michael Appel and Maria Ziegler. As a child she lived through her mother being hospitalized by the Allied Air Forces in WWII.

Trained in music she left her hometown at age 18 and, after a year in Germany, arrived in Miami, FL. While working as a store clerk at the Army, USA, Land, a budding soprano who had recently returned from the U.S. Air Force.

Wedding bells again rang for the couple, followed over the next several years by two sons and four grandkids. Her southern, the family settling in Columbus in 1970. Mari joined St. Anne's Catholic Church and began a long and happy career as a member of the choir. Her singing talent also secured her a place in the Columbus State University Glee Chorus and she performed with them on trips across Europe. Mari also made many fine friends, who started a sales association in Marietta and the Atlanta Center gift shop.

In her last years she suffered in the continuing grip of a host of ailments. With the kindness of hospice care at the Regional Medical Nursing Home, Mari was still always happy. Asked what time she wanted to die, she would often reply "I don't know, I'm making up my mind."

She carried the weight of the world on her shoulders. Her love of music seemed to come in many times, near the end, when she was often unable to speak. Mari and her son, Benjamin, performed a special service for her. Her last wish was to be buried in the family plot at the Columbus State Cemetery, the beautiful "All Saints".

Mari was preceded in death by her parents and older sister, Lois Herms, in Germany. She is survived by her ex-husband Arthur of Forsyth, her sons Arthur of Spauld, West, and Mark of Oconee.

A rosary service followed by visitation will be held Wednesday evening, Sep. 13th, at 6:00 PM at the Memorial Funeral Home and Crematory, 3674 Galloway Blvd., Columbus, Ga.

Funeral on Thursday AM, 10:00 AM at St. Anne's Catholic Church, 1222 Double Chatham Rd., followed Mass beginning at 10 AM in St. Anne's Catholic Church at 2000 Ivy Road, Columbus, Ga.

In lieu of flowers, donations may be made to St. Anne's Community Outreach (www.stanne.org/donate) or to the church choir fund at St. Anne's, 2000 Ivy Road, Columbus, GA 31907.

Those who wish may sign the on-line guest registry at [www.memorialfuneralhome.com](http://www.memorialfuneralhome.com).

Funeral Home and Crematory services provided by Memorial Funeral Home. Services are subject to change without notice. Please call for details. © 2018 Memorial Funeral Home and Crematory.

## Sharing The Light Of Life

### God's Love Encompasses All

Hallelujah! Every day it is a blessing to be able to have you pick up your paper and get a chance to read those humble words that God has written to me to share with you. I pray that you will share a little something with you and God has placed it upon my heart to reveal it today. I pray that it will uplift some one's day and give comfort if you are at a point in life where you may need a little ray of light to give you peace.



power and love, all other things lose their hold on us. For God's love, encompasses all. It reaches to every dark cradle and fills every need of longing. It gives power to forgive and to let go of the past. It releases bitter words and gives peace to hard hurting. It is powerful and surpasses our own knowledge and understanding.

A Prayer for the Filling of God's Power and Love.

Pray that God of His grace will strengthen you with power through His Spirit in your inner being, so that Christ may dwell in your hearts through faith. And I pray that you, being rooted and established in love, may have power together with all the saints, to grasp how wide and long and high and deep is the love of Christ and to know this love's surpassing knowledge. (Eph. 3:16-19)

His Holy Spirit. Paul prayed this prayer over the Ephesians. He had spent over 3 years with this people, working with the church of Ephesus. He wanted them to be linked to God through His love.

We can know this in our heads, but God will only allow us to walk it out in our lives. We're busy, we're tired, we're distracted. We just get on with it. We harbor bitter words, we resent it. It doesn't matter what we might be feeling or feeling when we're willing to stand together in the body of Christ, dependent on God for the Spirit's fresh filling of

It is "wide." It stretches to a greater expanse than we can ever imagine.

It is "long." It encompasses the length of our days before and all beyond.

It is "high." It reaches the highest heavens.

It is "deep." It extends the deepest pits.

Christ, thank you for what you have done for us. We thank you for what you are doing for us. We thank you for what you will do for us.

Praying for you and your family. Please continue to send your thoughts and prayers to those who are in need. Send your prayers to the Holy Spirit.



WHERE'S HARRY? Last week the staff of the Harris County Library hosted a special Harry Potter Book to School Celebration. For those unfamiliar with the Harry Potter movie franchise, which continues to be incredibly popular with children and adults, Hogwarts is the shortened name of the Hogwarts School of Witchcraft and Wizardry, which is a fictional British school of magic. Shown with the magical staff is Claude Ghast (left) and Ayslin Nesnick.

### Agenda for Harris County Commission Meeting

<p>Submitted to the Journal</p> <p>HARRIS COUNTY BOARD OF COMMISSIONERS</p> <p>SEPTEMBER 18, 2018</p> <p>Commission Chamber, Room 223, Harris County Courthouse</p> <p>WORK SESSION 5:00 PM</p> <p>Comprehensive Plan Update</p> <p>REGULAR SESSION 7:00 PM</p> <p>CALL TO ORDER</p> <p>PLEDGE OF ALLEGIANCE</p> <p>MINUTES</p> <p>1. Regular Session of September 4, 2018</p> <p>APPEARANCE OF CITIZENS</p> <p>OLD BUSINESS</p> <p>2. Second Reading: Hotel/Motel Ordinance (increase from 3% to 5%)</p> <p>3. Request for Inmate Work Detail, Talbot County</p> <p>NEW BUSINESS</p> <p>Proclamation: American Business</p>	<p>Women's Day (6)</p> <p>Financial Statements: June &amp; July 2018</p> <p>COUNTY MANAGER: Bid Awards - Water Main Upgrade (SR 219)</p>	<p>Project Updates</p> <p>COUNTY ATTORNEY: Agreement: Harris County Chamber of Commerce; Hotel/Motel Tax</p> <p>ADJOURNMENT</p>
--	--	---

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 WAVEY NDLEGA  
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**HARVEST TIME MINISTRIES**  
 An Evening with the CHUCK WAGON GANG  
 Friday, Sept. 14, 7:00 PM - 10:00 PM  
 2424 Alvarado Street, Houston, TX 77005  
 Call Gary 770-282-7448 for more information

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 GET PRE-APPROVED

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

September 18, 2018

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Continue to review draft policies on Needs and Opportunities listed during the April, June and July 2018 Comprehensive Plan meetings
- II. Comprehensive Plan Map Review
- III. Future Land Use and Discussion of Rural Discussion (if time permits)
- IV. Adjourn

**Harris County Comprehensive Plan Meeting  
September 18, 2018  
Harris County Courthouse**

**Maps Required by the Georgia Planning Act**

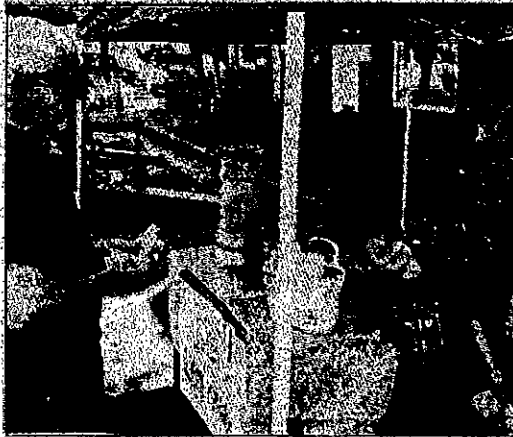
1. Character Area Map and Defining Narrative  
or
2. Future Land Use Map and Narrative

**Maps Included in the 2014 Comprehensive Plan**

1. Existing Land Use
2. Flood Map
3. Future Development Map
4. Ground Water Recharge Map
5. Soils
6. Slope
7. Watersheds
8. Wetlands



**MARKET STILL GOING STRONG** The First Saturday, Homegrown in Harris Market was held last Saturday in Pine Mountain. The market continues to draw people and vendors. Above, John Willis, Sr. and John Willis, Jr. are shown handling the Clabey Co-Co booth with a variety of goods from the Clabey Farmer's Market.



**GREAT WAY TO COOL OFF** Above the entrance, Keston Sellers was back at the market selling her produce. Below is a shot with the mother, Heather Mulligan, selling.

### Festival Season Welcomes Cooler Temps

By JACK BAGLEY  
It's fall, fall!  
The arrival of fall brings cooling temperatures and a bit of relief for festivals remaining in the area.  
The next arts and crafts festival in the area is the Harvest Festival in Warm Springs. Updated information reports the festival will be held 10 a.m. to 3 p.m. Saturday, Oct. 13. The Sunday portion is being discontinued as organizers concentrate on building a one-day event. The festival typically enjoys good attendance and features vendors offering some unique items.

At 10 a.m. on Saturday, Oct. 13, the Rural America Festival is being held in Bona Vista. The festival is held 10 a.m. until 4 p.m. and is sponsored by the Beautiful View Garden Club and Bona Vista Lions Club.  
One of the largest festivals in the area, the Huntington Festival is being held in Huntington on Saturday and Sunday, Oct. 20 and 21, 10 a.m. to 5 p.m. both days. The Huntington Festival has been listed as one of Southeast Georgia's Top 20 Events in October and is scheduled for 2019.

At 10 a.m. on Saturday, Oct. 20, the Concord Jubilee is being held in Concord. The Jubilee is a fall festival that draws a steady crowd on both days and features an interesting mix of arts and crafts along with enough food to feed a small army.  
The Fall Line Festival is scheduled for Saturday, Oct. 27, 10 a.m. to 5 p.m. The festival is sponsored by the Habersham County Chamber of Commerce. The festival is being held in Habersham County.

### Agenda For Harris County Commission Meeting

HARRIS COUNTY BOARD OF COMMISSIONERS  
OCTOBER 16, 2018  
Commission Chamber, Room 228, Harris County Courthouse  
7:00 PM SESSION  
1. Commissioner Plan Update  
REGULAR SESSION: 8:00 PM  
2. SALES ORDER IN CONNECTION WITH THE SALE OF ALLEGANCE MUSHES  
3. Regular Session of October 16, 2018  
Meeting with Moody Lakes Property Owners of October 16, 2018  
APPEARANCE OF CITY DEPT.  
4. OLD BUSINESS  
5. NEW BUSINESS  
6. Local Preference Policy  
7. Agreement: Habersham County for Inmate Work Order  
COUNTY MANAGER  
8. Bid Award: 2018 Road  
9. Project Update  
COUNTY ATTORNEY  
10. ADJOURNMENT



**ADAM W. DEAVER**  
ATTORNEY AT LAW  
Scales of Justice  
1000 ...  
706-587-0815



**706-587-0815**  
Fall Season Lawn Services  
\*Leaf Cleanups  
\*Mulch & Pinestraw  
\*Flower Bed Installs  
**706-204-5050**  
First Choice Lawn & Landscaping

# BILLY'S SUPERMARKET

## Fall Break Holiday Season is Near

PRICES EFFECTIVE FROM OCT 9TH THRU OCT 15TH

Smoked Sliced Bacon 10-lb box	\$15.99 a box	Fresh Asparagus 1 lb	\$2.99
Cook's Shank Portion Cooked Ham	\$129.99	Candy Apples	4 for \$5
T-Bone Steak USDA Choice (family pack)	\$4.99 lb	Florida Navel Oranges 4 lb	\$3.99
Frozen Corn Dogs 10 lb box	\$7.99 box	Fresh Brussels Sprouts	\$2.49 a lb
		Red & White Seedless Grapes	\$1.99 a lb

Land O Lakes Asst 1 lb Real Butter	2 for \$7	Real Bacon Frozen Pizzas	3 for \$10
Borden's Asst 8 Oz Shredded & Block Cheeses	3 for \$5	Farm Rich 16-24 Oz Frozen Appetizers	2 for \$5

<b>HOUSE HOLD</b>	<b>PRODUCE</b>	<b>DAIRY</b>
LOVE 2-BAR SOAPS \$2.99	ANY 1 LB BREAD \$1.99	ANY 1 LB BUTTER \$1.99
CASH 48 OZ POWDER 48 OZ LIQUID \$4.99	ANY 1/2 LB BREAD \$1.99	ANY 1/2 LB BUTTER \$1.99
CLOROX 32 OZ CLEAN-UP SPRAY \$2.99	ANY 1/4 LB BREAD \$1.99	ANY 1/4 LB BUTTER \$1.99
BOUNTY 8-BALL TOWEL 4 CHILDREN 12 DOUBLE ROLL 2 for \$10	ANY 1/8 LB BREAD \$1.99	ANY 1/8 LB BUTTER \$1.99

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

October 16, 2018

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Questions/Comments Concerning Draft Policy Statement Document  
From 9/18/2018 Meeting
  
- I. Land Use Discussion
  
- I. Adjourn

## Cognitive Mapping Exercise

### Background

A cognitive map, or mental map, is a map drawn by a person to record geographically his or her memories, ideas, and perspectives of a particular place. Cognitive mapping is a planning tool also used to determine **desired future development**. Since cognitive maps are based on individual's values, preferences and opinions, there are no "right" or "wrong" maps. Cognitive maps are used to identify geographic areas of a community that people like, dislike, frequently visit, feel are important, travel through regularly, feel safe, and so on.

### Instructions

Using your knowledge of Harris County, think about those features and places that make a strong impression on you. Think about both the natural and built environment in terms of places that have special value, landmarks, edges, nodes, and connections between land uses. You may express ideas that are positive or negative, attractive or unattractive.

Draw on any of the maps to identify future land use areas, densities, special places, areas in need of improvement, etc.

HARRIS COUNTY  
COMPREHENSIVE PLAN MEETING

November 20, 2018

Harris County Courthouse

AGENDA

- I. Review Character Area Vision Statement and Future Land Development Map
- II. Review Existing Land Use Map
- III. Discussion of Areas Requiring Special Attention



Comp Plan  
Sign In Sheet

11/20/18  
Harris County Sign-In  
Sheet

Name

Phone #

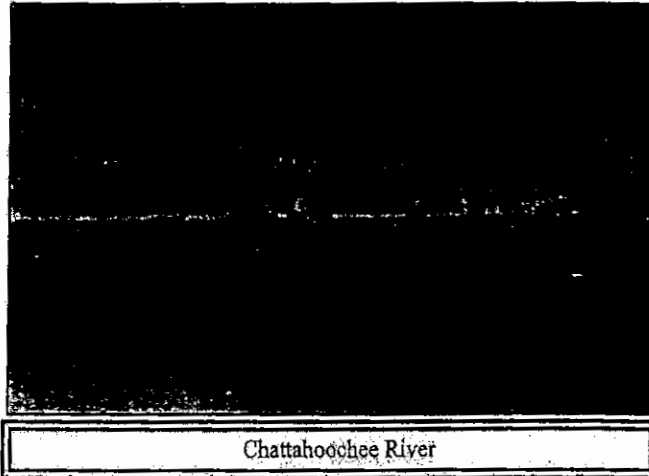
1. Kim Thompson 706 5779589
2. E. Wayne Farber 706 6154906
- Lynelle Dawson 706-289-0498
- Patt Moore 706-457-2145

# 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.



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.

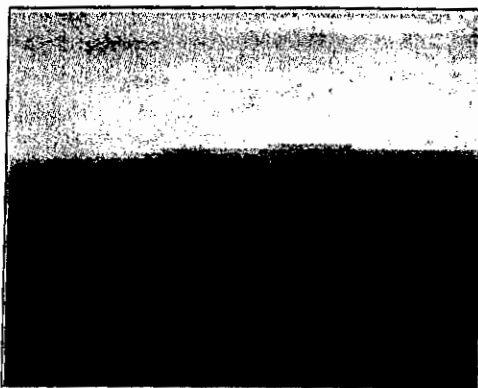
1. Limited new development (only including agricultural use), public utilities (water/sewer lines), bike/ pedestrian paths. Promote use of conservation easements.
2. Promote areas as passive use tourism and recreational destinations.
3. Any construction or widening of roadways should only be done when 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.

# HARRIS COUNTY COMPREHENSIVE PLAN MEETING

Harris County Courthouse

January 15, 2019

5:00 p.m.

## AGENDA

1. Service Delivery Strategy Update
2. Community Work Program 2014 – 2018 Report of Accomplishments
3. Remaining Plan Items
  - a. Economic Development
  - b. Transportation
  - c. Housing
4. Draft Existing Land Use Table and Map
5. Future Development Text and Map





**SERVICE DELIVERY STRATEGY**

**FORM 1**

COUNTY: **HARRIS COUNTY**

**I. GENERAL INSTRUCTIONS**

1. **FORM 1 is required for ALL SDS submittals.** Only one set of these forms should be submitted per county. The completed forms shall clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and/or authority within the county that are continuing *without change* in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)

4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)
5. For each service or service component listed in Section IV, complete a separate, updated *Summary of Service Delivery Arrangements* form (FORM 2).
6. Complete one copy of the *Certifications* form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).]

4. In Section IV type, "NONE."

5. Complete one copy of the *Certifications for Extension of Existing SDS* form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).]

6. Proceed to step 7, below.

*For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at <http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servedelivery.asp>, or call the Office of Planning and Quality Growth at (404) 679-5279.*

7. If any of the conditions described in the existing *Summary of Land Use Agreements* form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.
8. Provide the completed forms and any attachments to your regional commission. The regional commission will upload digital copies of the SDS documents to the Department's password-protected web-server.

**NOTE:** ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED, ABOVE.

**II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY**

HARRIS COUNTY  
HAMILTON  
PINE MOUNTAIN  
SHILOH  
WAVERLY HALL  
WEST POINT

**III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGES**

ANIMAL CONTROL  
BUSINESS LICENSES  
CEMETERIES  
CODE ENFORCEMENT/BUILDING INSPECTIONS  
COMMUNICATIONS  
COOPERATIVE EXTENSION  
COUNTY AIRPORT  
COUNTY CORONER  
COURTS/JUDICIAL SERVICES  
E911  
ECONOMIC DEVELOPMENT  
ELECTIONS  
EMA  
EMS  
FIRE PROTECTION  
INDIGENT DEFENSE  
JAIL SERVICES  
LAW ENFORCEMENT  
LIBRARY SERVICES  
MAPPING/GIS  
PARKS/RECREATION  
PLANNING/ZONING  
PUBLIC HEALTH SERVICES  
PUBLIC HOUSING  
PUBLIC SEWER  
PUBLIC WORKS/ROADS  
RECORDS MANAGEMENT  
RECYCLING  
SENIOR SERVICES  
SOCIAL SERVICES  
SOLID WASTE  
STORM WATER MANAGEMENT  
TAX ASSESSMENT  
TAX COLLECTION  
TOURISM  
VOTER REGISTRATION

**IV. SERVICES THAT ARE BEING REVISED OR ADDED IN THIS SUBMITAL**  
In the table below, list only services that have been revised or added since the last submittal. For each item listed here, a separate Summary of Services Delivery Arrangement (Form 2) must be submitted.

PUBLIC WATER

# 2014-2018 Harris County Community Work Program Report of Accomplishments

## Responses

### Completed

Currently Underway (Including a projected completion date and must be included in the new CWP)

Postponed (Explaining why and when the project will resume and must be included in the new CWP)

Not Accomplished (Activities the local government no longer intends to undertake-explaining why)

Community Facilities		
Activity	Status	Explanation
Working with state agencies to expand water capacity to meet service demands of population growth.		
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		
Assess availability of public space and determine what needs expansion, renovation or closure.		
Develop abandoned rail line as connector between Hamilton and Pine Mountain, county residential, /commercial, public and natural and cultural areas.		
Develop a Capital Improvements Program that supports current and future growth.		
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.		
Consider Developing a sidewalk ordinance that requires all new development to provide user friendly walkways.		
Airport improvements to maintain and improve based on 5 year capital plan. Improvements include taxiway and runway upgrade and new hanger space		
Relocate and construct new county library facility.		
Complete infrastructure additions and improvements in area around The Grove		
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.		
Expand Entrepreneurial Friendly designation in an effort to create a business development and business retention program as well as entrepreneur support program.		
Continue the development of northwest Harris Business Park and Hamilton Business Park.		
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.		



Economic Development		
Activity	Status	Explanation
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.		
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County		
Housing		
Activity	Status	Explanation
Consider redevelopment options for small areas (pockets) of deteriorating structures.		
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.		
Continue to implement code enforcement program		
Land Use		
Activity	Status	Explanation
Expand and appropriately locate commercial land use in Harris County.		
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.		
Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but not limited to US 27, SR 80, I-185, etc.		
Consider developing Unified Development Ordinance for county to create greater certainty in the development process.		
Change Planned Unit Development ordinances to make more predictable and easier to understand and administer.		
Updated zoning ordinance and other land use regulations for the 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.		
Consider developing a guidebook that illustrates the type of new development wanted in Harris County.		
Continue to enforce zoning ordinance and subdivision regulations		
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.		
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.		
Natural and Historic Resources		
Activity	Status	Explanation
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.		
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.		

Natural and Historic Resources		
Activity	Status	Explanation
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.		
County should consider starting an organized tree-planting campaign in public areas.		
County should consider starting a tree preservation ordinance.		
Continue to enforce best management practices.		
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"> <li>1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc.</li> <li>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.</li> </ol>		
Identify potential water pollution problems and solutions		
Continue to enforce soil erosion, stormwater best management practices.		
Develop a Greenspace Plan and actively work to preserve greenspace.		
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.		
Transportation		
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.		
Look to realign key intersection along SR 315 and limit number of curb cuts/ driveways on all transportation routes.		
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.		
Convert railroad overpass in Pine Mountain to appropriate structure for Rails to Trails utilization.		
Consider widening of US Hwy 27		
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use connectivity.		
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.		

# Harris County: COMMUNITY WORK PROGRAM UPDATE 2019-2024

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source

44-1182-2. The name address and telephone number of the individual or entity who prepared and/or filed the deed and/or mortgage in the public records of the county shall be the name of the person who prepared and/or filed the deed and/or mortgage in the public records of the county. The name of the person who prepared and/or filed the deed and/or mortgage in the public records of the county shall be the name of the person who prepared and/or filed the deed and/or mortgage in the public records of the county.

**NOTICE OF SALE UNDER POWER, HARRIS COUNTY**  
 Pursuant to the Power of Sale contained in the deed given by Tammy Williams and Johnny Williams to Mortgage Electronic Registration Systems, Inc., as trustee for First Interstate Mortgage Company, dated 5/7/2005 and recorded in Deed Book 0512 Page 0478 and modified in Deed Book 1460, Harris County, Georgia, recorded as follows: 207, 14, 21, 29. The property is located in the 1st District of Harris County, Georgia, for each other area as designated by Order of the Superior Court of Harris County, within the legal hours of sale on March 5, 2019 being the first Tuesday of said month. The deed is subject to a Federal Home Loan Mortgage Corporation (FHM) deed of trust, dated April 23, 2008, and recorded in Deed Book 1004, Page 99, as last modified in Deed Book 1260, Page 549, Harris County, Georgia, said Security Deed having been filed in said deed and being in and to said deed assigned, transferred and conveyed to Carrington Mortgage Services, LLC, Georgia, as the original principal amount of \$131,461.00, the holder thereof pursuant to said Deed and said Security Deed, and the holder thereof, as described in the deed and Security Deed, and the holder thereof, as described in the deed and Security Deed, and the holder thereof, as described in the deed and Security Deed.

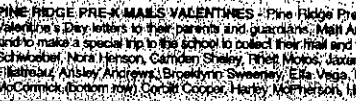
**THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**  
 (207, 14, 21, 29)

**NOTICE OF SALE UNDER POWER, HARRIS COUNTY**  
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**STATE OF GEORGIA COUNTY OF HARRIS**  
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**New Hope Center Opens for Harris Students, Families**  
 Dedicated to the Journey  
 In an effort to offer additional support to students, families, and the community, the Harris County School District (HCS D) has acquired a new facility for the Social Work Department to be housed.



**PINE RIDGE PRE-K MAILS VALENTINES** - Pine Ridge Pre-K students were very excited to mail their hand made Valentine's Day letters to their parents and guardians. Matt Andrews, the mail carrier for the Elberton area, was very kind to make a special trip to the school to collect their mail and to show the students his mail truck. Shown are: Thomas Schwab, Nora Henson, Camden Shiley, Theo Moton, Jaxton Hudson, Kash Layman, Cayna Beth Burdette, McKay Fitzhugh, Ansley Andrews, Brooklyn Sweetney, Ella Vega, Leah Williams, Hunter Burt, Maseigh Forman, Evedy McCormick (bottom row), Corbi Cooper, Harley Motherhorn, Lindsey Wyatt.

**Harris Cattlemen Schedule Meeting**  
 by ANDY KOBER  
 The next meeting of the Harris County Cattlemen's Association has been set for Tuesday, Feb. 26. The dinner meeting begins at 7:30 pm at the AgriCenter in Hamilton. Although many of those attending arrive a bit early to socialize.

**Mobile Learning Lab Schedule**  
 by ANDY KOBER  
 The Harris County Board of Education's mobile learning lab is making regular trips around the county. The upcoming schedule includes:

**Mobile Learning Lab Schedule**  
 by ANDY KOBER  
 The Harris County Board of Education's mobile learning lab is making regular trips around the county. The upcoming schedule includes:

**Mobile Learning Lab Schedule**  
 by ANDY KOBER  
 The Harris County Board of Education's mobile learning lab is making regular trips around the county. The upcoming schedule includes:

**South Carolina Firm Offers Jobs To Fired Georgia-Pacific Workers**  
 Submitted to the Journal  
 The Georgia-Pacific plant in the Darlow community recently closed. Workers lost their jobs. Upon learning of this, the Collins Lumber Company in Aiken, South Carolina wanted to try and do something to help. They are offering jobs at their plant in South Carolina for anyone who would like to relocate to that area. You may refer to their ad in the Harris County Journal on page 2-B.

**Harris Commission Agenda**  
 HARRIS COUNTY BOARD OF COMMISSIONERS  
 FEBRUARY 15, 2019  
 Commission Chamber, Room 223, Harris County Courthouse  
 WORK SESSION  
 8:00 PM  
 1. Comp Plan Update  
 2. Regular Session  
 3. CALL TO ORDER  
 4. INVOCATION  
 5. PLEDGE OF ALLEGIANCE  
 6. MINUTES  
 7. Regular Session of February 5, 2019  
 8. APPEARANCE OF CITIZENS  
 9. OLD BUSINESS  
 10. NEW BUSINESS  
 A. Beth Doney Entertainer Services Program Update  
 B. Grove Street Lighting 2020 Contract  
 C. Fire Training Application of Lewis & Larry Adams for Beer & Wine On Premises at Shon's BBQ located at 5161 GA Hwy 210, Fortson  
 D. GEMA Grant Application Grants for 811 & Waste Works  
 E. GEMA Grant Application FWV Hazard Mitigation Plan Update  
 F. US Army (TS) Emergency Mutual Aid Assistance between US Army (TS) Georgia and County Government, Commissioners, Sheriff's Office  
 COUNTY MANAGER  
 1. Pined Updater  
 COUNTY ATTORNEY  
 1. ADULTATION

**PAPER MACHE JELLYFISH** - Second grade students at Pine Ridge Elementary had the story, Jelly. The children of the arts. First, they had to dip paper into glue then place the strips of paper on top of each other. Once their masterpieces dried they painted them. They learned art is a process. Shown are left to right: Luke Riley, Tara Morrison, and Garrett Sawyer.

**Mobile Learning Lab Schedule**  
 by ANDY KOBER  
 The Harris County Board of Education's mobile learning lab is making regular trips around the county. The upcoming schedule includes:

**Community Center Pool Parties**  
 by ANDY KOBER  
 The Harris County Community Center is currently offering a \$100 package that includes pool party for 20 children and unlimited swimming for the pool.

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

February 19, 2019

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Final Vision Statement Review
- II. Review Demographic Section, Areas of Requiring Special Attention
- III. Review Completed Report of Accomplishments and Draft 2019-2024 CWP
- IV. Adjourn

February 19<sup>th</sup> Harris  
County meeting w/  
BAC 5:00 to 7:00



# Comprehensive Plan 2019

*2*

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

*The county will*

## HARRIS COUNTY VISION STATEMENT – Goals and Policies

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 is supported by the following planning goals:

- verb*
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.

*route*

**POLICY:** We will preserve the rural character of our county and provide the opportunity for agricultural and forestry activities to remain a vital part of the county.

**POLICY:** Maximize the growth potential of the I-185 Corridor, State Route 103 Corridor, State Route 315 Corridor and the southern third of the county while encouraging mixed-use developments that are human-scale and less auto-oriented.

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.

**POLICY:** We will support programs for retention, expansion and creation of businesses that enhance our county's economy in terms of job skill requirements and linkages to existing businesses.

**POLICY:** Work with state, local governments and the Chamber of Commerce to attract more office, retail, and industrial jobs in an effort to balance the existing employee/residential ratio.

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, police, fire, EMS and other general governmental services needed to accommodate planned growth.

**POLICY:** We will ensure that new development creates a long-term tax benefit for the county's residents and employers.

**POLICY:** Creation of recreational facilities, parks, and green spaces that is accessible to the public as gathering places for all citizens.

**POLICY:** The County will encourage efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

**POLICY:** The County will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

4. Encourage residential development that meets the housing needs of Harris County, and provides a range of home site areas and a variety of housing styles while maintaining the tax base.

**POLICY:** We support new land uses that enhance housing options in our community.

**POLICY:** Harris County supports appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

5. Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, view sheds, and natural topography.

**POLICY:** We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

**POLICY:** Update zoning, subdivision, and other development regulations.

6. Develop a well-planned, efficient, effective and safe transportation system (passenger car, truck, motorcycle, bike, pedestrian and airport) that meets local, regional and intrastate transportation needs.

**POLICY:** We support creation of a community-wide pedestrian/bike path network.



**POLICY:** Update, expand, improve, and maintain existing transportation facilities such as the Harris County Airport, street/road network, bike and pedestrian trails.

**POLICY:** Gateways and corridors will create a "sense of place" for Harris County.

**POLICY:** Work with Federal, State, and non-profit organizations to develop abandoned rail lines to trails.

- 7. Preserve Harris County's historic and cultural resources that provide valuable information about the proud history of Harris County and its residents.

**POLICY:** The protection and conservation of Harris County's natural and cultural resources will play an important role in the decision-making process when addressing issues about future growth and development.

**POLICY:** Work with Federal, State, local, private, and non-profit organizations to promote Harris County's cultural and natural resources.

- 8. Coordinate with neighboring jurisdictions to address shared needs.

**POLICY:** We will consult with other public entities in our area when making decisions that are likely to impact them.

**POLICY:** Review Comprehensive Plan benchmarks on a regular basis (every other year).

- 9. Advance Harris County's broadband system.

**POLICY:** ~~Partner with local diverse powers~~  
~~Form~~ ~~Form~~ ~~in the~~ ~~with~~

Develop Partnerships to provide broadband  
with ~~to~~ ~~provide or~~ ~~enhance~~ broadband services  
Additional cell tower sites for 911 purposes  
can help provide broadband  
Partnership w/ local purchase  
Enhance Broadband coverage  
public private

# 2014-2018 Harris County Community Work Program

## Report of Accomplishments

Responses

Completed - C

Currently Underway - CU (including a projected completion date and must be included in new CWP)

Postponed - P (explaining why and when the project will resume and must be included in new CWP)

Not Accomplished - NA (activities the local government no longer intends to undertake-explaining why)

Community Facilities		
Activity	Status	Explanation
Working with state agencies to expand water capacity to meet service demands of population growth.	CU	2020
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.	C & CU	New fees effective 01/01/18; will review annually
Assess availability of public space and determine what needs expansion, renovation or closure.	CU	SPLOST 2019 contains several building renovations & new buildings to be completed by 2025
Development abandoned rail line as connector between Hamilton and Pine Mountain, county residential, commercial, public and natural and cultural areas.	CU	Phase I being developed; continue development as funding becomes available
Develop a Capital Improvements Program that supports current and future growth.	C	2018; annually updated
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	C	2017; website has continuous updates to include Program of Work detailing various projects
Consider Developing a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	P	Planning Commission discussion ongoing
Airport Improvements to maintain and improve based on 5 year capital plan. Improvements include taxiway and runway upgrade and new hangar spaces.	CU	Most completed; taxiway and runway improvements in 2019, completed new 5 year CIP
Relocate and construct new county library facility.	C	2018
Complete infrastructure additions and improvements in area around the Grove.	C	2016; sewer force main only for development

**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.	NA	Kia work force mostly from Alabama and Troup counties; BRAC expansion did not occur as planned
Expand Entrepreneurial Friendly designation in an effort to create a business development and business retention program as well as entrepreneur support program.	NA	No continued discussion; perhaps something Development Authority could consider
Continue the development of Northwest Harris Business Park and Hamilton Business Park.	CU	Development continues as business interest occurs
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.	NA	Board of Education issue
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	NA	No economic development sources for promotion
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County.	CU	Hotel/Motel tax increased from 3 to 5 percent to further promote tourism.

**Housing**

Activity	Status	Explanation
Consider redevelopment options for small areas (pockets) of deteriorating structures.	NA	Lack of interest other than to adopt ordinance regarding dilapidated structures
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.	CU	To be addressed in revisions to zoning and subdivisions ordinances following Comp Plan Update of 2019
Continue to implement code enforcement program.	CU	Part of everyday practice & activity of Community Development Department

**Land Use**

Activity	Status	Explanation
Expand and appropriately locate commercial land use in Harris County.	CU	To be addressed in revisions to zoning ordinance following Comp Plan Update of 2019
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.	P	To be addressed in revisions to zoning and subdivision ordinances following Comp Plan Update of 2019

Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but not limited to US 27, SR 80, I-185, etc.	P	Indefinite
Consider developing United Development Ordinance for county to create greater certainty in the development process.	P	No interest; may develop at appropriate time
Change Planned Unit Development ordinances to make more predictable and easier to understand and administer.	CU	Revisions to PRD, which is a PUD, currently underway; completion in 2019
Updated zoning ordinance and other land use regulations for the county.	P	To be addressed following Comp Plan Update of 2019
Consider developing a plan to protect designated farmland.	P	To be addressed following Comp Plan Update of 2019
Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.	NA	No plans
Consider developing a guidebook that illustrates the type of new development wanted in Harris County.	NA	No plans
Continue to enforce zoning ordinance and subdivision regulations.	CU	Part of everyday practice & activity of Community Development Department
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	NA	Lack of staffing/resources
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.	CU	Part of zoning/subdivision review process

### Natural and Historic Resources

Activity	Status	Explanation
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.	CU	Part of zoning/subdivision review process
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.	NA	Indefinite as land is controlled by Georgia Power Company; no complaints from citizens
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.	NA	Indefinite due to lack of interest
County should consider starting an organized tree-planting campaign in	NA	Indefinite due to lack of interest

public areas.		
County should consider starting a tree preservation ordinance.	NA	Indefinite due to lack of interest
Continue to enforce best management practices.	CU	Ongoing as part of normal development process
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive areas, historic areas, archaeological or cultural resources from encroachment by:  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.	NA	Indefinite due to lack of resources and interest
Identify potential water pollution problems and solutions.	NA	Health Department issue
Continue to enforce soil erosion, stormwater best management practices.	CU	Ongoing as part of normal development process
Develop a Greenspace Plan and actively work to preserve greenspace.	CU	Indefinite due to lack of interest and resources
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	NA	Ongoing as part of land conservation
<b>Transportation</b>		
Activity	Status	Explanation
Consider developing a corridor management plan and adopting overlay districts to create a pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.	NA	Indefinite due to lack of interest
Look to realign key intersection along SR 315 and limit number of curb cuts/driveways on all transportation routes.	CU	Indefinite; working with GDOT; Planning Commission addresses curb cuts/driveways as part of platting process
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.	CU	To be addressed in revisions to zoning and subdivision ordinances following Comp Plan Update of 2019
Convert railroad overpass in Pine Mountain to appropriate structure for Rails to Trails utilization.	CU	2021; in conjunction with Rails to Trails project
Consider widening of US Hwy 27.	CU	Indefinite; working with GDOT
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use	NA	Indefinite; lack of interest and resources

connectivity.		
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 trails.	CU	Indefinite; in conjunction with Rails to Trails project

01/25/2019: Randy Dowling, Brian Williams, Nancy McMichael

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

March 14, 2019

Harris County Community Center

5:00 p.m. – 7:00 p.m.

- I. Further Review of Areas Requiring Special Attention
- II. Further Review of Character Area Descriptions
- III. Adjourn

Sign-In  
Sheet

3-14-19  
Harris Camp Plan  
Meeting

1. Rich Mori

2. Susan Anderson

3. [unclear]

4. Nancy Jones

5. Linda Straub

6. E. Wayne Harbert

7. [unclear]

8. [unclear]



## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

March 19, 2019

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Update Plan Activities
- II. Review Changes Recommended from February 2019 Meeting
- III. Discuss results from March 14, 2019 Small Group Meeting
- IV. Review New CWP
- V. Adjourn

# HARRIS COUNTY VISION STATEMENT – Goals and Policies

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**POLICY:** Create a "sense of place" for Harris County through the development of gateway and scenic corridors.

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**POLICY:** Consult with other public entities in our area when making decisions that are likely to impact them.

**POLICY:** Review Comprehensive Plan benchmarks on a regular basis (every other year).

9. Advance Harris County's broadband system.

**POLICY:** Develop partnerships to enhance county-wide broadband services by and not limited to developing public and or private partnership.

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

April 16, 2019

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Overview of Comp Plan
- II. Adjourn

Sign-In  
Sheet

Harris County  
Meeting

April 16, 2019

5:00 P.M.

Name

Email

Linda Straub

cemeteryhill@gmail.com

Nancy McMichael

~~DA~~ DAN KOSOBOWSKI SR

DAN KOSOBOWSKI@GMAIL.COM

Wm J. (BJ) Johnson

706-570-9879

Heleen Kjer Fuller

E. Wayne Harburt

E Harburt1@gmail.com

ALAN FEAGIN

ALANW FEAGIN@BELLNET

Mindy Hillis

Mindy Hillis

**HARRIS COUNTY BOARD OF COMMISSIONERS**

APRIL 16, 2019

Commission Chamber, Room 223, Harris County Courthouse

**WORK SESSION**

**5:00 PM**

1. Comp Plan Update Review

**REGULAR SESSION**

**7:00 PM**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**MINUTES**

2. Regular Session of April 2, 2019

**APPEARANCE OF CITIZENS**

**OLD BUSINESS**

3. Hamilton Siren: Cost Share
4. Alabama Road Right of Way Issue

**NEW BUSINESS**

5. Financial Statement: February 2019
6. Comprehensive Plan Update: Approval

**COUNTY MANAGER**

7. Public Works Equipment Trade-In
8. Project Updates

**COUNTY ATTORNEY**

9. Ante Litem Notice: Austin Griswold

**ADJOURNMENT**

#1045

# PUBLIC MEETING

Harris County will hold a final public hearing on Tuesday, April 16, 2019, at 7:00 PM, or thereafter as it appears on the agenda, in Room 223 of the Harris County Courthouse located at 102 North College Street, Hamilton, GA, to review the Draft 2019 Comprehensive Plan.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Existing Land Use Map, Future Development Map, Community Work Program Report of Accomplishments, a new Community Work Program, and a final list of Needs and Opportunities and Goals and Objectives, as well as any other portion of the plan to be submitted to the Regional Commission and the State of Georgia.

Formal written comments on the draft 2019 Comprehensive Plan Update will be accepted until April 19, 2019, at the following address:

**River Valley Regional Commission  
ATTN: Harris County Comprehensive Plan  
PO Box 1908  
Columbus, GA 31902-1908**

Harris County is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Harris County Clerk, Nancy McMichael, who can be reached at 706-628-4958.

For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

sign or veto legislation over the next 40 days, and any legislation that has not been signed or vetoed will automatically become law.

Now that the Georgia General Assembly has adjourned Sine Die for the 2019 legislative session, I will be spending more time back home in our district, where I look forward to continuing to serve you and your family.

Upcoming Events and Town Hall meetings.

Tuesday, April 9-5:30-7:00 PM Columbus Public Library, 3000 Macon Road

Thursday, April 11- 5:30-7:30 PM Casual Connections

- Annual Membership Event - Roosevelt Warm Springs, 6135 Roosevelt Hwy, Sponsored by the Meriwether County Chamber of Commerce - Tickets are \$35 register at meriwetherchamber@windstream.net

Wednesday, April 17 - 8:00 AM - State of the State Breakfast at Oakhurst Farm Event Center - Sponsored by the Harris County Chamber - Tickets are \$20 register at harriscountychamber.org

Wednesday, April 24 - 2:00-4:00 PM Shiloh Civic Services Day

Friday, May 3 - Forestry & Wildlife Field Day - State of Georgia Forestry at Fielders Mill, 780 Fielders Mill Road, Junction City, GA - Sponsored by the Talbot County Chamber of Commerce, Nature Conservancy the Georgia Forestry Commission,

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## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

April 30, 2019

Harris County Courthouse

5:00 p.m. – 7:00 p.m.

- I. Overview of Comp Plan/New CWP
- II. Adjourn



# Harris County Shotgun Team in First Season Competition

Submitted to the Journal

The Harris County Shotgun Team traveled to Savannah for the team's first major competition of the season. After just seven team practices, over thirty Harris County athletes, ranging from 6th through 12th grade, competed in the disciplines of Skeet, Trap and Sporting Clays at the Southeastern Regional hosted at Savannah's Forrest City Golf Club. There were over 300 competitors from across the Southeast participating in the three-day event. Harris County shooters fared very well, considering how early in the season the competition happened.

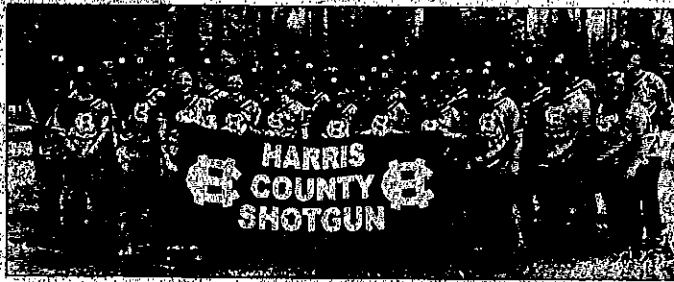
"Overall, I think we performed well! This was a warm-up to the big show when we head back to Savannah in June," said Harris County Shotgun Team Head Coach Angie Koverton. "We learned where our strengths are, and where we have some room for improvement."

Several members of the team were recognized throughout the event with being on the medal podium for their high marks. Individual recognition was received by 7th grader Jackson Henson for a 3rd place finish in Trap and 8th grader Clay Weaver for a 2nd place finish in Skeet. Both Henson and Weaver competed in the Intermediate Advanced age group. High grader Garret Wood received 4th place medals in the Junior Varsity division for Skeet. And, 11th grader Harlan Brooks received individual recognition for a 2nd place finish in the Senior Varsity age group in Skeet, after a near-perfect score of 99 on the last day of the competition. Several squads received recognition, too.

3rd place medals were presented in Trap to the following Intermediate Advanced squads: Clay Weaver, Tanker Gilbreath, Cash Hancock, Jackson Henson and Harlan Brooks. The Intermediate Advanced squads of Clay Weaver, Tanker Gilbreath and Jackson Henson also received 3rd place medals for their combined scores in Skeet.

2nd place medals were presented in Trap to the following Junior Varsity squads: Michael Seavey, Garrett Wood, Ashton Curry, Hunter Langley and Brandon Beaudin. The three-man squad of Michael Seavey, Garrett Wood and Ashton Curry also placed 2nd in Skeet, as well as Sporting Clays in the Junior Varsity division.

The team was back at their home practices this Monday evening preparing for their next competition - The Trap Shoot in Conway in early May.



TIGER PROUD - The 2019 Harris County Shotgun Team is shown above.



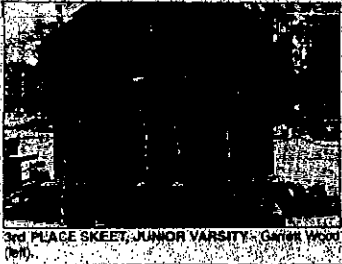
3rd PLACE TRAP, INTERMEDIATE - ADVANCED - Jackson Henson (left)



2nd PLACE SKEET, VARSITY - Harlan Brooks (right)



3rd PLACE SKEET, INTERMEDIATE - ADVANCED - Clay Weaver (left)



3rd PLACE SKEET, JUNIOR VARSITY - Garrett Wood (left)



2nd PLACE SQUAD, SPORTING CLAYS, JUNIOR VARSITY - Garrett Wood, Michael Seavey, Ashton Curry (shown at right)

## Harris County Commission Agenda for May 7 Meeting

Submitted to the Journal

HARRIS COUNTY BOARD OF COMMISSIONERS

SPONSORS

MAY 7, 2019

Commission Chamber, Room 223, Harris County Courthouse

WORK SESSION

8:00 PM

1. Budget Work Session

FY 1920

REGULAR SESSION

7:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

MINUTES

2. Regular Session of April 16, 2019

3. Come Plan Update Work Session of April 16, 2019

APPEARANCE OF CITIZENS

OLD BUSINESS

NEW BUSINESS

1. Surplus Property

2. Request for Tax Returns (2)

3. Appeal of Charles McCann of Planning Commission Decision

4. Insurance Review: John Leggett, MSP

COUNTY MANAGER

5. Career S. Slope: Proposed McCoy Lane Corridor

6. Bid Award: Clearing & Grubbing of 66 Acres in Northwest Home Business Park

7. Dated - Project Change Order

8. Project Update: COUNTY ATTORNEY

9. GEOC Agreement

County Category

PUBLIC HEARINGS @ 7:30 PM

12. Conflict of Interest Forms

13. Explanation of Public Hearing Procedures

14. Application of Lynda

Madison, Oakhurst, Farm and Livestock Properties for a Special Use Permit on 25.636 acres for Farmers Market & Faith Dealer on Land Lot 200, Land District 4, Map 023, Parcel 0238 A 0230001 owner (Use app-

raisal with corn maze and farm tours held twice; proposed use to add Farmers Market and Family Dining property located between Hwy 18710, GA Highway 219, West Point and zoned A-1 ADJOURNMENT

May 9th 7:00 p.m. - 7:00 p.m.

HIRING

Hiring for direct care staff. On site interviews during the time and location listed above. Please bring resume.

Good Shepherd Center

RESIDENTIAL PROGRAM

Good Shepherd provides adult day care to children born through a United Farm Based Incentive program.

MINIMUM QUALIFICATIONS

21 yrs or older, HS/GED, 2 yrs of direct service experience working with children and families OR Associate's Degree or higher in a behavioral or social services field. Favorable MVR and Background check.

FOR MORE INFORMATION

Call 770-433-1800

Visit Our Website www.gsbc.org

Contact Kade Parser kparser@goodf.org

## The "Lighter Side" of the News

Java Jinkies

There are those die-hard coffee drinkers who will tell you that they couldn't survive without a cup of Joe. But, according to the Association of Mature American Citizens (AMAC), Switzerland's Federal Office for National Economic Supply has indicated that you don't need three cups to survive in an emergency. So, the authority plan to eliminate coffee from the national emergency stockpile of foodstuffs. It is likely that they will have a fight on their hands. The Swiss drink 30 pounds of the stuff annually, more than twice as much as the British who average 7.2 pounds a year and the Americans who brew about 9.9 pounds per person yearly.

## We're getting an upgrade!

Our system upgrade week may impact your renewal process.

The Georgia Department of Revenue (DOR) is partnering with your county tag office to implement a new state-of-the-art vehicle registration and titling system. Here's what you can expect with the new system upgrade:

- Faster and more efficient service
- More self-service options

Beginning Tuesday, May 21st, some vehicle services and location hours may be reduced in preparation for the system upgrade. Your local county tag office will not be able to process vehicle transactions May 24th - May 27th. Please process your tag renewals and title transactions before the system upgrade week to avoid delays.

# GEORGIA ABC 1234

THE NEW YEAR TAG

## SYSTEM UPGRADE WEEK

Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue
May 21	May 22	May 23	May 24	May 25	May 26	May 27	May 28

No walk-in service. Office may have reduced hours. No vehicle registration or titling services will be available during this time.

Visit [dor.georgia.gov](http://dor.georgia.gov) for more details.

## **AGENDA**

Harris County and Cities 2019 Comprehensive Plan Meeting

May 7, 2019

Harris County Courthouse

7:00 p.m.

- I. Plan Comments
- II. Transmittal of 2019 Comp Plan

**RESOLUTION OF ADOPTION  
HARRIS COUNTY COMPREHENSIVE PLAN  
2019-2024**

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

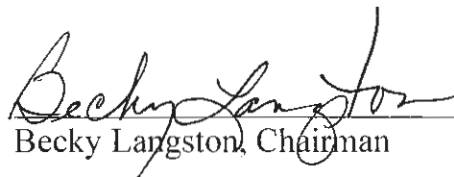
WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

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.

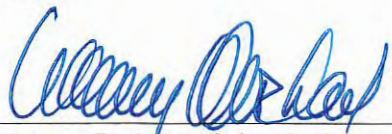
NOW, THEREFORE BE IT RESOLVED, and it is hereby resolved by the Harris County Board of Commissioners that the Harris County Comprehensive Plan 2019-2024 be adopted.

SO RESOLVED this 18<sup>th</sup> day of June, 2019.

HARRIS COUNTY BOARD OF COMMISSIONERS

  
Becky Langston, Chairman

Attest:

  
\_\_\_\_\_  
Nancy D. McMichael, County Clerk

City of Hamilton  
PO Box 112  
Hamilton, GA 31811  
706-628-5321

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RESOLUTION OF ADOPTION  
CITY OF HAMILTON COMPREHENSIVE PLAN 2019-2024

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, the City of Hamilton has been notified by cognizant authority that the City'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.

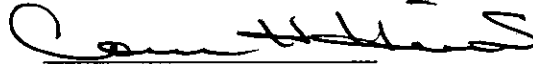
NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the City of Hamilton Council that the Hamilton Comprehensive Plan 2019-2024 be adopted.

Duly considered and approved by the City of Hamilton Council in session this 18 day of June 2019.

City of Hamilton  
Council

  
Mayor

ATTEST:

  
City Clerk