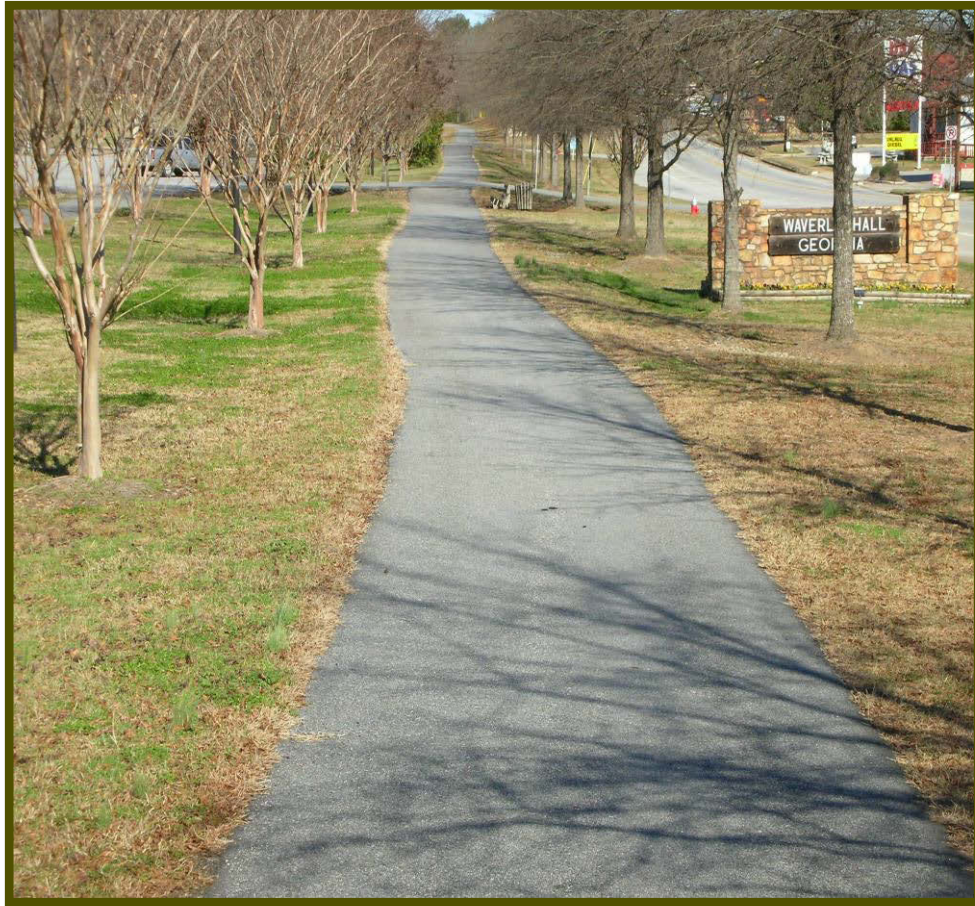


Town of Waverly Hall

Comprehensive Plan 2019



**Prepared By: The River Valley Regional Commission
For The
Town of Waverly Hall**

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Introduction

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

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

Demographics

Population

Population in the Town of Waverly Hall is increased by approximately 183 persons (24.9 percent increase) from 2010 to 2018, and is projected to increase by approximately 132 persons (14.4 percent increase) from 2018 to 2030. From 2010 to 2018, citizens greater than 65 years of age increased by 79 persons. The 65 plus age group represents the largest, 26.7 percent, of total population. The 45 to 54 age group is the second largest age group with 15.8% of the total population. The 55 to 64 age group, 14 percent is the third largest age class in Waverly Hall.

The largest racial group in Waverly Hall is white. From 1990 to 2018, Waverly Hall's white population on average has been 57% of total population. The white population as a percentage of total growth has gone from 47% in 1990 to 56% in 2018. African Americans are the next largest racial group from 1990 to 2018. The African American population on average has been 45% of total population. In 2018 the African American population is 41% of the total population in Waverly Hall. If the Census data is correct, the African American population has decreased slightly from 1990 to 2018; dropping by 36 individuals. The percentage of African American population in 1990 was 53% the percentage of African American population in 2018 is 41%. The percentage of other population (e.g. American Indian, Asian, Pacific Islander, and Alaskan Native) was less than 1% in 1990 and less than 1% of total population in 2018. Individuals classifying themselves as two or more races less than 1% in 2000 to 2.6% of total population in 2018. The two or more race category was not created until the 2000 Census.

Overall, the rate of growth in the Town of Waverly Hall depends on local development policies, the availability of infrastructure, and the cost of housing. As has been mentioned before, the Town of Waverly Hall is located in an area of Harris County where growth is occurring on a larger scale than other areas of Harris County. The area south of Waverly Hall will continue to grow for the next 10 years. The question is not whether it will grow; but how fast and what type of development will occur. Fortunately, the Town of Waverly Hall has control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

County/ City	1990	2000	2010	2018	2030	% Change 1990-2000	% Change 2000- 2010	% Change 2010- 2018	% Change 2018- 2030
Harris County	17,788	23,695	32,024	34,943	40,492	33	35	9.1	16
Waverly Hall	769	709	735	918	1050	-8	3.7	24.9	14.4
State of Georgia	6,478,216	8,186,453	9,687,653	10,201,635	14,678,906	26	26.36	5.3	44

Sources: U.S. Census 1990-2010; 2018 ESRI Business Analysis; 2030 Georgia Populations Projection) Georgia State Water Plan

**Table 2:
Town of Waverly Hall Population by Age
1990 to 2017**

Age Category	1990	2000	2010	2017
Under 18	169	159	156	148
Over 18	600	550	579	770
0-4	35	31	35	34
5-14	107	104	86	73
15-24	76	59	89	116
25-34	106	82	56	119
35-44	102	63	83	64
45-54	74	116	104	145
55-64	85	85	115	121
65 +	184	169	167	246
Total	769	709	735	918

Source: U.S. Census 1990, 2000, 2010; American Community Survey Town of Waverly Hall, 2017.

**Table 3:
Town of Waverly Hall Population by Ethnicity and Race 1990-2017**

	1990	2000	2010	2017
Population Total	769	709	735	918
White Alone	359	361	425	513
Black/African American Alone	409	337	280	373
American Indian/ Alaskan Native Alone	1	1	7	0
Asian or Pacific Islander	0	4	3	2
Other	0	1	6	6
Two or More races	NA	5	14	24
Total Hispanic Population*	NA	4	20	13

Source: U.S. Census 1990 -2010.American Community Survey 2017.

* Hispanic Population total not available in 1990 census.

Economic Development

In 2017, the total employed civilian population in the Town of Waverly Hall was 369 persons. In 2010, the total employed civilian population in the Town of Waverly Hall was 363 persons. The Town of Waverly Hall gained six civilian employed residents from 2010 to 2017. Except for the year of 2000, the numbers of those employed are very consistent ranging from 304 employed in 1990 to 369 employed in 2017. Although slight, positive employment numbers are better than a historical record of declining employment numbers.

**Table 4
Total Employed 16+ Years Of Age 1990-2017**

Category	1990	2000	2010	2017
Total Employed Civilian Population –Waverly Hall + 16 Years of Age	304	190	363	369
Harris County	8,253	11,821	14,674	15,123
State of Georgia	3,090,276	3,839,756	4,277,991	4,606,329
United States	115,681,202	129,721,512	141,996,548***	150,599,165

Source: U.S. Census 1990, 2000, 2010, American Community Survey 2017

**Table 5
Town of Waverly Hall, Harris County, Georgia
U.S. Labor Force Participation Rate Population 16 + 2000-2017**

	2000	% in Labor Force	2010	% in Labor Force	2017	% in Labor Force
Town of Waverly Hall	517	37.7	748	55.5	798	51.3
Harris County	18,353	67.4	24,130	64.5	26,773	62.4
State of Georgia	6,250,687	66.1	7,287,745	65.5	7,985,333	62.9
United States	217,168,077	63.9	156,456,694	64.8	255,797,692	63.4

Source: U.S. Bureau of the Census 2000 Decennial Census 2010 and 2017 American Community Survey

In regards to labor force participation, in the year of 2000, the Town of Waverly Hall has a 37.7% participation rate. The low 2000-labor participation rate coincides with the low 2000 employment number of 190 in Table 4. The labor participation rate from 2010 to 2017 ranges between 51.3 % in 2017 to 55.5% in 2010 the labor force rate in Harris County, the State of Georgia and the United States ranges between 62% and 67%.

Table 6				
Town of Waverly Hall Employment by Industry 1990-2018 Percentages				
Category	1990	2000	2010	2017
Total Employed Civilian Population	100%	100%	100%	100%
Agriculture, Forestry, Fishing, hunting & mining	7.6%	1.10%	.4%	.50%
Construction	11.2%	17.9%	8.9%	4.6%
Manufacturing	27.0%	17.4%	12%	6.8%
Wholesale Trade	1.0%	4.2%	.6%	1.6
Retail Trade	13.8%	9.5%	9.3%	15.7
Transportation, warehousing, and utilities	5.9%	6.8%	11.8%	4.1%
Information	NA	2.6%	1.1%	0%
Finance, Insurance, & Real Estate	2.0%	7.4%	5.5%	11.7%
Services Including :Professional, scientific, management, administrative, and waste management services	0.7%	11.6%	8%	8.7%
Educational, health and social services	15.8%	13.2%	9.3%	26.0%
Arts, entertainment, recreation, accommodation and food services	0%	6.8%	23.3%	7.0%
Other Services	11.5%	0.5%	3.5%	4.6%
Public Administration	3.6%	1.1%	5.3%	8.7%

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

The construction industry employs 4.6% of Waverly Hall’s residents in 2017. Manufacturing, with 6.8% of the town’s employment has seen a major decrease of approximately 5% over the past seven years. The educational, health, and social services employment sector provides jobs for 26% of the Town of Waverly Hall’s residents. Retail trade is the second largest employment sector with an employment by industry share of 15.7 %. Total services account for 46.3% of the total employed population in Waverly Hall. That service sector and retail trade industries will remain the largest employment sectors for residents of the Town of Waverly Hall over the next 10 years.

Oakview Nursing Home, Southern Research, Cooper’s Grocery Store, Dollar General, Waverly Hall Telephone, and numerous small businesses primarily create jobs in the Town of Waverly Hall. Oakview Nursing Home, on average, employs 95 persons. Forty small businesses in the Town of Waverly Hall employ approximately 200 persons. Most of these businesses inside the corporate limits of Waverly Hall are located along the State Route 85 corridor. In 2017, 83 % of Waverly Hall residents worked outside the town. In Harris County, 73% of residents work outside the county.

Broadband

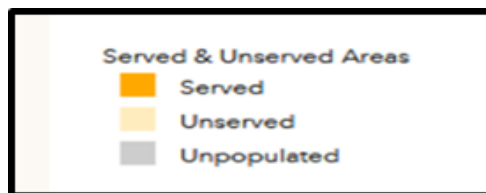
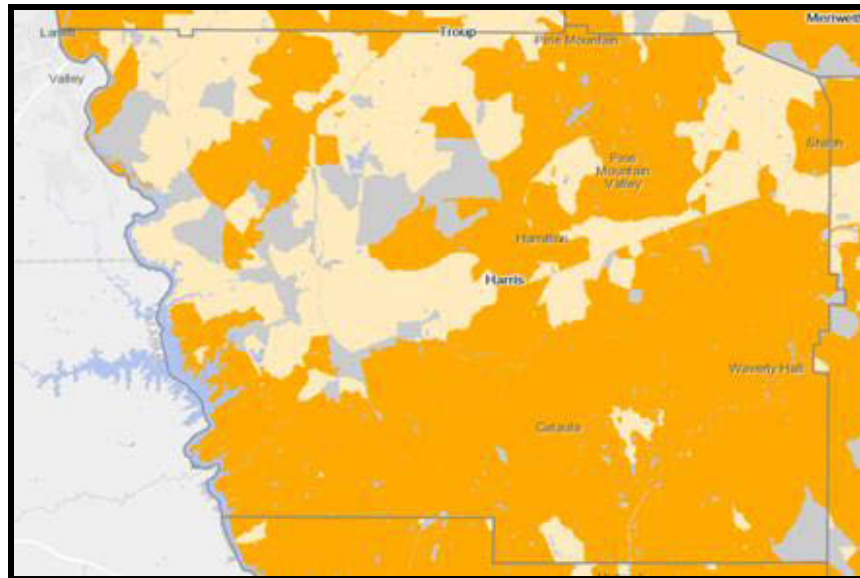
Another key component and a major priority of Harris County’s economic strategy is the improvement of broadband services. Much of the northern half of Harris County has inadequate or no broadband service. Harris County Board of Commissioners is committed improving broadband services by combining over \$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.

The mayor and council of the Town of Waverly Hall will work diligently with the Harris County Board of Commissioners, Harris County Chamber of Commerce and other jurisdictions and groups to propagate broadband services in areas of Harris County lacking those services. Establishing broadband services in areas of Harris County with current or insufficient service is included in the Harris County Vision Statement as a goal. Harris County has already secured

\$1,000,000 in funds to work with broadband service providers to establish service to areas lacking broadband and will contract with a consultant to develop an action plan to bring the needed broadband improvements to fruition.

Within the corporate limits of Waverly Hall and generally for some distance beyond, broadband service is available from at least two providers - Spectrum and AT&T. The further from the corporate limits, the less the likelihood that high speed internet will be available to residents and businesses. Given the increasing dependence on high speed broadband access for daily living, the Town of Waverly Hall fully supports the efforts of Harris County and the surrounding counties to ensure that high speed broadband is available to all residents.

Map 1: Harris County Broadband Service Area



Housing

The housing stock in the Town of Waverly Hall currently consists of a mixture of traditional single-family stick-built homes, a small number of multi-family units, and a few manufactured and mobile home units. According to the 2017 U.S. Census American Community Survey, the Town of Waverly Hall's housing inventory consists of 347 housing units. The total housing stock consisted of 89% single-family units, 6% multi-family units, and manufactured or mobile home units making up 5% of total housing units. In 2017, 58.7 percent of the Town of Waverly Hall's housing units are owner occupied units. Rental units make up 41.3% of the Town of Waverly Halls' housing units; while vacant unit's make-up 10.7% of total housing units. In comparison, 63% of total units in Georgia are owner occupied while 37% of housing units in Georgia are renter occupied. The number of vacant housing units in Georgia is 13% Furthermore, 85% of total units in Harris County are owner occupied while 15% of housing units in Harris County are renter occupied, and 13% of housing units are vacant.



Table 7
Town of Waverly Hall: Occupancy Characteristics

Category	1990	2000	2010	2017
TOTAL Housing Units Built	252/100%	267/100%	273/100%	347/100%
Housing Units Vacant	12/4.8%	18/6.7%	33/12.1%	37/10.7%
Housing Units Owner Occupied	198/78.6%	200/74.9%	178/65.2%	182/52.4%
Housing Units Renter Occupied	42/16.6%	49/18.4%	62/22.7%	128/36.9%

Source: U.S. Department of the Census 1990, 2000, 2010. U.S. Census American Fact Finder 2017

Table 8
Town of Waverly Hall
Recorded Housing Units by Type 2010

Category	1990	2000	2010	2017
TOTAL Housing Units	275	240	273	347/100%
Single Units (detached)	218	202	230	308/89%
Single Units (attached)	2	7	7	0
Double Units	12	8	22	23/6%
3 to 4 Units	*Number above depicts 2-4 units)	*Number above depicts 2-4 units)	0	0
5 to 9 Units	0	2	0	0
10 to 19 Units	0	0	0	0
20 or more Units	0	0	0	0
Mobile Home or Trailer	43	21	14	16/5%
All Other (Boat, RV, Van, Etc.	0	0	0	0

Source: U.S. Department of the Census 1990, 2000, 2010, U.S. Census American Community Survey 2017.

The median property value in the Town of Waverly Hall was \$101,600 in 2010, \$162,500 in Hamilton, \$137,900 in Pine Mountain, \$102,500 in Shiloh, \$ 214,200 Harris County and \$156,400 in the State of Georgia. The 2016 median housing value estimate is \$120,800 in the Town of Waverly Hall, \$200,200 for Harris County, \$151,700 for Pine Mountain, \$191,100 for Hamilton, \$91,000 for Shiloh, and \$152,400 for the State of Georgia.

Table 9
Shiloh, Hamilton, Pine Mountain, Waverly Hall, Harris County
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

Transportation Network

Georgia Highway 208 and Georgia Highway 85, also known as U.S. Alternate 27, serve the Town of Waverly Hall. The major collector streets are Pond Street, Ridgeway Street, Mount Airy and Pitts Street. While there is no public transportation available, the Harris County Senior Citizen’s program does provide bus pick-up to active clients in the Town of Waverly Hall. The transportation network is suitable to meet the needs of the population now and in the future.

Roads

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

Railroad

Waverly Hall does not have a commercial railroad operation. Waverly Hall converted part of the rail line that runs through downtown into a pedestrian trail.

Parking

Currently, parking is adequate in the downtown area of Waverly Hall. The Waverly Hall Council is however looking to build a parking lot north of downtown to handle overflow situations during weekend events. They will also connect the proposed parking lot to the Town’s pedestrian trail with a walkway.

Airport

There are no airports in Waverly Hall. The nearest facility providing passenger service to Waverly Hall is in Columbus, Georgia. The Columbus Metropolitan Airport provides air carrier service and is located 20 miles southwest of Waverly Hall. Harris County Airport is located 15 mile northwest of the Town of Waverly Hall. Access to the airport is provided from Sky Meadows Drive off S.R. 18. The airport is a level II General Aviation Airport, a business airport of local impact. Eighty percent of airport operations are transient general aviation and 20% locally generated. Harris County is making improvements on a yearly basis. Just recently, Harris County invested in the construction of new hangars in an effort to better house aircraft. Airport staff with proper funding will be able to meet demand for the next years.

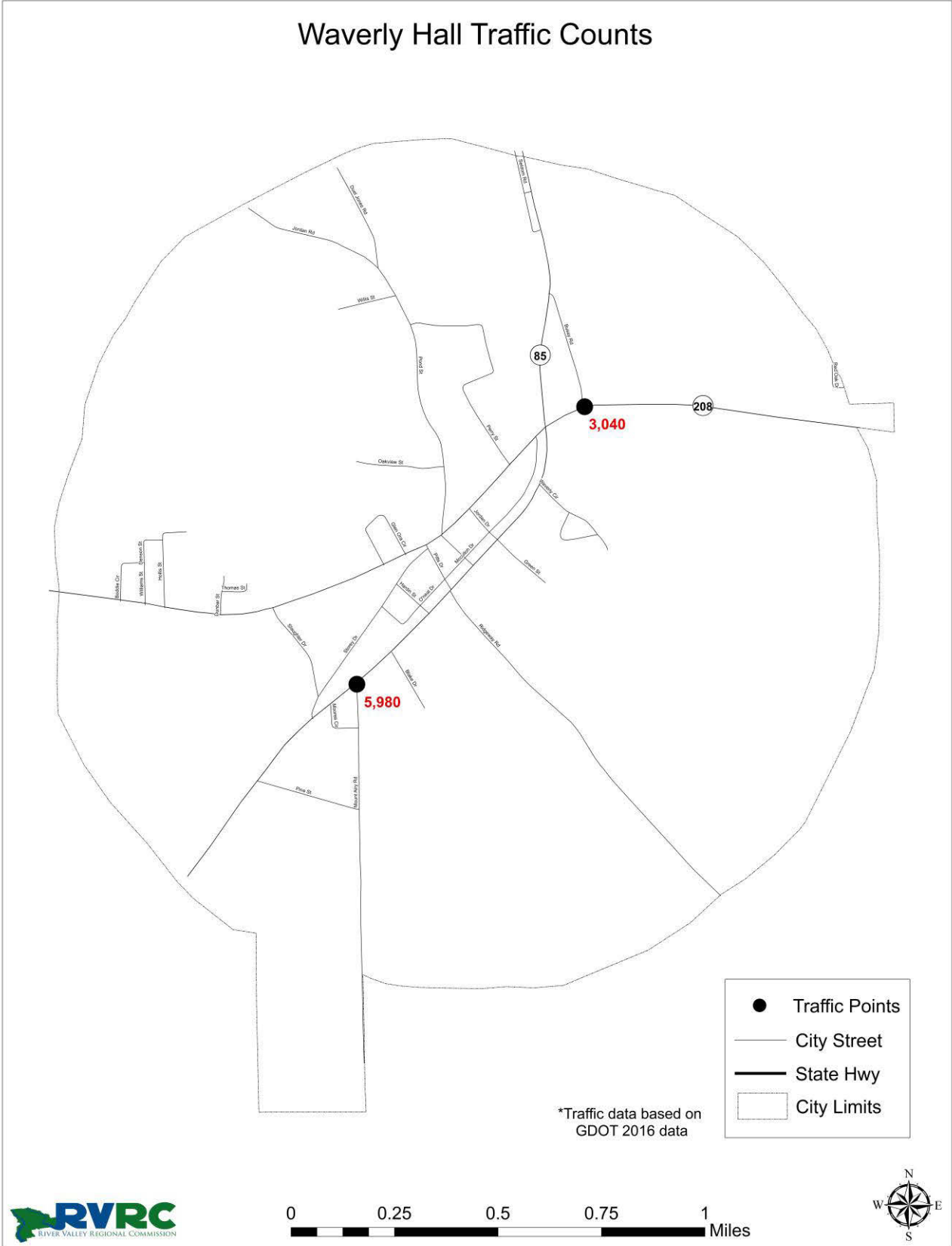
One other airport is the LaGrange-Troup County airport, which is a general aviation airport located 27 miles away from Waverly Hall.

Public Transportation

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

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

Map 2: Town of Waverly Hall: Traffic Counts Map



Intergovernmental

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

Land Use

Analysis of Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are, but how they interact. The purpose of this section is to map and review existing land use in the Town of Waverly Hall; look at areas in need of attention; areas in need of protection; and areas with development opportunities. The last task is the creation of a draft character area map which groups areas of similar land use characteristics or land use traits.

The following table illustrates the acreage and percent of the town's total land dedicated to existing land uses. Acreage totals do not include roads.

Existing Land Use Classification	Total Acreage	Percentage of Total Acreage
Residential	411.5	19.4%
Commercial	28.9	1.4%
Transportation/Communication/Utility	108.5	5.1%
Parks/Recreation/Conservation	16.0	0.8%
Public/Institutional	54.0	2.5%
Agricultural/Forestry	1,444.2	68.2%
Vacant/Undeveloped	55.9	2.6%
Total Acreage	2,119.0	100.0%

Source: RVRC

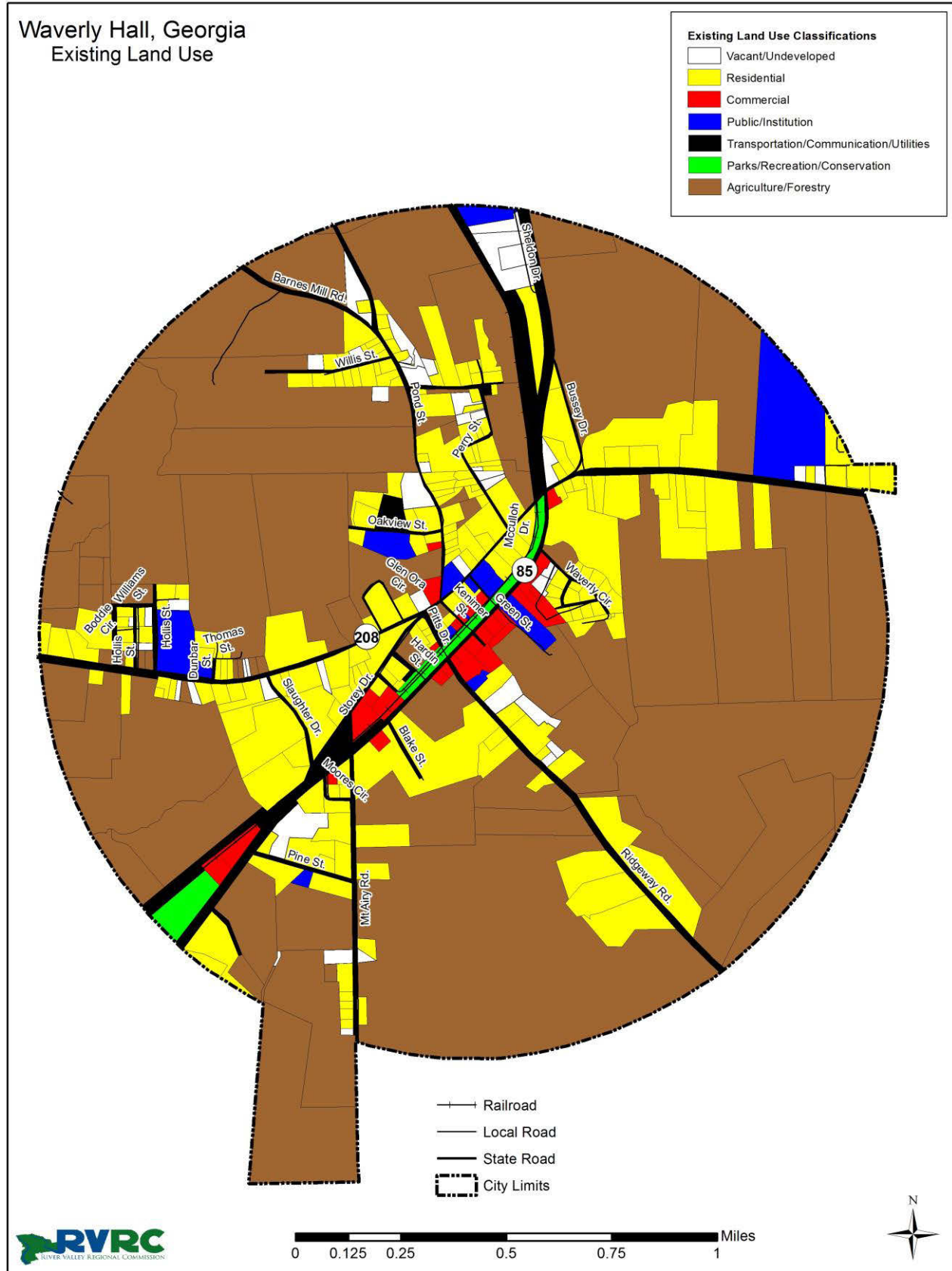
The following table presents the definitions of each of the land use categories.

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 a one-quarter of an acre lots)
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries)

Transportation/Communication/ Utilities	Land used for transportation, including right-of-way, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities)
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots

Source: RVRC

Map 3: Town of Waverly Hall: Existing Land Use Map



Areas Requiring Special Attention

Areas Where Development is Likely to Occur

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

Areas Where the Pace of Development Has Outpaced or May Soon Outpace the Availability of Community Facilities and Services Including Areas with Significant In-fill Development Opportunities

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

Brownfields

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

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

There are no known brownfields in Waverly Hall. Older gas stations could be a concern but all are occupied and operating.

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

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

Areas with Significant In-fill Development Opportunities

There are many in-fill development opportunities on small lots in the Town of Waverly Hall. There are approximately 20 vacant sites scattered throughout the Town of Waverly Hall which create opportunities for in-fill development. Most are located in existing residential areas. Half of the 20 vacant lots are located in the previously described core area of Town. A few vacant lots are located in the Town Center area. Water is available to all of the aforementioned areas. Waverly Hall's problem with infill opportunities for commercial or industrial growth is that there are no available large tracts that could be used for development.

Poverty

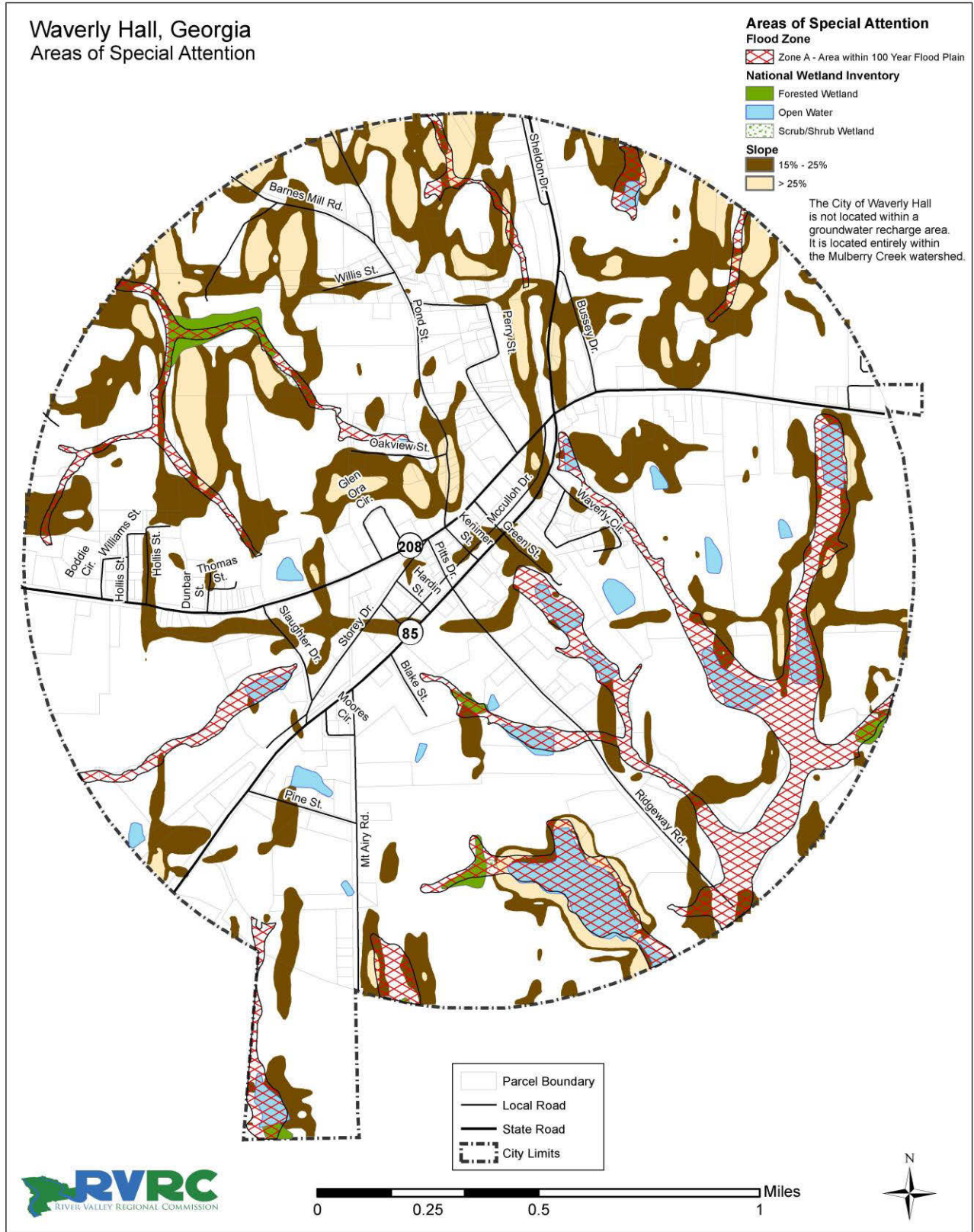
Waverly Hall has a higher 2010 poverty rate than both the State of Georgia and the U.S. The poverty rate for individuals in Waverly Hall in 2010 was 16%. The poverty rate in 2010 for Harris County and Georgia were 8% and 17.4% respectively. The highest poverty area in Waverly Hall is located in the northwest section of Waverly Hall.

Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In the Town of Waverly Hall natural resource concerns center on watershed, stream/wetland exposure and areas of ground slope greater than 15

percent. Waverly Hall has a concentration of steep slopes in the northern area of Town. These slopes range from 15% to greater than 25%. Development in areas with slopes 15% to 25% needs to be limited. Development does not need to occur in areas with slopes greater than 25%. The Town of Waverly Hall has several small streams with 100 year flood zone and small pockets of wetlands associated with many of those stream segments. These streams and wetlands are located throughout town. Floodplain and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.

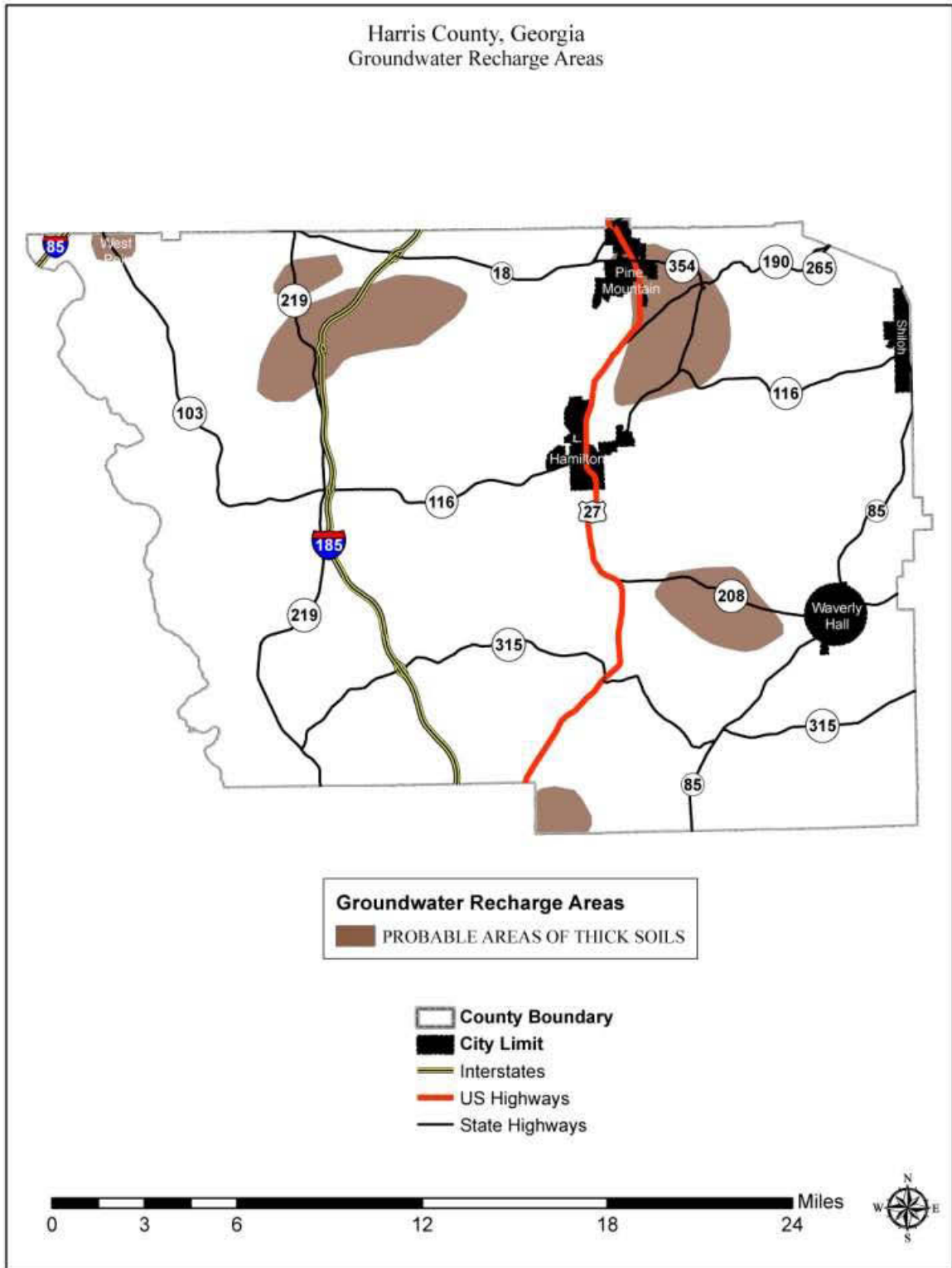
Map 4: Town of Waverly Hall: Areas of Special Attention



Groundwater Recharge Area

In the Groundwater Recharge Area there are six areas that may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and are found in certain sections of the county. There is no groundwater recharge area located in Waverly Hall. See Groundwater Recharge Area Map. Thus, the town of Waverly Hall does not have to adopt a groundwater recharge ordinance.

Map 5: Town of Waverly Hall: Groundwater Recharge Areas



Flood Area

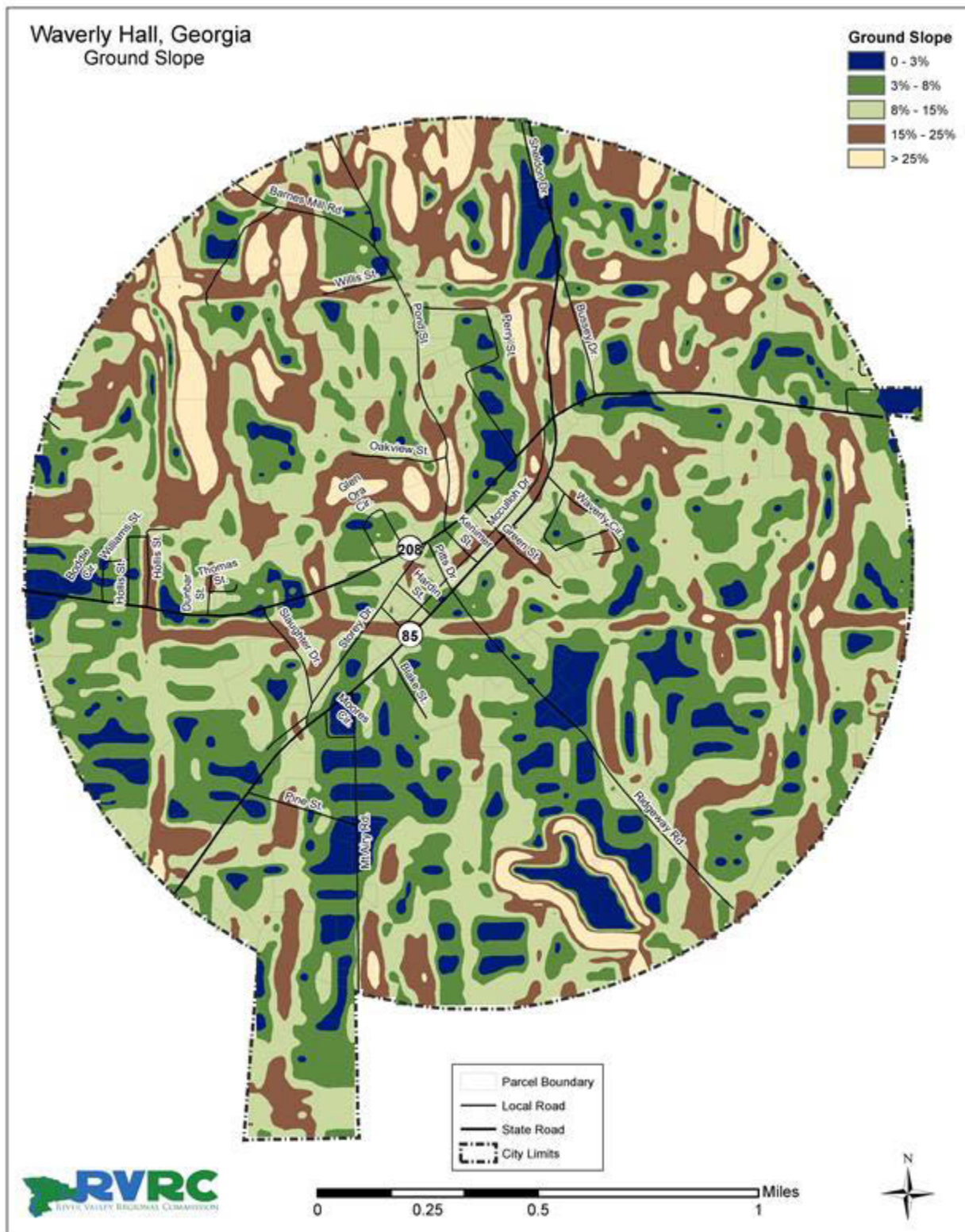
The Town of Waverly Hall has been mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program.

Map 6: Town of Waverly Hall: Flood Zone



Areas

Map 7: Town of Waverly Hall: Ground Slope



Water Supply Watersheds

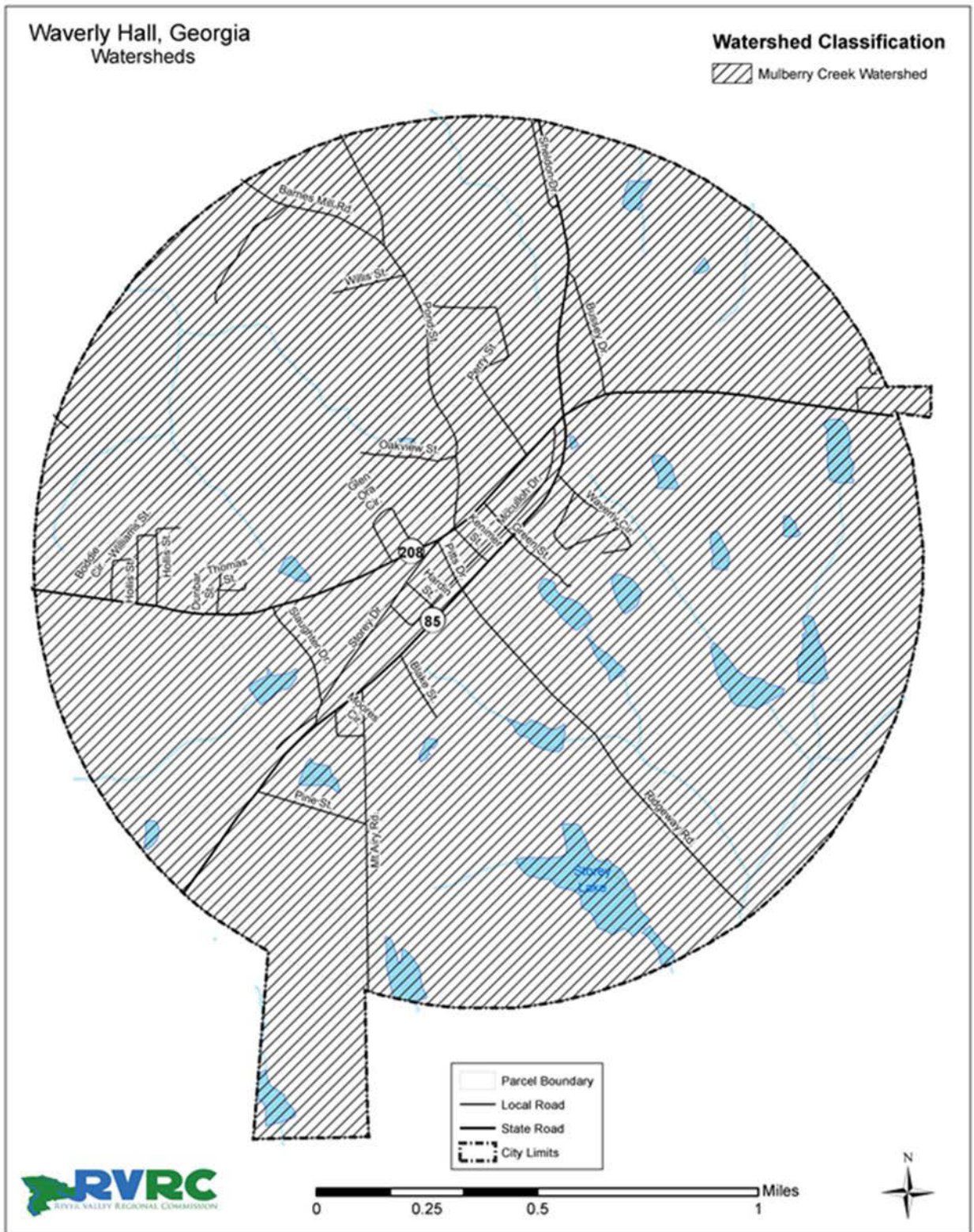
Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation and the capacity and speed of absorption into the soil. Land cover, slope, 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 seven small watersheds that cross Harris County boundaries. All these are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek and Mulberry Creek, are completely enclosed in the county. Standing Boy Creek, Bull Creek and Upatoi Creek all have headwaters that lie within Harris County.

Waverly Hall is in the Mulberry Creek Watershed. All of their water intake systems are wells and thus the state of Georgia Watershed regulations do not apply to the town of Waverly Hall.

Map 8: Town of Waverly Hall



Wetlands

Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. They also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats. To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

Wetlands serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, they 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).

Map 9: Town of Waverly Hall: Protected Wetlands



Cultural and Historical Resources

In 1994 a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the county. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified the City of Pine Mountain as having historic resources in a large enough concentration to be eligible for the National Register of Historic Places as districts.

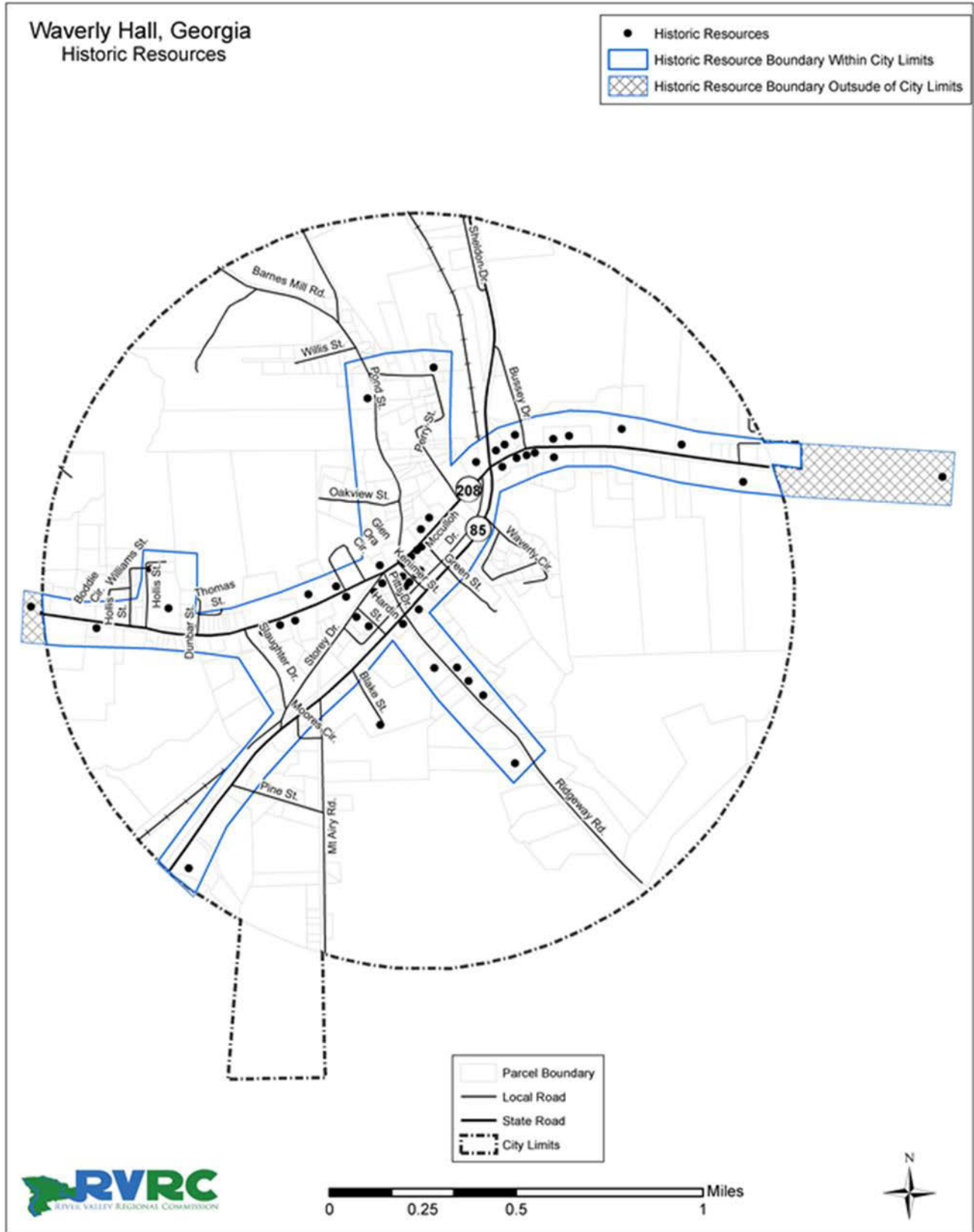
Cultural and Historical Resources

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

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



Map 10: Town of Waverly Hall: Historic Resources



Character Area Vision Statements

Village Green / Parks, Recreation, and Conservation

Vision: Due to the environmental and cultural significances of Waverly Hall's Parks, Natural and Cultural Resources and its citizenry's desire to protect those attributes, the Town of Waverly Hall will strive to protect its natural resources, to include State, Federal and local parks, conservation areas, and protected open space including wetlands, floodplains, stream corridors, native flora and fauna, natural buffers, fragile topography, and other significant preserves. The vision includes:

1. Limiting new development to only include agricultural uses, public utilities (such as water/sewer lines), bike/ pedestrian paths, and/or other low impact recreation facilities such as baseball or softball fields.
2. Promoting the use of conservation easements.
3. Promoting areas as passive use, such as tourism and recreational destinations.
4. Widening and construction of roadways should only be done only when absolutely necessary, and with careful designs.
5. Preserving environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
6. Utilizing infrastructure availability as a means to steer development away from natural, cultural, and environmentally sensitive areas.
7. Protecting Waverly Hall's viewsheds.
8. Extending the walking trail from the town center to Thomas B. Perkins Park on STATE ROUTE 85.



Land Uses or Zoning Categories Preferred: Areas will remain public land uses such as parks, pedestrian trails and public facilities while under ownership of the city. If properties are sold to private land owners, both R-1 and C-1 uses would be considered as a development option.



Implementation Measures/Strategies:

1. Conserve, maintain and promote the natural, historic and cultural resources of the Town of Waverly Hall.
 - a. Encourage and promote land use and development that respects natural limitation of flood plains, wetlands and limiting soil types.
 - b. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
 - c. Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - d. Support regional tourism alliances with other counties and cities (such as Ossaatchee Indian Festival and Rodeo) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - e. Promote and Enhance the Outdoor Recreation Industry.

Agricultural Conservation/Rural Residential

Vision: This area will consist of large tracts of forested, family-owned land with both hardwood and pine as well as pasture lands for horses and cattle, and are either undeveloped or have a few residential structures. Maintaining rural agriculture and forested property will protect the area’s natural resources as well as maintain the small town charm of Waverly Hall. The goal is to protect forested property while allowing limited residential development located on large tracks to 4+ acres. These areas could also be developed as Conservation Subdivisions that would protect the existing forested areas, wetlands, streams, steep slope, groundwater recharge areas, and greenfields from mass grading, clear cutting, or other damaging development practices. The overall density would be required to remain within the parameters of the existing zoning code. Existing town infrastructure availability and capacity will be a determining factor in the density of development.

Land Uses or Zoning Categories Preferred: A-1, conservation subdivision dependent upon available town infrastructure.

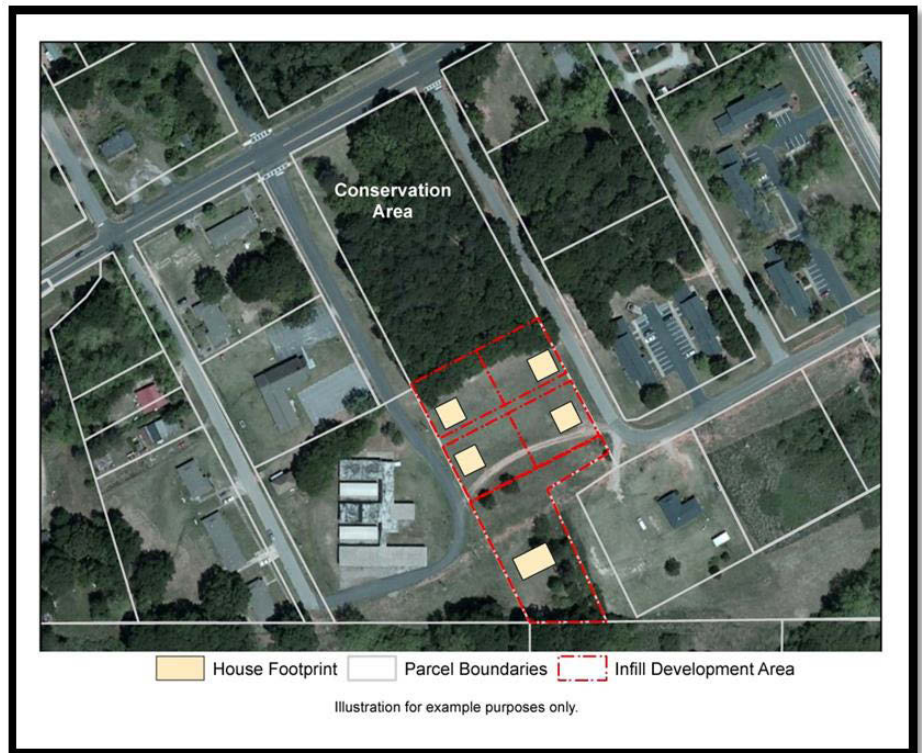


Implementation Measures/Strategies:

1. Maintain rural atmosphere while accommodating new residential development by:
 - a. Permitting rural cluster or conservation subdivision design with approved sewage in an effort to protect existing environmental and cultural resources that incorporate significant amounts of open space.
 - b. Encourage compatible architecture styles that maintain the regional rural character, and should minimize or soften “franchise” or “corporate” architecture.

Established Residential

Vision: These are primarily platted and developed residential areas of the Town of Waverly Hall consisting of existing residential areas. These neighborhoods often have a variety of street patterns, high open space, and a high to moderate degree of building separation. While not as compact as Traditional Neighborhoods, these areas still maintain many characteristics of pre-WWII development, such as a connected street grid, and fairly consistent building setbacks and streetscapes. The larger lots sizes make these neighborhoods not as easily accessible to pedestrians, but can still support walking traffic, and alternative means of transportation. The Established Residential areas will have a majority of owner-occupied single-family homes or stick-built homes constructed on-site, and serve as a continuing example of well-maintained, stable neighborhoods. Any additional development within these neighborhoods should adhere to traditional neighborhood design principles by utilizing the existing street patterns and connecting with larger arterial streets, maintaining comparable lot and building sizes, and integrating sidewalks and streetscaping to cater to pedestrian or bike traffic.



to traditional neighborhood design principles by utilizing the existing street patterns and connecting with larger arterial streets, maintaining comparable lot and building sizes, and integrating sidewalks and streetscaping to cater to pedestrian or bike traffic.

Maintain existing development pattern/density, but look to improve subdivision/development by:

1. Foster retrofitting of these areas to better conform with traditional neighborhood development principles:
 - a. This includes creating Town focal points by locating schools or recreational facilities, such as pocket parks, at suitable infill locations within walking distance of residents.
 - b. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.
 - c. Permit accessory housing units to increase neighborhood density and income diversity.

*For further information and images, please see the Character Area Design Appendix.

Land Uses or Zoning Categories Preferred: R-1: Single-family detached units on a minimum of one acre lots.

Implementation Measures/Strategies:

1. Permit accessory housing units such as garage apartments, or new well-designed, infill residences to increase neighborhood density.
2. Promote strong connectivity and continuity between developments.
3. Where feasible retrofit subdivisions to better conform to user sensitive design.
4. Encourage residential infill development that is compatible with the existing neighborhood.
5. Use existing design guidelines that ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of Waverly Hall is built to a high standard has a pleasant appearance.

Established Residential-Revitalization Area

Vision: The established residential declining neighborhoods in the Town of Waverly Hall consist of existing residential areas designed in the same manner as the Established Residential areas, comprising of a variety of street patterns, high open space, and a high to moderate degree of building separation. While not as compact as Traditional Neighborhoods,



these areas still maintain many characteristics of pre-WWII development, such as a connected street grid, and fairly consistent building setbacks and streetscapes. The larger lots sizes make these neighborhoods not as easily accessible to pedestrians, but can still support walking traffic, and alternative means of transportation. The Established Residential Declining areas will also have a majority of owner-occupied single-family homes or stick-built homes constructed on-site, however the housing conditions in these areas are worsening due to neglect of property maintenance and lower levels of home ownership.

The decline of neighborhoods should be stopped before it becomes necessary to redevelop the neighborhood. The vision includes:

1. Encouraging new and affordable development that will match typical densities, housing types and styles

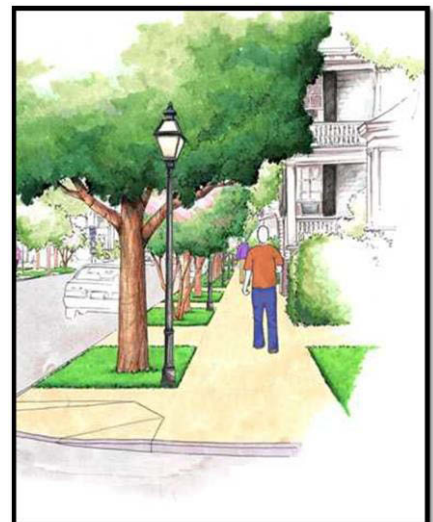
of older centers of the community.

2. Encouraging infill development on vacant sites.
3. New developments will reflect traditional neighborhood design principles, such as closer orientation to street, streetscaping and pedestrian access to downtown and other commercial areas.

Land Uses or Zoning Categories Preferred: R-1, R-2: Single-family residential detached and attached units on a minimum one acre lot.

Implementation Measures and Strategies:

1. Work with owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking state and federal grants including but not limited to CDBG, Section 8, etc.



2. Consider adopting ordinances to allow for development of accessory housing units such as garage apartments.
3. Consider adopting design standards or guidelines that ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of Waverly Hall is built to a high standard has a pleasant appearance.

Town Center

Vision: The Town of Waverly Hall's Town Center is the focal point for the community with a concentration of activities (general retail, professional office, public and open space uses) easily accessible by pedestrians in surrounding residential neighborhoods, commercial and civic areas. The Town of Waverly Hall will ensure proper management of all developed and undeveloped land, in an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/pedestrian trails, benches, outdoor lighting), signage, façades, parking, and connectivity. Waverly Hall will have a vibrant and active Town Center that has been fully restored and well maintained. By maintaining the traditional storefronts of the commercial buildings, and promoting businesses to locate on the bottom floor, the area will allow pedestrians to interact with the shops, as well as other members of the community. This area will be a focal point for the Town of Waverly Hall and Harris County, offering a concentration of activities to include general retail, professional offices, live/work loft housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. The Town Center will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment. The Town Center is the key component to maintaining Waverly Hall's unique sense of place, and must be protected from architecturally incompatible development. Waverly Hall will protect the Town Center by:



Façade Detail

1. Softening “corporate” architecture and promoting turn of the century style architecture to match existing buildings;
2. Regulating signage within the Town Center corridor;
3. Utilizing existing or available parking in Town Center Corridor;
4. Requiring buildings in the Town Center to be architecturally integrated with the site and one another and developed at a scale sufficient in size, bulk and height to provide image identification for the Town Center area and surrounding community;
5. New buildings/commercial structures will be located near street front with parking in rear of buildings in an effort to be more pedestrian friendly and keep the Town Center aesthetically pleasing.



Land Uses or Zoning Categories Preferred: C-1, R-1, R-2, Commercial, Single Family detached, Single Family attached.

Implementation Measures/Strategies:

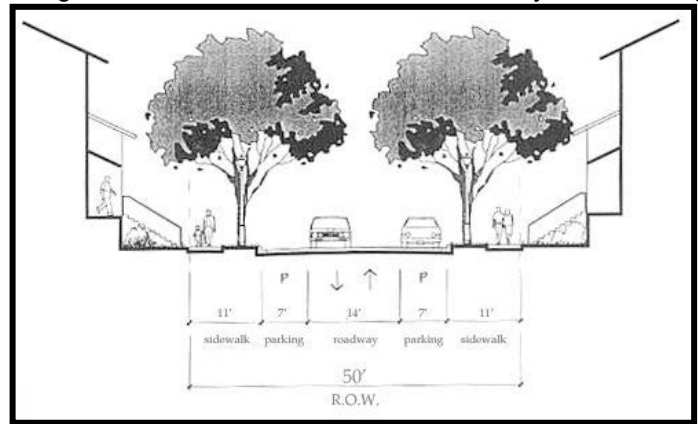
1. Encourage attractive streets with signage guiding visitors to Town Center and scenic areas around the community.
 - a. Enhance corridor appearance through streetscaping (streetlights,

- landscaping), sidewalk improvements and sidewalk construction.
- b. Encourage a mix of residential, commercial uses, and community facilities at small enough scale and proximity to encourage walking between destinations.
- 2. Support economic development that is compatible with existing businesses and the tourist industry.
 - a. Encourage the rehabilitation of storefronts in the Town Center.
 - b. Encourage cultural events, i.e. art shows, small fairs, and other attractions in the Town Center.
 - c. Encourage adaptive re-use of historic structures.
 - d. Continue clean-up services in the downtown areas.
- 3. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).
- 4. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.

Historic Corridor/ Traditional Neighborhoods

Vision: The Town of Waverly Hall’s Historic Corridor, located along U.S. Highway 208 maintains significant historic features, housing, landmarks, civic and cultural uses. Consisting of several blocks of turn of the century civic buildings, including churches and cemeteries, as well as traditional neighborhoods, this area promotes walkability through its compact development. The residential areas of the Historic Corridor, typically developed prior to WWII, Waverly Hall should aim to preserve the pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots, buildings close to or at the front of property line, low degree of building separation, and businesses well within walking distance, characteristic of historic areas. Maintain existing density and development by:

1. Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
2. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
3. Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and



Rendering by Kelly Carson, RWD

similar appropriately-scaled retail establishments serving neighborhood residents.

Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area. This corridor should be preserved to maintain not only the cultural heritage of Waverly Hall, but also to solidify the sense of place that makes Waverly Hall unique.

Land Uses or Zoning Categories preferred: R-1, R-2, Single-Family detached, Single-Family attached.

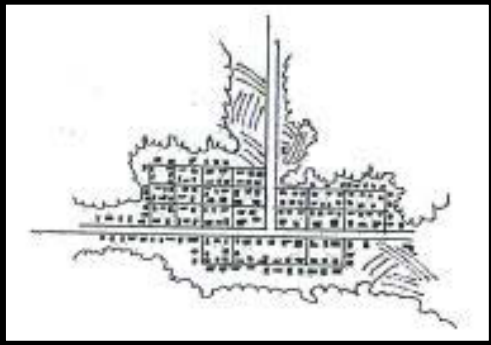
Implementation Measures/Strategies:

1. Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs.
2. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.

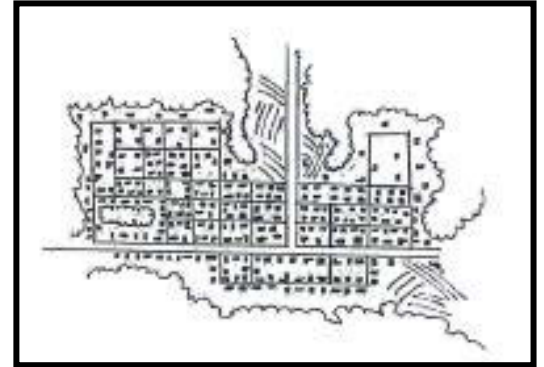
- Use the Design Appendix and Reference guide as a means of guiding development aesthetics within the community.

New Residential/ Traditional Neighborhood Developing

Vision: Vacant, or underdeveloped properties located further from the



Town Center, these areas are most susceptible to typical suburban development, characterized by low pedestrian access, varied street patterns, and a high to moderate degree of building separation. The town should consider alternative means, such as infill development or conservation subdivisions, of creating additional housing



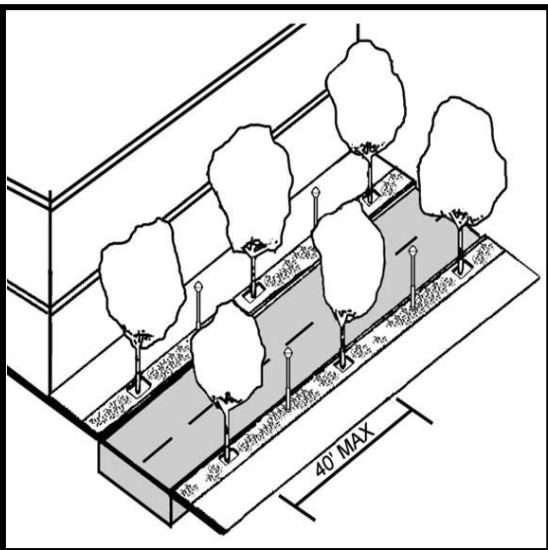
options without destroying environmental resources, or the sense of place. Conservation Subdivisions would protect the existing forested areas and greenfields from mass grading, clear cutting, or other damaging development practices. The overall density would be required to remain within the parameters of the existing zoning code and available infrastructure. Any infill development should strive to not only utilize the existing street pattern, but also match the existing lot sizes and architecture of surrounding neighborhoods. Areas located within walking distance of the Town Center should consider incorporating higher density residential development to encourage walkability neighborhood connectivity to commercial resources. The vision includes:

- Sidewalks with street lighting and landscaping to encourage pedestrian access;
- Street layouts that match those in the older parts of the community and connect to the existing street network; street and building layout will be site sensitive in order to protect existing natural and cultural resources.
- Well-designed development that blends into existing neighborhood development;
- Developments with mid-block alleys; and
- Houses located near the street, with large front porches that encourage interaction with neighbors.

Land Uses or Zoning Categories preferred: R-1, R-2: Conservation subdivision, Single-family attached and detached units on a minimum of a one acre lot.

Implementation Measures/Strategies:

- Promote moderate density, traditional neighborhood style residential subdivisions.
- There should be strong connectivity and continuity between each development.
- Encourage compatible architecture styles that maintain and reflect the local character, and should include scaled down or softened “franchise” or “corporate” architecture.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking.



Major Highway Gateway Corridor

Vision: This is developed and undeveloped land paralleling both State Route 85, and State Route 208 that serves as an important entrance or means of access to the Town of Waverly Hall. Gateway Corridor South will extend from the town limits along State Route 85 and terminate at the intersection of Blake Dr. The Gateway Corridor North will extend from the intersection of State Route 85 and Waverly Circle and will continue north to the town limits. The land adjacent to and fronting State Route 85 shall be developed in a manner that is visually pleasing to residents and visitors of Waverly Hall by:

- Focusing on appearance with appropriate signage and signage control, landscaping and other beautification measures.
- Managing access to keep traffic flowing; using directory signage to community facilities, developed commerce, streets/State Routes and recreational facilities.
- Adding buffer where appropriate between new bike/pedestrian

trail and State Route 85.

4. Placing new development on property adjacent to STATE ROUTE 85 behind a landscaped buffer.

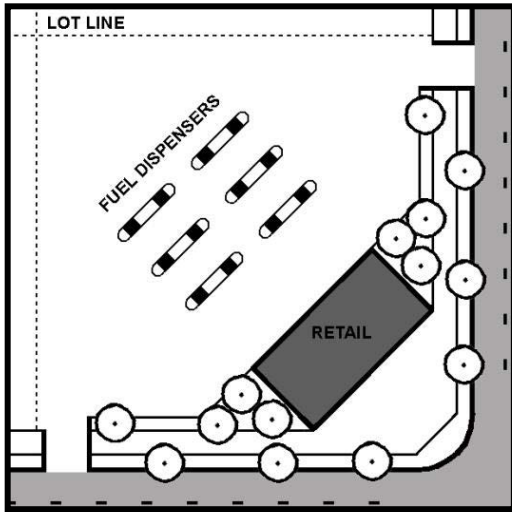
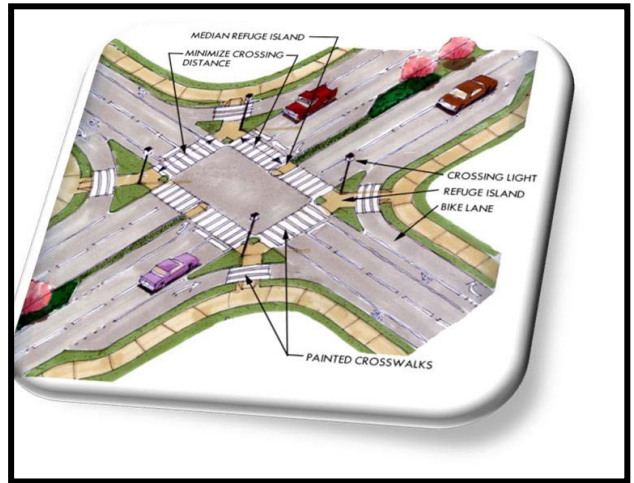
Land Uses or Zoning Categories Preferred:

Gateway Corridor South: C-1, R-1, R-2, Commercial, Single-family attached and detached units.

Gateway Corridor North: C-1, R-1, R-2, Commercial, Single-family attached and detached units.

Implementation Measures/Strategies: Focus on appearance with appropriate signage, landscaping and other beautification measures.

1. Maintain a natural vegetation buffer 25 feet in width along the corridor, depending upon lot size.
 - a. Ensure all new developments are setback behind the buffer inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
2. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
3. Provide pedestrian facilities behind drainage ditches or curbs.
4. Consider the development of corridor management plans for US Highway 85 and other major corridors into and out of the Town of Waverly Hall. Overlay districts are used as tools to implement lighting, landscaping, buffers.
5. Keep sign regulations updated.



Other / Special

Vision: These areas of the Town of Waverly Hall include public or semi-public areas with single characteristics such as town hall, fire station, public safety facilities, churches, cemeteries, or others that are not likely to be replicated elsewhere within the community and not likely to change use over the 20-year planning period. Waverly Hall will continue to have a cemetery, parks, other public buildings and recreational facilities to serve its citizens.



Waverly Hall will also seek to provide better land use connectivity between town public facilities and adjacent neighborhoods by creating pedestrian/ communities, bike/walking trails, bike access, improving visual appearance, scale of facilities, and landscaping. The vision for these public land uses and/or recreational facilities includes:

1. Landscaped buffers between the roadways and pedestrian walkways will be constructed.
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, frequent storage racks, etc. will be added.
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 vacant public buildings).

Land Uses or Zoning Categories to be Allowed:

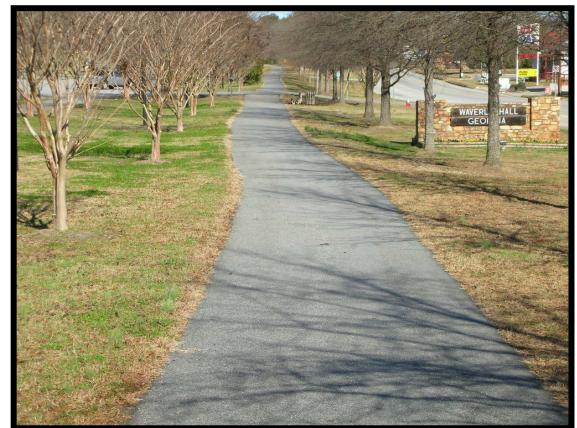
Public/Institutional

Implementation Measures and Strategies:

1. Encourage and support the development of a Harris County and Waverly Hall Recreational Program that will provide opportunities for both passive and active recreational activities.
2. Encourage maximum use of natural resources, while maintaining sound environmental protection practices

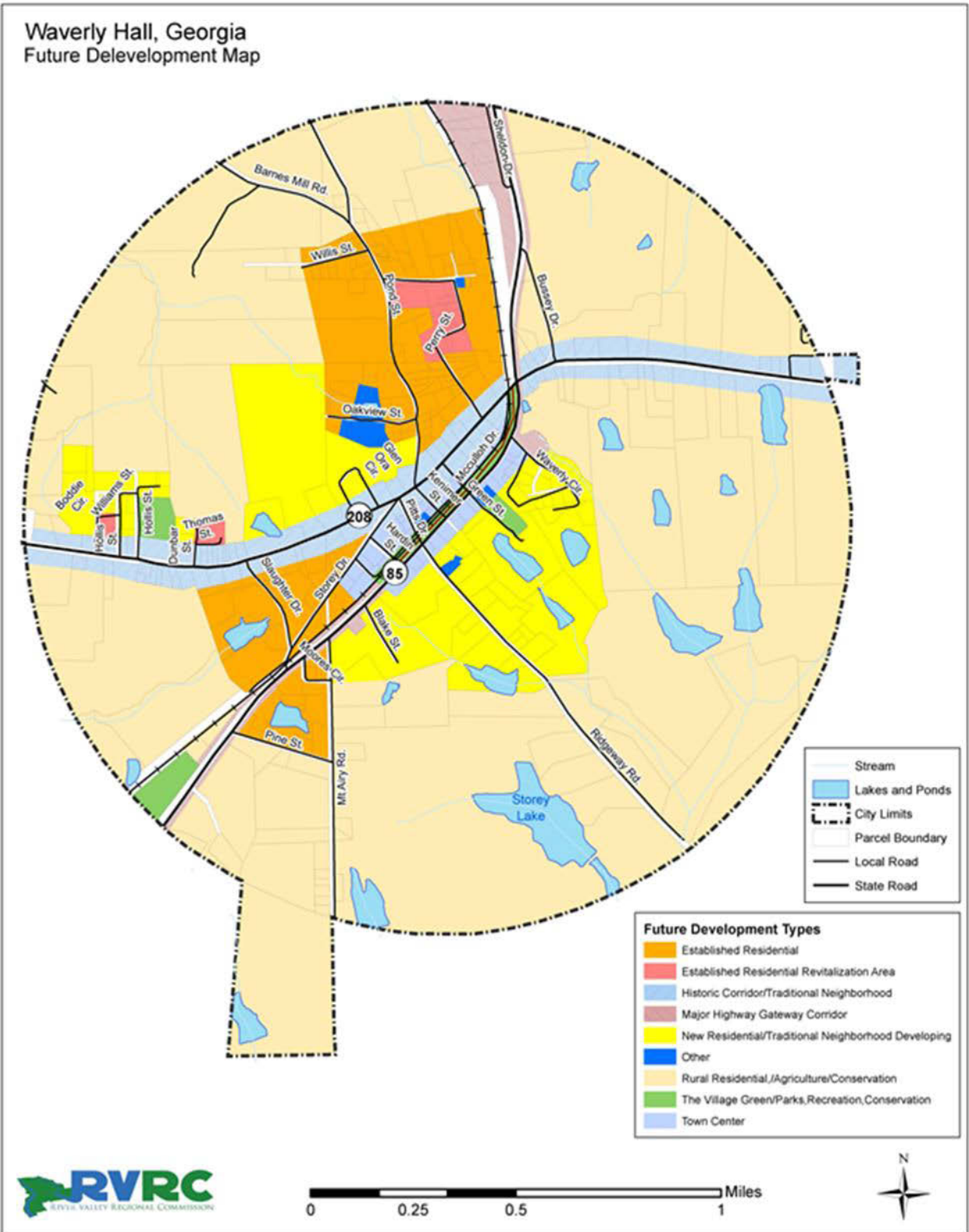


- by encouraging and promoting land uses and development that respects the natural limitations of flood plains, steep slopes, wetlands and soil types.
3. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions, as well as providing for timely maintenance and improvements.
4. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the Town of Waverly Hall and on through routes for local and regional travelers.



*For additional information and images see the Character Area Design Appendix.

Map 11: Town of Waverly Hall: Future Development Map



The Town of Waverly Hall

Strengths, Weaknesses, Opportunities and Threats

Strengths

Historic Preservation Society
Recreation Facilities/Programs
Grocery Store
State Route 85/U.S. Alternate Highway 27
Dollar General
Low Crime
Community Involvement
Elementary School
Close to Columbus, Georgia
Nursing Home
Girls Home
Full-Time Emergency Medical Technicians/Fire Station
Walking Trail
Added Melody Lakes Fire Department
Waverly Hall Development Committee

Weaknesses

Budget Constraints
Be more active with Chamber
A few vacant buildings in the downtown area
No medical facility
Intersection of State Route 208 and State Route/Alternate U.S. 27 (Big truck speed problem) Traffic Accident problem
Not enough affordable housing
Abandoned homes
No Bank

Opportunities

Recreation (Youth Sports)
Strong traffic count south of Waverly Hall and through Waverly Hall
Commercial opportunities exists
Location close to Columbus
Historical Society
Town Center
Pedestrian Trail

Threats

Growth will tax the existing water system/system needs work
Excessive growth challenges the water system

Waverly Hall Needs and Opportunities

Needs

Get active in the Harris County Chamber of Commerce

Address the few vacant buildings in downtown Waverly Hall

Stormwater drainage issue in the southwest part of town

Housing Rehabilitation

Water System Improvements

Address traffic speed, and intersection cross drain/water valve damage due to large trucks, approaching State Route 208 and State Route/Alternate U.S. 27 intersection.

Update Zoning Ordinance

Opportunities

Recreation Facilities and Program Expansion

Full-Time Emergency Medical Technicians/Fire Station

Walking Trail Town Center

Capitalize on the Town's low crime rate

Capitalize on strong traffic count south of Waverly Hall and through Waverly Hall

Vacant land with good development characteristics (flat, not a lot of wetlands or flood plain)

Historical Society

Address the few vacant buildings in downtown Waverly Hall

Town Center/Community Center

Waverly Hall's closeness to Columbus

Town of Waverly Hall: Report of Accomplishment 2014-2018

Community Facilities		
Activity	Status	Explanation
Apply for CDBG funding to improve water system and street and drainage system needs. A new well and better water pressure to hydrants is needed. Ditch systems need improvement 2015 Waverly Hall \$1,000,000 Waverly Hall, CDBG	Completed the water line improvement, street and drainage system work in northwest CDBG target area Adding a new well was postponed	Adding a new well not doable until 2024. Funds were non-existent after paying for CDBG cost over runs
Draft a Capital Improvements Document for Council Review	Not Accomplished	The Town of Waverly Hall uses the CWP as its capital improvement document. Item not to be carried over to the new CWP
Economic Development		
Activity	Status	Explanation
Develop an Area Plan to identify vacant lots, vacant buildings in the Town Center area as well as along the Highway corridors in an effort open up space for new commercial, single-family attached residential rental, and homeowner units, and light industrial development.	Completed	
Do a simple market analysis to identify retail leakages and thus potential future businesses	Completed	
Housing		
Activity	Status	Explanation
Redevelop areas of deteriorating structures with local and state (CDBG) grant funds.	Postponed until 2024	Making street and drainage improvements took priority over housing rehabilitation. Carry over to new work program.
Utilize existing zoning and subdivision ordinances or develop new ordinances to create more housing options such as single-family detached and attached (Town Home) housing.	Completed	
Land Use		
Activity	Status	Explanation
Protect historic areas and structures from non-compatible land uses. The Harris County Planning Commission and the Waverly Hall Town Council need to start using the Waverly Hall's Design Guidelines during the zoning/subdivision review process	Not Accomplished	Town Councilors do not wish to add additional review responsibilities to the Harris County Planning Commission. Task not carried over to the new work program.
Develop simple draft ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but no limited to Alternative US 27, STATE ROUTE 85 and STATE ROUTE 208.	Not Accomplished	Town Councilors do not wish to add additional layers of regulations. Task not carried over to the new work program.
	Natural and Cultural Resources	

Activity	Status	Explanation
Waverly Hall should start an organized tree-planting campaign in public areas. Waverly Hall should contact Trees Columbus, Roosevelt Soil Conservation District for information on how to organize a "Planting Event."	Postponed until 2023	Postponed due to funding shortage. Carry over to new work program.
The Town of Waverly Hall should draft a tree preservation and tree re-planting ordinance for all new development.	Not Accomplished	Town Councilors do not wish to add additional layers of regulations. Task not carried over to the new work program.
Transportation		
Activity	Status	Explanation
Draft ordinance changes to existing subdivision ordinances to limit single entry/exit subdivisions to those situations where two points of ingress and egress is not possible.	Not Accomplished	No interest to add additional regulations Task not carried over to the new community work program.
Waverly Hall should adopt draft and review a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible	Completed	
Expand existing bike/pedestrian trail routes to create land use connectivity	Completed and Currently Under way	Add a side walk link to connect a proposed parking lot on north of Town Center to the walking trail, and community/recreation center. Complete in 2023.

Waverly Hall: Community Work Program Update 2019 to 2024

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Add a new well and better water pressure to hydrants. Ditch systems need improvement	2024	Waverly Hall	\$ 500,000	Waverly Hall, CDBG
Purchase two new generators	2020	Waverly Hall	\$25,000	Waverly Hall General Fund, GEMA Grant
Retrofit Gym as a Disaster Relief Facility	2024	Waverly Hall	\$500,000	Waverly Hall General Funds, GEMA
Add two new baseball fields	2020	Waverly Hall	\$350,000	Waverly Hall General Funds
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Nominate a citizen or council member to serve on the Harris County Chamber of Commerce	2020	Waverly Hall Town Council	\$500	Waverly Hall General Funds
Place Waverly Hall information on the Chamber of Commerce web site to promote the city's low crime rate, closeness to the City of Columbus, and the availability of topographical suitable land for development.	2020	Waverly Hall Town Council	\$1,000	Waverly Hall General Funds
Research the Rural Zone program as a funding source for Town Center improvements.	2022	Waverly Hall Town Council	\$500	Waverly Hall General Funds
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Redevelop areas of deteriorating structures with local and state (CDBG) grant funds.	2024	Waverly Hall	\$500,000	CDBG
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Critical Sections of the Zoning Ordinance	2024	Waverly Hall	\$2,000	Waverly Hall General Fund
	Natural and Cultural Resources			
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Waverly Hall should start an organized tree-planting campaign in public areas. Waverly Hall should contact Trees Columbus, Roosevelt Soil Conservation District for information on how to organize a "Planting Event."	2023	Waverly Hall	\$1,000 (Plan Programming)	Waverly Hall
Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Address traffic speed, and intersection cross drain/water valve damage due to large trucks, approaching State Route 208 and State Route/Alternate U.S. 27 intersection. Schedule a	2023	Waverly Hall	\$1,500	General Fund

meeting with DOT staff to discuss traffic calming measures.				
Add a side walk link to connect a proposed parking lot on north of Town Center to the walking trail, and community/recreation center.	2023	Waverly Hall	\$15,000	TSPLOST
Intergovernmental				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update SDS with Harris County	2019	Waverly Hall	\$1,500	General Fund

Appendix I: Character Area Design

Waverly Hall 2019

Waverly Hall Comprehensive Plan 2019 Character Area Design

Purpose

The goal of the Character Area Design Appendix is to provide town officials, as well as potential developers and citizens with a visual guide. This guide will aid in ensuring that any future development meets the vision of the community, and aims to create quality development that will meet aesthetic as well as functional considerations.

Commercial Development Facades

Description: The architectural character of new commercial development should mimic the characteristics of the existing architectural fabric of the downtown. Maintaining traditional storefronts promotes walkability within the community by inviting pedestrians to interact with the shops, as well as other pedestrians. The inclusion of awnings as part of the façade allows for variety and signage along the downtown, while providing some protection from the elements. Street tress also protect pedestrians from the elements by providing shade while helping to create a more attractive and comfortable pedestrian environment. The new buildings could be either single or multiple stories, but should include architectural features typical of the turn of the century style and meet the Town of Pine Mountain’s lot coverage and neighborhood requirements.



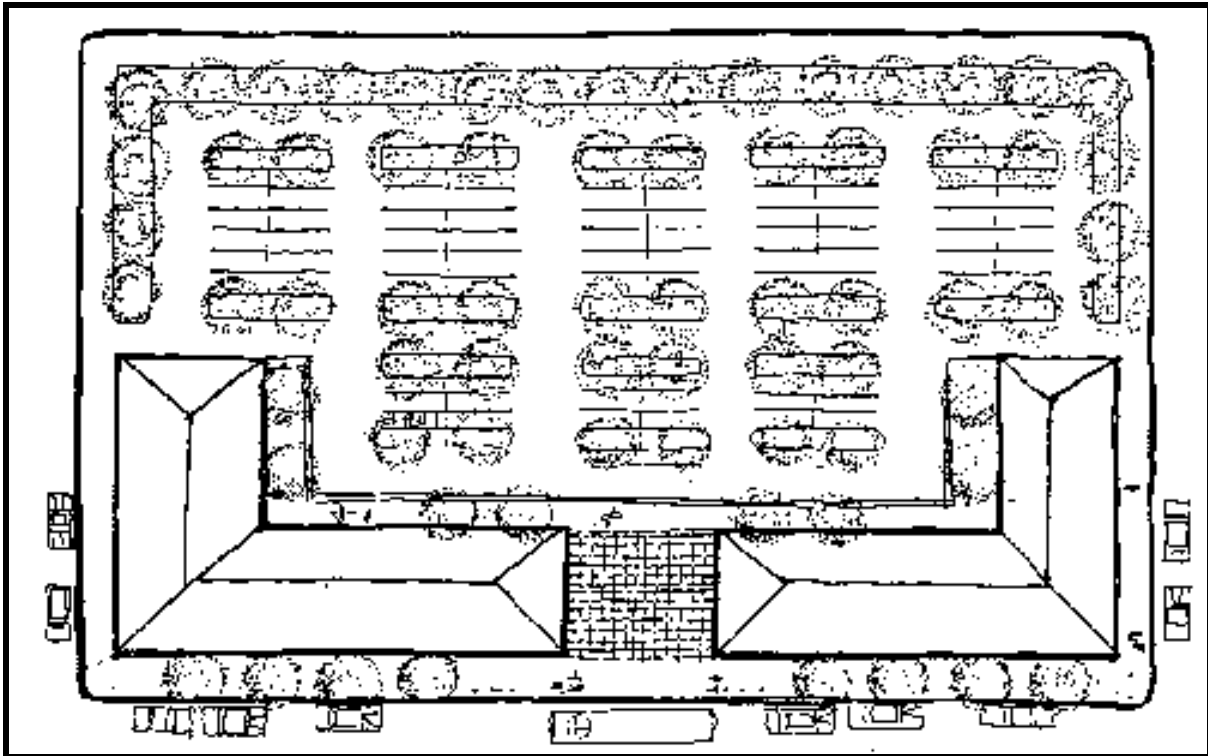
See Figure 1: Façade detail in Additional Images section.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
2. Create a Design Review process that reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.
3. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Commercial Development Site Plan



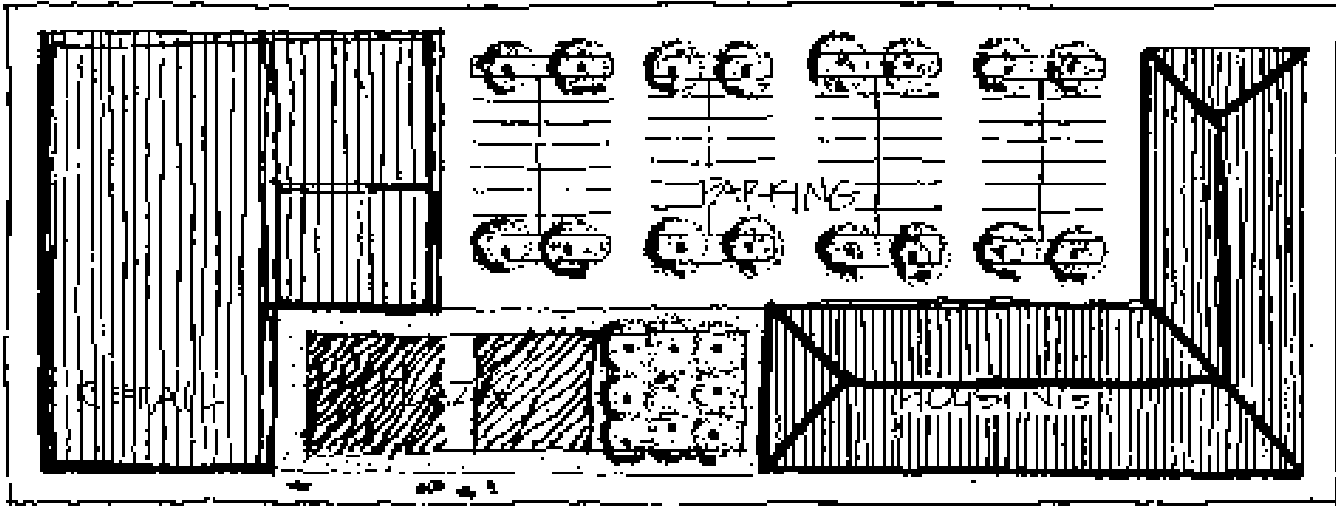
Description: In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking is moved to the rear of the building; however some on street parking is maintained along the roadway as a traffic calming measure. Trees are also included along the sidewalk, as well as in the parking lot to provide sun and wind protection. A centralized, open plaza allows for easy access from rear parking to storefronts, and allows for greater pedestrian interaction.

Implementation Measures:

1. Consider setting a Maximum Block Length, Width, and/or Perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
2. Consider performing a Walkability Audit to assess connectivity within the community based on commonly used measurements such as connected street networks, high densities of intersections, few-dead ends, short block lengths, and mixed land uses in close proximity to each other.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Mixed-Use Development Site Plan



Description: Like the commercial development on page 4, this mixed-use development arranges the site so that parking is located to the rear of the building. This allows the buildings to sit closer to the street. Building setbacks are fairly close to the sidewalk, creating a stronger relationship between the pedestrian and street. Different functions such as Housing, Office, or Commercial elements could be included as part of the development. A shared plaza area makes the development inviting to pedestrians by providing open space as well as more protected space from tree plantings.

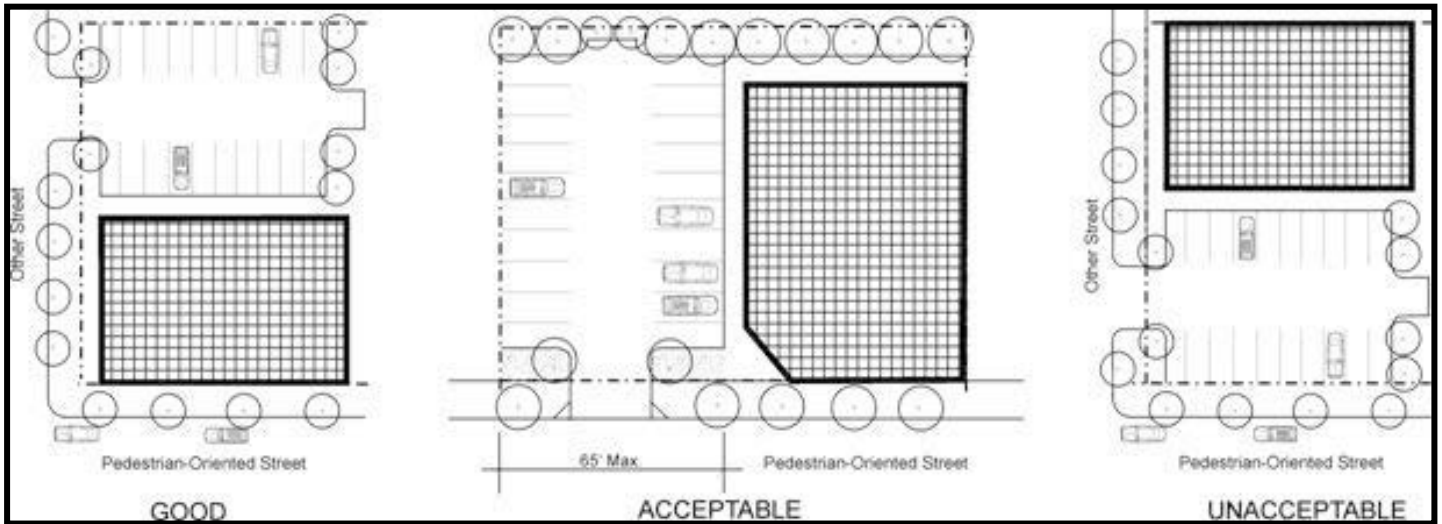
See Figure 3: Mixed-Use Development in Additional Images section for more examples.

Implementation Measures:

1. Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.
2. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

Appropriate Character Areas: Town Center, Commercial Corridor, Gateway Corridor, Conservation/Resort

Building Frontage Diagram



Description: These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. Rear access for vehicles allows retailers to maintain a necessary amount of parking, without compromising elements needed to maintain pedestrian-friendly streets.

Implementation Measures:

1. Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.

Appropriate Character Areas: Town Center, Commercial Corridor

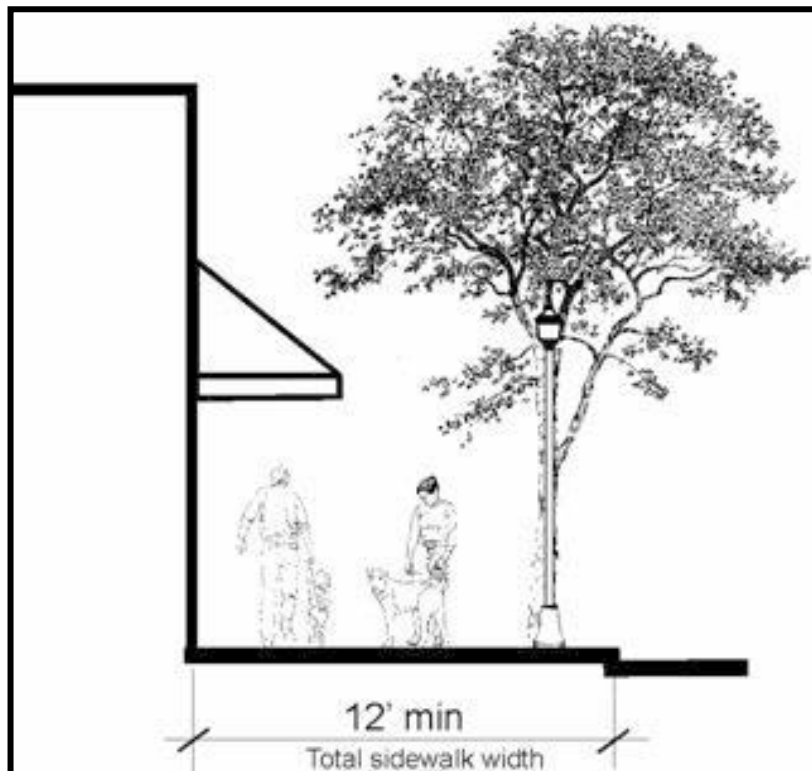
Commercial Street Cross Sections

Description: These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety, while the street trees give protection from the sun and elements. On-street parking helps to slow traffic, while providing a buffer between cars and pedestrians.

Implementation Measures:

1. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.
2. Consider On-Street Parking Enhancement to identify and take advantage of opportunities to add on-street parking in areas where additional parking is needed most. This could include converting parallel parking to angle parking, converting underused medians, loading areas, turn lanes or traffic lanes for parking.

Appropriate Character Areas: Town Center, Commercial Corridor



Live/Work Units



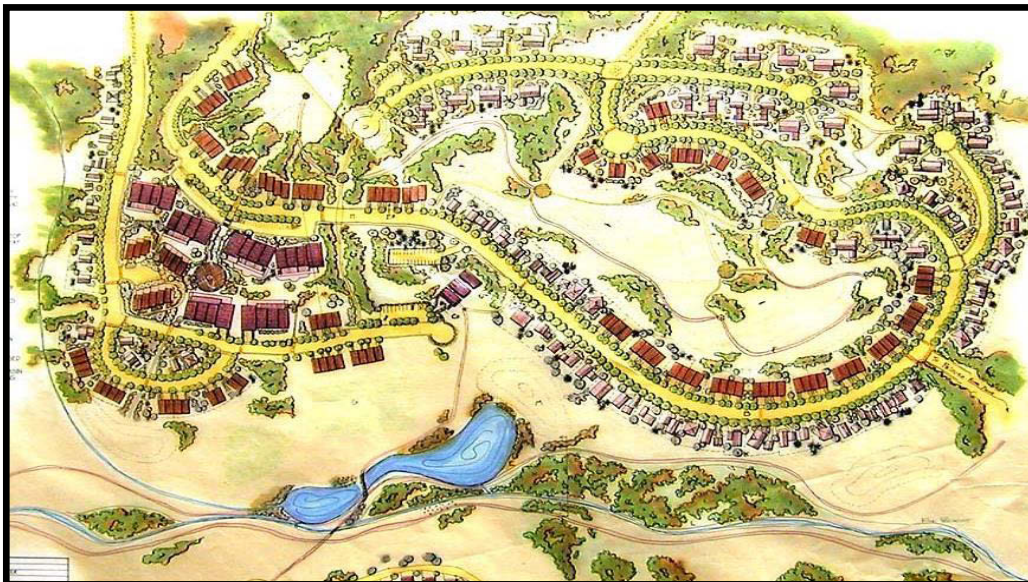
Description: Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain activity at different times of day, keeping the streets more vibrant and safe.

Implementation Measures:

1. Consider utilizing Overlay Districts as a way to allow for a mixed- use developments that might include units similar to those shown above. The Overlay District would be a mapped area allowing special regulations and development within the area. These districts are often superimposed over conventional zoning districts, but can also be used as stand-alone regulations to manage development in desired areas of the community.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor, Conservation/Resort

Conservation and Cluster Subdivision



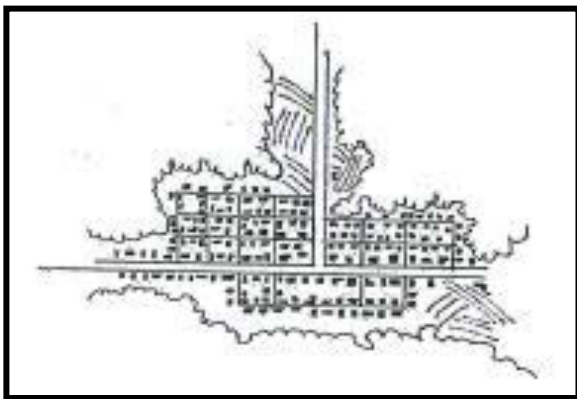
Description: Conservation subdivisions are often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the open space. By clustering homes around the environmental features, residents can enjoy benefit from the open space, while protecting it for the future. Open space within the subdivisions may include agriculture, forestry or outdoor recreation areas. The clustering pattern combined with the protected open space results in a density that is found in conventional subdivisions. See Figure 2: Conventional vs. Conservation Subdivision in Additional Images section for a design example.

Implementation Measures:

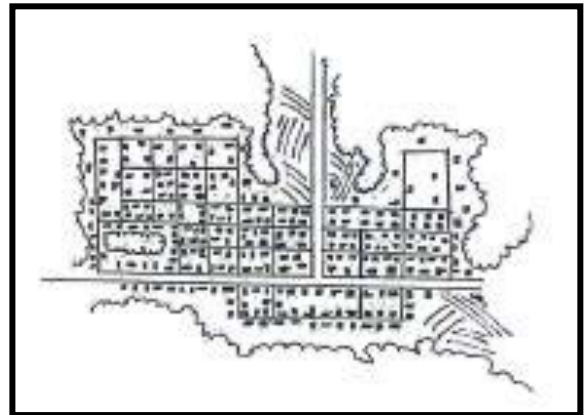
1. Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.
2. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.
3. Adopt Cluster Zoning as a means of ensuring the type of development described above.
4. Create Conservation Easements as a means of protecting natural resources or open space. Often donated by a private land owner in exchange for income tax, property or estate tax benefits, conservation easements are a legally binding agreement between a property owner and a government body or land trust that limits the type and amount of development and use that may take place on the property.

Appropriate Character Areas: Conservation/Resort

Extension of Existing Traditional Neighborhoods



Existing Traditional Neighborhood

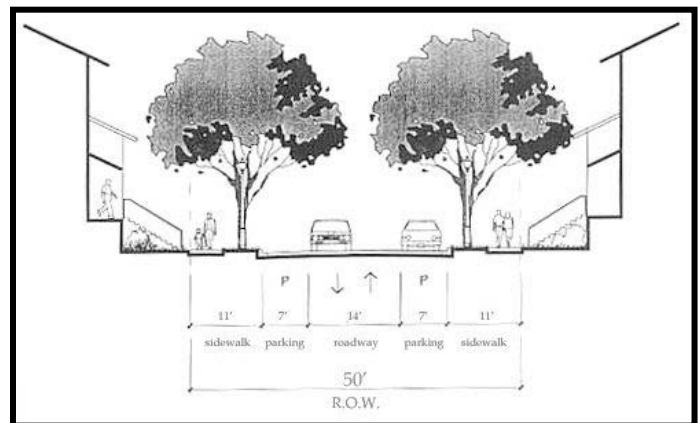


Extension of Existing Neighborhood

Definition: Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting any environmental features in the area, such as wetlands, forested areas, and sensitive native plants will also allow for the addition of a common greenspace or park.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.



- Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
- Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

Appropriate Character Areas: Traditional Neighborhood Developing

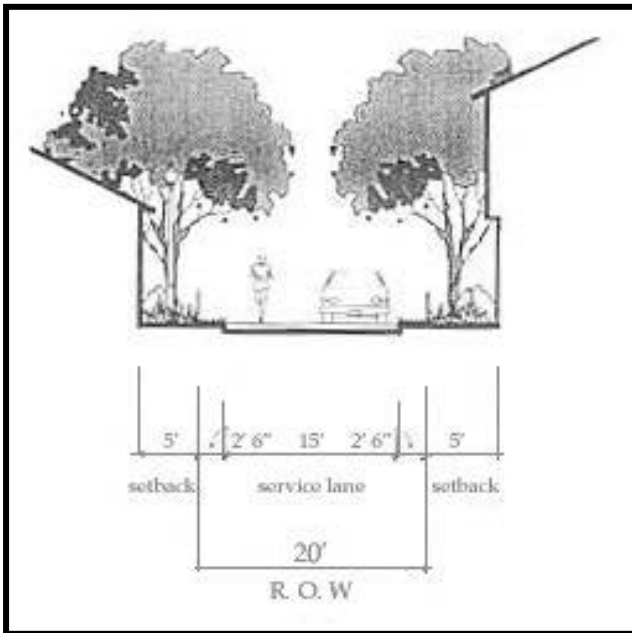
Residential Street Sections

Description: The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic and the pedestrian. On street parking is maintained as a traffic calming measure, while serving as an additional buffer between passing cars and people.

Implementation Measures:

- Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with schools, downtown, and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.

Appropriate Character Areas: Traditional Neighborhood Existing, Traditional Neighborhood Developing



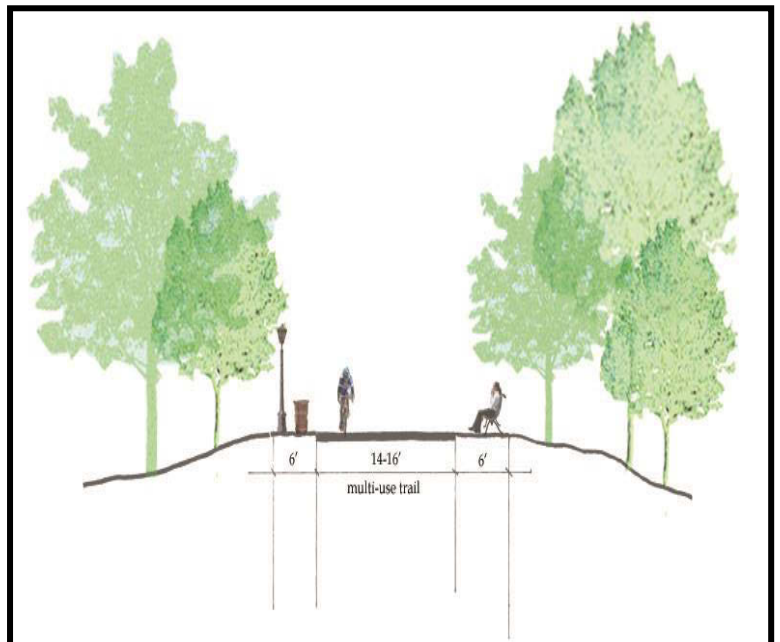
Appropriate Character Areas:
Linear Bike/Pedestrian Trail

Bike/Pedestrian Path

Description: The image illustrates a multi-functional trail to accommodate pedestrian activities such as runners, walkers, and cyclists, as well as provide a trail for those traveling in golf carts. The trail is wider than most rail trails to accommodate the different uses safely. The trail will provide an option for people traveling by alternative means of transportation, and support recreational activities. Buffer areas located along either side of the trail will provide park benches, lampposts, trash cans and water fountains to keep the trail safe and clean.

Implementation Measures:

- Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.



Additional Images

Figure 1: Façade detail

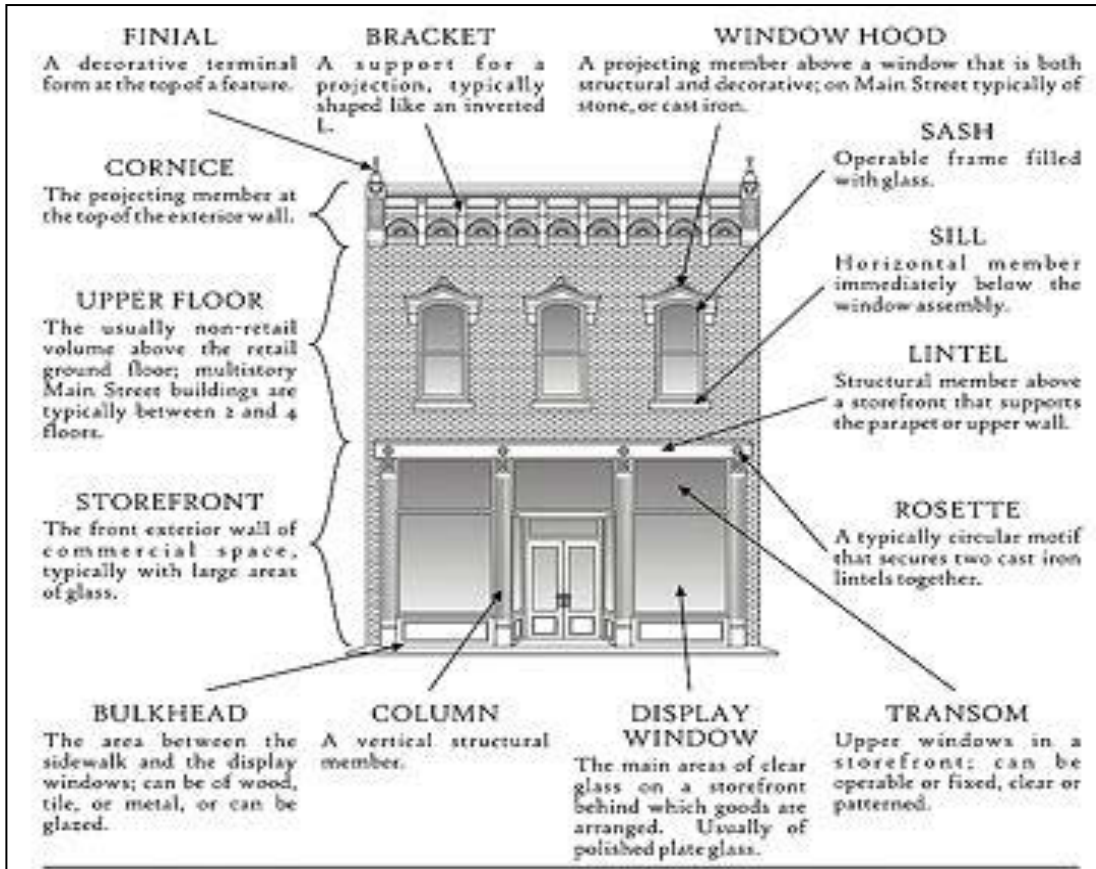


Figure 2: Conventional vs. Conservation Subdivision

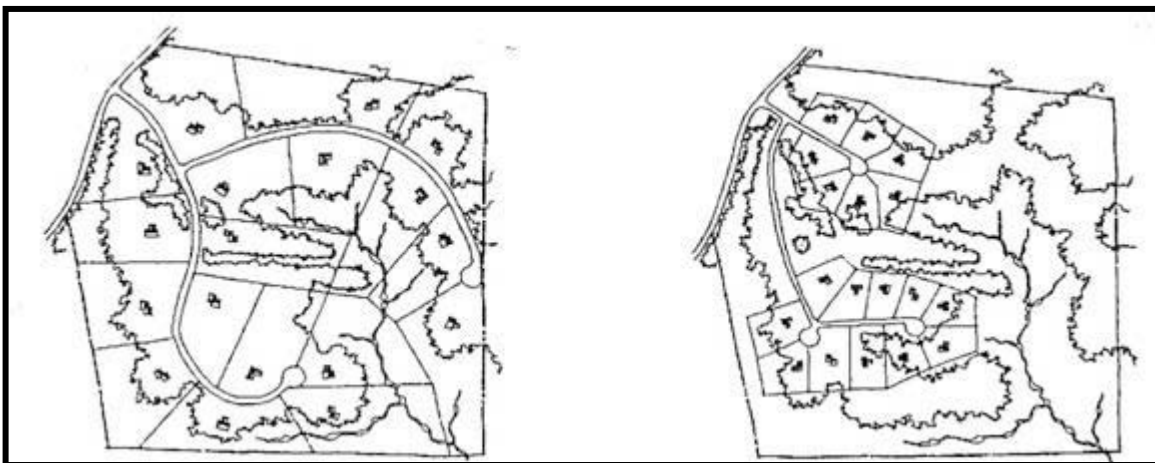
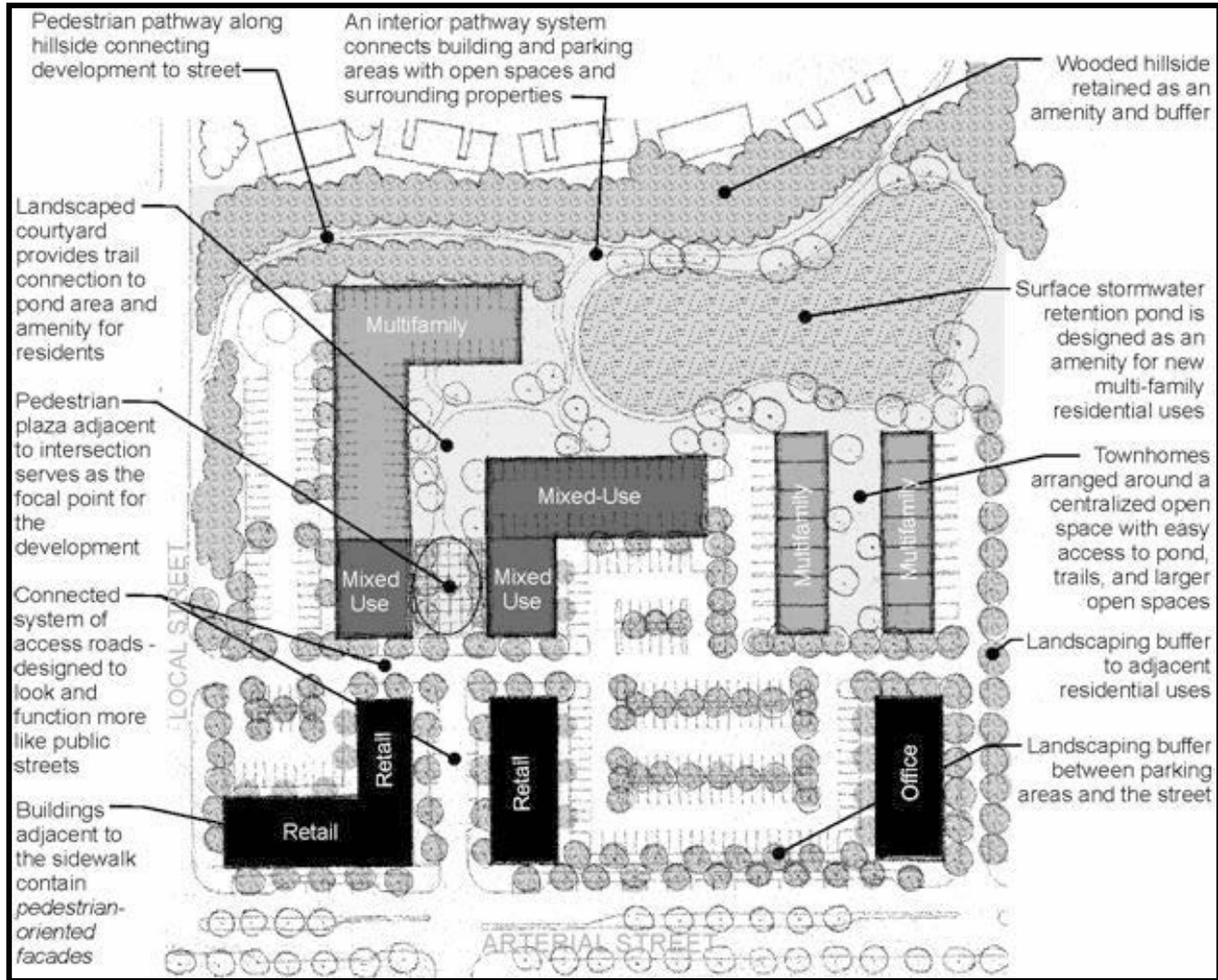


Figure 3: Mixed-Use Development



Appendix II: Public Participation

Waverly Hall 2019

Waverly Hall 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 make positive change over the next twenty (20) years. The design of the Waverly Hall Community Participation Program is 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 combined new and old technologies and techniques to ensure we reached every citizen. We blended traditional public meetings with outreach, not just to the identified stakeholders for the community, but to all of the residents of Waverly Hall, Harris County, City of Hamilton, Town of Pine Mountain, and City of Shiloh, comprehensive plan first public hearing and kick-off meeting occurred on April 24, 2018 at the Harris County Court House. Waverly Hall Mayor Michael Harris attended the meeting. Forty plus citizens attended the kick-off meeting. The monthly Harris County meetings addressed both unincorporated issues and city/town issues. Most of these meetings are viewable on the following You Tube link: <https://www.youtube.com/user/HARRISCOUNTYGABOC>

The Town of Waverly Halls' Comprehensive Plan public participation outreach involved posting meeting flyers around Town, placing comprehensive plan meeting dates and times on the Town electronic sign located on the SR 85/Alt U.S.27, which is Waverly Halls' busiest transportation corridor.

Identification of Waverly Hall Stakeholders

The following is a list of Stakeholders in Waverly Hall. 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 affect other citizens by the change they create. 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 Town of Waverly Hall makes every effort to ensure a broad base of input in development of our Comprehensive Plan. Meetings are advertised using the local newspaper, the Town's electronic message board, as well as through the posting and circulation of flyers, and word of mouth. Meetings were scheduled at varied times in an attempt to increase participation. We are fortunate to have a Town Council drawn from a full cross section of the community. For example, Mayor Michael Harris is a native of Waverly Hall, served as a town counselor for twenty plus years, and is an active member of a local church congregation. With these diverse points of contact, he is able to both gather and disseminate with a broad base of our citizenry. Councilwoman Geraldine Boddie is a Waverly Hall native and Town counselor who is active in multiple facets of our community including serving as a liaison between Town Council and citizens residing in an active CDBG target area.

Town of Waverly Hall Council Members

Michael Harris – Mayor
Pat Lowman, Mayor Pro-Tem
Geraldine Boddie Councilor
Jan Vardeman, Councilor
Rob Miley, Councilor

Town of Waverly Hall Staff

Dennis McPherson, Interim City Manager/City Attorney
Steve Bush and Marcus Thomas, Public Works
Michael Spencer, Police Chief
Alex Lawski, Fire Chief

Waverly Hall Citizens

Cindy Becker, Shop Owner/Citizen
Ella Marshall/Susie Burt, Historical Society
Maritza Harris, Recreation

Waverly Hall Steering Committee

To assist with the daily needs for the planning process, Waverly Hall formed a steering committee to help guide the process, set meeting dates and identify initial issues and concerns within the community.

Waverly Hall Steering Committee

Michael Harris – Waverly Hall Mayor

Pat Lowman – Waverly Hall Councilor

Dennis McPherson- Interim City Manager/City Attorney

Cindy Becker – Citizen, Small Business Owner

Maritza Harris, Citizen, Recreation

Participation Techniques

Community Involvement

Harris County, the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall's comprehensive plan first public hearing and kick-off meeting was held on April 24, 2018 at the Harris County Court House. Following the first public hearing, the Waverly Hall Town Council held several comprehensive plan meetings, at Waverly Hall Town Hall, beginning on August 19, 2018 and ending in Waverly Hall at the last scheduled public hearing on May 6, 2019.

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.

Waverly Hall 2019 Comprehensive Plan Update
Schedule of Completion

2018- 2019 Work Session Schedule

Plan Element	Required Update Elements	Optional Update Elements	Work Session Agenda	Date
1 st Public Hearing Joint City and County meeting	✓		Plan Update Process/Meeting Schedule.	April 24, 2018 Hamilton, Georgia
Community Goals	✓		Plan Update, Plan Deadline, Stakeholder List, SWOT/Goals, Future Development Map Update	August 19, 2018
SWOT, Needs and Opportunities	✓		Review Data Elements, Review SWOT Changes, Stakeholder List Changes, Discuss Future Development Map	October 1 and October 29, 2018
Economic Development Element		✓	Data Review	October 1 and October 29, 2018
Land Use Element	✓		Character Area Map and defining narrative. Future Development Map and narrative.	March 6 2019, April 15, 2019
Transportation Element	✓		Data Review	October 1 and October 29, 2018
Housing Element	✓		Data Review	October 1 and October 29, 2018
Community Work Program	✓		Review draft 2014-2018 Report of Accomplishments; Create new CWP	March 6, 2019, April 15, 2019 May 6 2019
Service Delivery Schedule (SDS)	✓		Harris County and cities, including West point, need to update SDS.	Completed and Approved Prior to June 30, 2019
Final Public Hearing	✓		Final plan review and comments	May 6, 2019 Waverly Hall, Georgia

**Appendix III: Public Process Documentation
Waverly Hall
Comprehensive Plan 2019
Community Participation Program**

RESOLUTION OF ADOPTION
TOWN OF WAVERLY HALL 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 Town of Waverly Hall has been notified by cognizant authority that the Town'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 Town of Waverly Hall Council that the Waverly Hall Comprehensive Plan 2019 – 2024 be adopted.

Duly considered and approved by the Town of Waverly Hall Council in session this 1st day of July, 2019.

TOWN OF WAVERLY HALL

(Seal)

By: 
Hon. Michael Harris
Mayor

Attest:
Town Clerk

By: 
~~Dennis McPherson~~
Town Clerk