



# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s):

RC:

RVRC

Submittal Type:

Comp Plan Update

Preparer:

RC     Local Government     Consultant: Specify

Cover Letter Date:

9/11/2024

Date Submittal Initially Received by RC:

5/21/2024

Explain Unusual Time-lags (between RC Receipt and transmittal to DCA) or Other Anomalies, when present:

Pine Mountain signed adoption resolution is included.

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL** SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.
- Notify DCA via email to **PLANNING@DCA.GA.GOV** that submittal has been transmitted. DCA may not initiate review if notification is not provided.
- COMBINE **ALL** INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO **ONE SINGLE, SEARCHABLE PDF** (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.
- REVISED SUBMITTALS **MUST INCLUDE THE ENTIRE DOCUMENT**, NOT ONLY THE REVISED PORTION.
- EMAILED OR HARDCOPY MATERIALS **WILL NOT** BE ACCEPTED FOR DCA REVIEW.
- ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.

RESOLUTION OF ADOPTION

HARRIS COUNTY JOINT COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

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

WHEREAS, Harris County, working jointly with The City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall, has updated the Harris County Joint Comprehensive Plan for the planning period 2024-2029, and

WHEREAS, Harris County has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Chair and County Commission of Harris County that the Harris County Joint Comprehensive Plan 2024-2029 be adopted.

SO RESOLVED, this 16th day of July, 2024.

HARRIS COUNTY BOARD OF COMMISSIONERS

BY:

  
Rob Grant, Chairman

ATTEST:

  
Andrea Dzioba, County Clerk



RESOLUTION OF ADOPTION

HARRIS COUNTY JOINT COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

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

WHEREAS, The City of Hamilton, working jointly with Harris County, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall, has updated the Harris County Joint Comprehensive Plan for the planning period 2024-2029, and

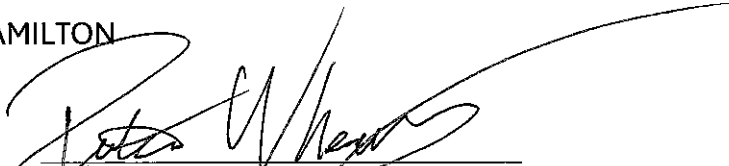
WHEREAS, The City of Hamilton has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Hamilton that the Harris County Joint Comprehensive Plan 2024-2029 be adopted.

SO RESOLVED, this 9<sup>th</sup> day of July, 2024.

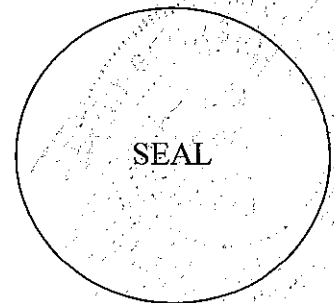
CITY OF HAMILTON

BY:

  
Patrick Whearley, Mayor

ATTEST:

  
Tonia Crittenden, City Clerk



RESOLUTION OF ADOPTION

HARRIS COUNTY JOINT COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

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

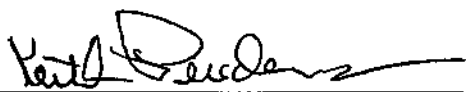
WHEREAS, the Town of Pine Mountain, working jointly with Harris County, the City of Hamilton, the City of Shiloh, and the Town of Waverly Hall, has updated the Harris County Joint Comprehensive Plan for the planning period 2024-2029, and

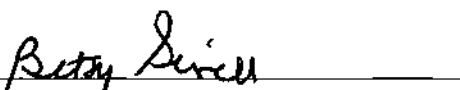
WHEREAS, The Town of Pine Mountain has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

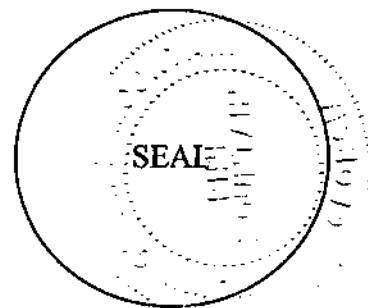
NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and Town Council of Pine Mountain that the Harris County Joint Comprehensive Plan 2024-2029 be adopted.

SO RESOLVED, this 9 day of September, 2024.

TOWN OF PINE MOUNTAIN

BY:   
Keith Pendergrass, Mayor

ATTEST:   
Betsy Sivell, Town Clerk



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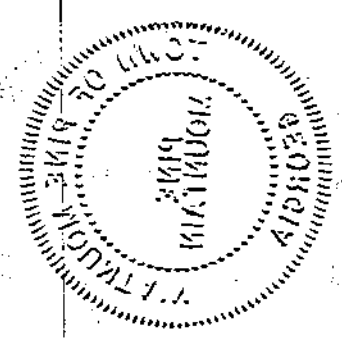
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RESOLUTION OF ADOPTION

HARRIS COUNTY JOINT COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

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

WHEREAS, the City of Shiloh, working jointly with Harris County, the City of Hamilton, the Town of Pine Mountain, and the Town of Waverly Hall, has updated the Harris County Joint Comprehensive Plan for the planning period 2024-2029, and

WHEREAS, The City of Shiloh has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and City Council of Shiloh that the Harris County Joint Comprehensive Plan 2024-2029 be adopted.

SO RESOLVED, this 9 day of July, 2024.

CITY OF SHILOH

BY: Ronnie Lipp  
Ronnie Lipp, Mayor

ATTEST: Barbara Cutts  
Barbara Cutts, City Clerk



RESOLUTION OF ADOPTION

HARRIS COUNTY JOINT COMPREHENSIVE PLAN 2024-2029

WHEREAS, the Georgia General Assembly did enact the Georgia Planning Act of 1989 to institute local comprehensive planning by city and county governments throughout the state, and

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

WHEREAS, the Town of Waverly Hall, working jointly with Harris County, the City of Hamilton, the Town of Pine Mountain, and the City of Shiloh, has updated the Harris County Joint Comprehensive Plan for the planning period 2024-2029, and


WHEREAS, The Town of Waverly Hall has been notified by appropriate authority that the most recent effort updating the local comprehensive plan adequately addresses the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, and it is hereby resolved by the Mayor and Town Council of Waverly Hall that the Harris County Joint Comprehensive Plan 2024-2029 be adopted.

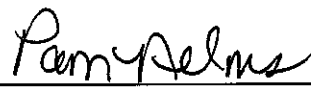
SO RESOLVED, this 5 day of August, 2024.

TOWN OF WAVERLY HALL

BY:

  
Michael Harris, Mayor

ATTEST:

  
Pam Nelms, City Clerk





# **HARRIS COUNTY JOINT COMPREHENSIVE PLAN 2024-2029**

A Joint Comprehensive Plan for Harris County, Hamilton,  
Pine Mountain, Shiloh, and Waverly Hall





**HARRIS COUNTY BOARD OF COMMISSIONERS**

Rob Grant, Chairman  
Susan Andrews, Vice Chair  
Scott Lightsey \* Greg Gantt \* Bobby Irions  
Randy Dowling, County Manager

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Andrew Dickerson\* Timothy Carlisle\* Monica Elliott  
Lynette Cutts, City Clerk

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Michael Harris, Mayor  
Pat Lowman, Major Pro Tem  
Geraldine Boddie \* Gregg Fisher \* Rob Miley \* Bryant Wallace  
Pam Nelms, Town Clerk

Assisted by:

River Valley Regional Commission  
228 West Lamar Street                      710 Front Avenue  
Americus, Georgia 31709                      Columbus, Georgia 31901

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# **INTRODUCTION**

## **PURPOSE**

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. To achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today and opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Harris County Comprehensive Plan Update process is to encourage as much public participation, open dialogue, and communication as possible, seeking to build a consensus among Harris County, Hamilton, Pine Mountain, Shiloh, and Waverly Hall residents that will result in better government decisions and greater community agreement with those decisions.

## **COMPREHENSIVE PLANNING PROCESS**

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement - An initial and final public hearing.
- Community Goals- A review of the community's vision and goals.
- Needs and Opportunities- A list of potential community needs and opportunities.
- Land Use- Analysis of the community's existing development patterns.
- Community Work Program- The community's action plan for the next five years.
- Broadband Element - An action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction.

While not included in the Comprehensive Plan Update document, renegotiation of the community's Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the comprehensive planning efforts include:

- Economic Development - Encouraged for communities seeking to improve economic opportunities for their citizens.
- Capital Improvements—Only required for governments that charge impact fees.
- Transportation- Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization).
- Housing- Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Hamilton, Pine Mountain, Shiloh, Waverly Hall, and Harris County Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development, Demographics, Housing, Natural and Cultural Resources, Community Facilities, Transportation, Intergovernmental, and Community Work Program.

## **Identification of Stakeholders**

The Hamilton, Pine Mountain, Shiloh, and Waverly Hall City Councils and the Harris County Board of Commissioners appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, government staff and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Stakeholder list).

## **Participation Techniques**

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a Comprehensive Plan Update. The initial public hearing was held August 28, 2023, to inform the public that the planning process was underway, go over the plan's timeline, and discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Hamilton, Pine Mountain, Shiloh, Waverly Hall, and Harris County's potential Needs and Opportunities (See Appendix for documentation). The second Public Hearing was held May 9, 2024.

In addition to the two required public hearings, numerous public work sessions were held to gain input into all elements of the Comprehensive Plan Update. Session attendees developed individual city and county vision statements. Participants also reviewed information from previous community plans and developed a list of current needs and opportunities via a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. The citizens group then evaluated whether each item on the list was an actionable project that should be in the community work programs of Hamilton, Pine Mountain, Shiloh, Waverly Hall, and Harris County. Finally, a survey was distributed to receive citizen input from those who may not have been able to attend public meetings. Over 380 residents residing in Harris County and its cities responded to the survey (See Appendix for documentation).

## **CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES**

In 2011, the Georgia Department of Community Affairs changed its Quality Community Objectives to a more general listing and summary of the 10 objectives. These include Economic Prosperity, Resource Management, Efficient Land Use, Local Preparedness, Sense of Place, Regional Cooperation, Housing Options, Transportation Options, Educational Opportunities, and Community Health.

The Harris County Joint Comprehensive Plan directly espouses (many of) these objectives and therefore, is very consistent with, and supportive of them. This comprehensive plan has goals to achieve a brighter future and better community for Harris County and its cities which is consistent with a quality community and the DCA Quality Community Objectives.

# DATA, NEEDS AND OPPORTUNITIES

## POPULATION

Harris County experienced a population growth of 33% or 5,907 persons from 1990 to 2000. Population growth continued at a rate of 35% or 8,329 persons between 2000 and 2010. The population is expected to increase by 21% between 2020 and 2030, according to Harris County's Capital Improvement Element (See Appendix). Population by age shows continued growth from 1990 to 2020 in most age cohorts. The 0-4, 35-44, and 45-54 cohorts decreased in size from 2010 to 2020. Racially, all population groups, outside of the Black/African American population, increased in number, with those listed as White alone representing 57.2 %, Black at 31.6%, American Indian/Alaska Native Alone at 0.3%, Asian alone at 4.1%, Pacific Islander Alone 0.1%, Other Race 2.9%, Two or More Races 3.7%.

The City of Hamilton experienced a 17% population increase, from 1990 to 2000. From 2000 to 2010, Hamilton showed another substantial population increase of 55%. This is due in part to an undercount of the population in 2000. The city also experienced a population increase between 2010 and 2020 and is projected to experience a 27% increase by 2030. In Hamilton, all populations by age groups have experienced an increase. According to race and ethnicity, the population has changed significantly between 2000 and 2020. The white population has increased by 597 persons, while the African American population has increased by 154 persons. Other racial groups population (e.g., American Indian, Asian, Pacific Islander, Alaskan Native, and Two or More Races) have also significantly increased, going from making up a total of 2% of the population in 2000 to 33% in 2020.

Population in the Town of Pine Mountain has continued to increase from 875 citizens in 1990 to 1,289 in 2020. The largest population increase in Pine Mountain occurred between 1990 and 2000. 2000 to 2020 saw a population increase of 71%. Most age categories have increased since 1990. The age categories that have experienced a decrease include the 15-24, 35-44, and 54-64 age brackets. The racial composition has changed with the White population decreasing by seventy-six residents between 2010 and 2020. The African American/Black population decreased by fifty-five residents between 2010 and 2020. The remaining race categories comprise 4% of the total population in 2020.

The City of Shiloh's population is steadily growing. The city's population is expected to increase by 15% between 2020 and 2030. The lower cost of housing and the availability of public water are two reasons that the City of Shiloh's population growth rate has remained consistent. The fifteen and up age cohort population has been steadily increasing since 2000, while the population of fifteen and under has decreased between 2010 and 2020. The table demonstrates a decrease in the White and Black populations in Shiloh from 2010 to 2020. Despite being a small percentage of the population, the Hispanic population has increased from 4 to 11 persons in the past 20 years, which is a 175% increase.

The Town of Waverly Hall's population has decreased by approximately ninety-seven residents from 2010 to 2020; however, the town's population is projected to increase by 27% by 2030. The 65-plus age group represents the largest population group by age. From 1990 to 2020, Waverly Hall's White population was 61.4% of the total population. African Americans are the next largest racial group, making up 34.2% of the total population. Despite this, the African American population has decreased slightly from 1990 to 2020, dropping by sixty-one individuals. The percentage of other racial group populations was less than 2% in 2020.

Harris County, Cities, and the State of Georgia Population 1990-2020, 2030						
County/City	1990	2000	2010	2020	2030	Percent Change '20- '30
Harris	17,788	23,695	32,024	35,921*	43,543*	21%*
Hamilton	454	594	1,016	1,680	2,134	27%
Pine Mountain	875	1,195	1,304	1,216	1,289	6%
Shiloh	329	411	445	402	462	15%
Waverly Hall	769	709	735	638	810	27%

Source: U.S. Bureau of the Census, Cities, County and State 1990-2020; \*Based on Harris County Capital Improvements Element

Population by Ethnicity and Race 2020 by City and County					
Ethnicity/Race	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
White	26,353	1,000	730	290	392
Black/African American	5,237	482	398	91	219
American Indian/Alaskan Native	122	1	1	3	1
Asian or Pacific Islander	397	14	15	0	0
Other	477	47	30	2	6
Two or More races	2,061	136	42	16	20
Total Hispanic	1,417	83	27	11	11

Source: U.S. Bureau of the Census, Cities, County and State 2020

Harris County Population by Age Group 1990-2020				
Age Category	1990	2000	2010	2020
0-4	1,131	1,406	1,762	1,732
5-14	2,551	3,592	4,345	4,581
15-24	2,363	2,614	3,842	4,097
25-34	2,685	2,794	2,944	3,356
35-44	2,885	4,117	4,564	4,081
45-54	2,054	3,836	5,447	4,941
55-64	1,755	2,504	4,882	5,385
65 +	2,364	2,832	4,238	6,495

Source: U.S. Bureau of the Census, Cities, County and State 1990-2020

Cities Population by Age Group 1990-2020 by City and County												
Age	Hamilton			Pine Mountain			Shiloh			Waverly Hall		
	2000	2010	2020	2000	2010	2020	2000	2010	2020	2000	2010	2020
0-4	31	62	168	100	82	260	28	26	19	31	35	32
5-14	95	161	381	156	154	245	72	64	63	104	86	56
15-24	69	161	201	139	216	196	61	57	74	59	89	107
25-34	72	180	322	175	122	365	53	36	81	82	56	72
35-44	81	177	345	143	149	58	68	55	52	63	83	65
45-54	72	115	143	120	149	170	62	83	58	116	104	141
55-64	62	98	130	93	204	169	33	74	117	85	115	156
65+	112	62	115	215	228	276	46	50	89	169	167	259

Source: U.S. Bureau of the Census, Cities, County and State 1990-2020



## **ECONOMIC DEVELOPMENT**

In 2010, 46% of Harris County's total population was employed, exceeding the state of Georgia's employment rate of 44%. In comparison, in 2020, Harris County had 42% of its total population employed, while the state of Georgia had an employment rate of 46%. Much of the Harris County population in the workforce is in the service sector, 46%, followed by finance, insurance, and real estate, 11.1%, and retail trade, 8.1%. According to the Georgia Department of Labor, Harris County had an annual average unemployment rate of 3.7 % in 2022. Employers listed below represent employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges, and universities. Employers are listed alphabetically by area, not by the number of employees. The top ten employers in Harris County are:

- Adient Us, LLC
- Callaway Resort & Gardens
- Daehan Solution Georgia, LLC
- Dollar General
- Dubolyu Logistics
- Gfa Alabama, Inc.
- Ida Cason Callaway Foundation
- Impact 360 Institute, Inc.
- JCG Foods Of Georgia LLC
- Oak View

The City of Hamilton is the County Seat for Harris County and provides expanded employment opportunities for Harris County residents. Each municipality within the county has its own identity and its economic potential. The city's equally distant location between Lagrange and the City of Columbus provides greater access to larger employment markets or the advantage of working in Hamilton and living in a great little city. According to the Census, since 2010, Hamilton's total number of employed civilians has increased by 576, with an employment rate of 60.7%.

The majority of Pine Mountain's workforce, 60.7%, is employed. Regarding job creation, the Town of Pine Mountain received a major boost when the Impact 360 Institute decided to build its campus in Pine Mountain. Impact 360 is a non-profit organization that offers life-changing experiences to students with the mission of cultivating servant leaders who follow Jesus. Callaway Resort & Gardens, located in Pine Mountain is also one of the county's top employers, creating a multitude of jobs.

There are a limited number of businesses in the City of Shiloh. Almost half of the civilian workforce, 49.6%, is employed. While the City of Shiloh is developing some economic opportunities within its city limits, for example, the addition of Dollar General, many jobs created are in surrounding River Valley counties. The counties providing jobs in the region include Harris County, Talbot County, and Muscogee County. Troup County, which is outside of the River Valley Region, also provides numerous job opportunities for area communities. The major employers in Shiloh are Foster Wood Products, The City of Shiloh, and Dollar General. Many employed residents in Shiloh, 27.5%, work in the arts, entertainment, recreation, accommodation, and food services industries.

In 2010, the total employed civilian population in the Town of Waverly Hall was 363 persons. The town experienced a decrease in the civilian workforce, with only 265 employed residents in 2020. Regarding labor force participation, in 2022, the Town of Waverly Hall had the lowest rate of civilians in labor among surrounding cities, at 35.8%.

Total Employed 1990-2020 by City and County				
County/City	1990	2000	2010	2020
Harris	8,253	11,821	14,674	15,853
Hamilton	N/A	100	273	676
Pine Mountain	420	455	486	668
Shiloh	164	206	203	233
Waverly Hall	304	190	363	265
Georgia	3,090,276	3,839,756	4,277,991	4,910,269
United States	115,681,202	129,721,512	141,996,548	1575,888,980

Source: U.S. Bureau of the Census 1990-2020

Harris County Employment by Industry 2020					
Category	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
Total Employed Civilian Population 16+	15,853	676	668	233	265
Agriculture, Forestry, Fishing, Hunting & Mining	1.0	1.8%	0%	0%	0%
Construction	7.6	2.7%	1.2%	7.3%	3.8%
Manufacturing	10.7	20.9%	10%	14.2%	9.4%
Wholesale Trade	2.9	1.9%	0%	1.7%	1.5%
Retail Trade	8.1	12.3%	1.6%	11.6%	6.0%
Transportation, Warehousing, and Utilities	4.6	3.0%	2.1%	3.9%	4.9%
Information	2.5	1.9%	0%	2.1%	0%
Finance, Insurance, & Real Estate	11.1	6.2%	11.5%	0%	9.4%
Professional, scientific, management, administrative, and waste management services	10.4	10.1%	5.7%	12%	7.9%
Educational, Health and Social Services	23.2	21.6%	22.3%	9.9%	34.7%
Arts, entertainment, recreation, accommodation, and food services	7.6	7.7%	33.1%	27.5%	10.6%
Other Services	4.9	2.2%	4.3%	0.4%	1.1%
Public Administration	5.5	7.8%	8.1%	9.4%	10.6%

Source: U.S. Bureau of the Census, Cities, County and State 1990-2020.

Employment Status (Age 16+) 2022 by City and County				
County/City	Employment	Unemployment	Labor Force	Rate in labor
Harris	15,853	1057	17,280	60.2%
Hamilton	676	16	747	60.7%
Pine Mountain	668	74	1,223	60.7%
Shiloh	233	0	233	49.6%
Waverly Hall	265	20	285	35.8%

Source: Georgia Department of Labor

## Retail market potential analysis

The ESRI Retail Market Potential Analysis for Harris County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number, which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2015). In this report, an MPI of 100 is considered the U.S. average. An index ranking below one hundred indicates that Harris County residents spend, on average, less on those items than other U.S. residents. An index ranking above one hundred indicates the opposite — that Harris County residents spend more on those items. With an MPI of 116, Harris County residents spent more on regular cola in the last six months than the average U.S. resident. With an MPI of 118, more Harris County residents spent money on home mortgages. For the full ESRI Retail Market Potential Analysis for Harris County, see Appendix.

## COMMUNITY FACILITIES

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Taxpayers also wish to have revenue utilized in the best possible way. They demand that the money is well spent and that the services they demand are received. The following sections are a description of Harris County’s community facilities.

### Sewer

Currently, municipal sewage treatment is provided by the cities of Hamilton and Pine Mountain. The urban fringe areas around these communities are also served by these municipal sanitary sewer systems.

Sewer Treatment System Capabilities by City and County		
City/County	Sewage Plant Capacity (gal/day)	Load (gal/day)
Harris County	N/A	N/A
Hamilton	250,000	80,000
Pine Mountain	380,000	300,000
Shiloh	N/A	N/A
Waverly Hall	N/A	N/A

Source: RVRC Community Survey 2018

### Water

Harris County has an ample supply of water storage, with 25,989 residents being served by the public supply. The county’s water source is surface water, while the cities all source from groundwater.

Water and Sewer Service by City and County		
City/County	Water Source	Number of Water Connections
Harris County	Surface	8,127
Hamilton	Ground	556
Pine Mountain	Ground	800
Shiloh	Ground	*
Waverly Hall	Ground	300

Source: RVRC Community Survey 2018; \* Not available

Water Usage & Storage Information by City and County							
City/County	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply
Harris County	3,000,000	1,790,000	4,255,200	N/A	Surface	4,000,000 gpm	21,130
Hamilton	200,000	98,650	575,000	N/A	Ground	447,840 gpm	1,016
Pine Mountain	240,000	180,566	100,000	100,000	Ground	240,000 gpm	1,374
Shiloh	244,800	32,000	130,000	N/A	Ground	244,800 gpm	510
Waverly Hall	316,800	67,000	275,000	N/A	Ground	316,000 pgm	759
Total	4,441,600	2,668,216	5,605,200	400,000	Ground/ Surface	5,558,640 gpm	25,989

Source: RVRC Community Survey 2018

## PLANNING AND ZONING

Planning and Zoning are tools local governments use to guide and shape the future growth of a community so that areas with natural characteristics are kept in the highest and best use. A zoning ordinance divides a community into districts and sets standards and permissible uses of land within those districts to:

- Conserve and protect natural, economic, and scenic resources.
- Secure safety from fire, panic, and other dangers.
- Promote health, aesthetics, morals, convenience, order, prosperity, and general welfare.
- Provide adequate light and air.
- Prevent the overcrowding of land.
- Promote desirable living conditions and stability in neighborhoods.
- Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Harris County and its cities have adopted zoning ordinances and have trained staff on hand to oversee the implementation of this tool.

## FIRE PROTECTION

The Insurance Services Office (ISO) collects information on municipal fire-protection efforts in communities throughout the United States, analyzes the data, and assigns a Public Protection Classification from 1 to 10. Class 1 represents superior property fire protection, and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria. These criteria include but are not limited to fire station service areas, station staffing, the availability of public water, and pumping and storage capacity. The class in which a community is placed plays a major role in determining individual fire insurance rates.

The city of Hamilton has an ISO rating of six, as does Pine Mountain. The cities of Shiloh and Waverly Hall have ISO ratings of four, while the unincorporated area in Harris County has an ISO rating of 6. According to the Harris

County Capital Improvements Element, there are seventeen fire stations and substations located throughout Harris County, all of which have volunteer firefighters, except for Waverly Hall, which is both paid and volunteer-based.

## **LAW ENFORCEMENT**

In Harris County, law enforcement in the unincorporated area is handled by the Harris County Sheriff's Department, which has 55 vehicles in use. The Hamilton Police Department works with the city limits of Hamilton, while Pine Mountain contracts with the Pine Mountain Police Department. The Cities of Shiloh and Waverly Hall also have police departments that operate within their city limits.

## **EMERGENCY MEDICAL SERVICE**

Emergency Medical Service (EMS) is an important component of public safety as well. These services are a fundamental part of public safety and should be considered along with fire and police protection as first responders. EMS provides pre-hospital care and transportation to hospitals in Harris County. According to the Harris County Capital Improvements Element, EMS services in Harris County consist of 7 ambulances, 1 emergency response boat, 2 trailers, and 3 administrative vehicles.

## **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 1,118 units in 2020, while the number of vacant residential units in Harris County shows a decrease, with 1,907 vacant units in 2020. The 2000 housing inventory consisted of 10,288 housing units. By 2020, that number had grown to 15,027 units, according to the Harris County Capital Improvements Element.

The City of Hamilton added 350 total housing units built in the past 20 years. Of the occupied units, 80% of the units were owner-occupied in 2020, while 18% were renter-occupied and 2% were vacant. The number of vacant housing units decreased significantly between 2010 and 2020, going from sixty-three total vacant housing units to only eight total vacant housing units.

Comparatively, in the Town of Pine Mountain, the percentage of owner-occupied, renter-occupied, and vacant housing units in 2020 were relatively equal, with 38% being owner-occupied, 32% being renter-occupied, and 30% vacant. This is a significant change from 2010, in which nearly half of the total housing units built, 48%, were vacant.

In 2020, only 15% of housing units built in the City of Shiloh were rentals, while 77% were owner-occupied. Rental units in Shiloh experienced a slight decrease between 2010 and 2020, while the number of vacant housing units increased from 18 to 22 units. The rental housing decrease in Shiloh could be due to the current demand for housing, especially for rental housing, in Harris County.

Most of the housing units in the Town of Waverly Hall are owner-occupied, making up 75% of the total housing units. The number of vacant and renter-occupied housing units has a significant decrease between 2010 and 2020, with vacant housing units decreasing by fifty-two units and renter-occupied units decreasing by 31 units.

Housing Tenure 2020 by City and County					
Category	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
Total Housing Units	15,027*	490	769	226	338
Housing Units Vacant	1,907	8	229	22	39
Housing Units Owner Occupied	11,093	394	294	174	252
Housing Units Renter Occupied	1,336	88	246	30	47

Source: 2020 American Community Survey; \*Total Housing Units based on 2020 figure from Harris County's Capital Improvement Element

Housing Units by Type 2020 by City and County					
Category	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
Total Housing Units	15,027*	490	769	226	338
Single Units (detached)	12,859	423	611	195	324
Single Units (attached)	34	9	5	0	0
Double Units	77	41	27	0	9
3 to 4 Units	39	0	39	0	0
5 to 9 Units	70	13	57	0	0
10 to 19 Units	111	0	10	0	0
20 or more Units	28	2	10	0	0
Mobile Home or Trailer	1,118	2	10	31	5
All Other (Boat, RV, Van, Etc.)	0	0	0	0	0

Source: 2020 American Community Survey; \*Total Housing Units based on 2020 figure from Harris County's Capital Improvement Element

A household is cost-burdened when 30 percent or more of its monthly gross income is dedicated to housing. From a cost-burden standpoint, only 25.9% of Harris County's homeowners are cost-burdened. Renters pay more of their income on housing, with 33.6% of renters in Harris County paying above 30% of their income on rent. 49.1% of renters in the State of Georgia are cost-burdened. Regarding homeownership, 25.2% of Georgia homeowners are cost-burdened. Housing costs in Harris County are high when compared to the state of Georgia, with a median housing value of \$230,400 in 2020. This compares to the state's median 2020 value of \$190,200.

From an affordability standpoint, Shiloh offers the best value for a home in Harris County with a median housing value of \$122,800; followed by Pine Mountain (\$150,000), Waverly Hall (\$153,800), Hamilton (\$221,400) and Harris County (\$230,400).

Percent Cost Burden, and Median Housing Value by City and County						
	Georgia	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
Homeowner	25.2%	25.9%	15.6%	24.2%	5.4%	47%
Renter	49.1%	33.6%	35.2%	46.5%	69.2%	20%
Median Housing Value	\$190,200	\$230,400	\$221,400	\$150,000	\$122,800	\$153,800

Source: U.S. Bureau of the Census 2020 American Community Survey

## TRANSPORTATION

### 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. 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, except for the SR 315 corridor, which needs intersection and alignment improvements. Georgia DOT traffic counts indicate that no arterial road is at its design capacity.

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 SR 85 in Ellerslie.

Harris County Road Data	
Road by Function	Linear Miles
Unpaved Percentage	16.5%
Interstate	22
State Route	177
County Road	574
City Street	56
Total Mileage	829

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. 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 Ellerslie and Waverly Hall. Due to public sentiment expansion plans through Waverly Hall have been put on hold.

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) count 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 locals and through 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 through 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.

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, Licksillet Road, Lower Blue Springs Road and Mountain Hill Road.

Most collector roads carry in excess of 1,000 vehicles per day, which is well below their designed capacity. There are two inadequacies in the collector road system: gaps in the network and conflicts between thru 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 the 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 thru traffic and providing access to adjoining properties. With traffic volumes in excess of 1,000 vehicles per day, conflicts between thru 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 to major arterial and collectors would result in better connectivity and reduce the amount of congestion in some areas. Most 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 are needed. If the improvements are on a major arterial where there are subdivisions or schools, then sidewalks should be part of the design. The design should also incorporate the 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**

Most 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 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. Most of these roads can be repaved with the shoulders widened.

### **Roads and Bridges**

There are eighty-six miles of unpaved roads and 486 miles of improved roads in the unincorporated area in Harris County. The unincorporated area of Harris County has thirty-two 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 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 intercity service. The establishment of public transportation from Columbus, Georgia to Harris County has never and still has not been a priority for the residents of the county. As the county grows, the need for public transportation may increase. With most of the population working in Columbus, there could be a Ride-to-Work program set up.

### **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. F.D. Roosevelt State Park also has numerous hiking trails.

## **Transportation Investment Act (TIA)**

Harris County has several projects in their early stages that are being funded by the Transportation Investment Act (TIA), including:

- **State Route 315/State Route 219/Goat Rock Road Intersection Improvements**
  - Project is currently in the early design phase with environmental screening about to start.
  - Expected to be advertised by the end of 2026. Potential 18-month construction duration.
- **State Route 315 Improvements from Hart Drive to Hamilton Mulberry Grove Road**
  - Operational improvements between I-185 and Mulberry Grove Rd on SR 315. Improvements are likely to include a roundabout at the intersection of SR 315 and Fortson Rd with turn lanes and other intersection improvements throughout the corridor.
  - Project is currently in the early design phase with environmental screening about to start.
  - Expected to be advertised by the end of 2026. Potential 18-month construction duration.
- **Manchester Expressway (US 27 Alt) @ Central Church Road Intersection Improvements**
  - Intersection Improvements at that above noted intersection.
  - Project is in early design with the GDOT district office developing a concept layout.
  - Expected to be advertised in 2026. Potential 6-month construction duration.
- **Continuation of the Man O' War Railroad Recreation Trail**
  - Extension of the Man O' War Trail
  - Project is currently inactive. Design expected to start in 2027.
  - Will be locally managed by Harris County.

## **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 considered in the planning process and appropriate protection. The physiographic characteristics of Harris County are examined in the following narrative.

### **Groundwater Recharge Area**

Six areas may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, and low slopes, and are found in certain sections of the county. See Groundwater Recharge Area Map.

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.

### **Floodplains**

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.

### **Slopes**

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 just four hundred 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 three hundred 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 ranges 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 around steep slopes has been relatively rare, present procedures have been adequate. As the more easily developable land in the county is utilized, the pressure to develop areas of steep slopes will increase.

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

### **Water Supply Watersheds**

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

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

There are seven small watersheds that cross Harris County boundaries. All these are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek, and Mulberry Creek, are completely enclosed in the county. Standing Boy Creek, Bull Creek and Upatoi Creek all have headwaters that lie within Harris County. The Flat Shoals Creek watershed enters and re-enters the county near Pine Mountain and near its mouth at West Point. Most of this watershed is located in Troup and Meriwether Counties. See Water Supply Watersheds Map.

### **Wetlands**

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, manufactured lakes and reservoirs created as part of hydroelectric activity along river corridors also provide open water wetland habitat.

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for storm water runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water

supplies (Georgia Department of Natural Resources). Harris County has approximately 10,396 acres of Forested Wetlands, 748 acres of Non-Forested Emergent Wetlands, 7,295 acres of Open Water Wetlands, and 1,113 Scrub/Shrub Wetlands scattered throughout the County. The geographic dispersion of these wetland oases throughout the County forms a network of habitat and drainage that is crucial to the ecosystem of the region. Landowners should be encouraged to maintain private wetlands.

Harris County, Pine Mountain, and Shiloh have adopted the Wetland Ordinance as required under the Environmental Planning Criteria (3913-16) proposed by the Environmental Protection Division of Georgia, DNR. EPD has not required Hamilton or Waverly Hall to adopt the Wetland Ordinance and they have not done so.

**Public Water Supply Sources**

There are twenty permitted water systems in Harris County with a total of 46 permitted water sources. Of those forty-six sources, five are surface water sources, seven are ground water sources from springs, and 34 are ground water sources from wells. There are six public water systems operated by local governments in Harris County and three operated by the state government. The Harris County Water System has permits for five drinking water sources: one intake north of Bartlett’s Ferry, two wells (inactive), and the purchase of water from two regional sources. Three of these five sources are ground water and two are surface water. All other residents not on county water have private wells or private systems. The Pine Mountain Valley Water System has a permit for three ground water sources- all wells, which serve Valley residents. The F.D. Roosevelt State Park, owned by the Georgia Department of Natural Resources, has permits for three ground water sources: all wells.

**CULTURAL RESOURCES**

In 1994 a comprehensive survey of Harris County historic resources was completed. That survey identified 570 resources 50 years old or older in the county. From that survey, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 Survey also identified four areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Hamilton, Pine Mountain, Shiloh, and Waverly Hall. As a result of that survey, two individual properties (Mountain Hill Schoolhouse and Whitesville Methodist Episcopal Church and Cemetery) and two districts (Pine Mountain State Park and Sunnyside School—Midway Baptist Church and Midway Cemetery) were nominated to the National Register of Historic Places. Pine Mountain State Park was also designated a National Historic Landmark. As of August 2004, there are ten individual historic properties and three historic districts listed in the National Register of Historic Places in Harris County.

**Residential Resources**

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.

Eligible National Register Residential Resources Individual Properties	
Fairview	Single Dwelling Form Number P-32
Brawner-Land House	Single Dwelling Form Number P-49

Billingslea House	Fletcher Hargrett House
Hutchinson House	Shippey House
Virgil Homer Walker House	John Pattillo House / Whipporwill Farm
Joseph J. Hadley House	William T. Nelson House
William Hopkins House	Single Dwelling Form Number H-9
Rob Stribling House	Single Dwelling Form Number H-11
Willis Williams House	Single Dwelling Form Number H-28
Switzer-Ingram-Hudson House	Beall-Mobley-Williams House
Single Dwelling Form Number H-10	Copeland House
Dewdy Parker House	Single Dwelling Form Number 172
Hill-Johnson-Mobley House	Single Dwelling Form Number 254
Single Dwelling Form Number H-41	Single Dwelling Form Number 270
Hunley-Kimbrough House	Single Dwelling Form Number 279
Single Dwelling Form Number 169	Single Dwelling Form Number 281
Single Dwelling Form Number 177	Bickley House
Weeks-Kimbrough-Clarke House	Stanford House
Single Dwelling Form Number 274	Will Pitts House
Single Dwelling Form Number 280	Talley-Heywood-Kimbrough House
Whitehead-Lutrell House	Single Dwelling Form Number P-25
Old Dixon House	Single Dwelling Form Number P-46
Dr. B.N. Bussey House	Single Dwelling Form Number P-66
Henry Kimbrough House	Valley House
Theophlos T. Morrah House	

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

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

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.

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

## LAND USE

### EXISTING DEVELOPMENT PATTERNS

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

Land Use Acreage		
Existing Land Use Classification	Total Acreage	Percent of Total Acreage
Residential	28,455	9.5%
Commercial	539	0.2%
Industrial	481	0.2%
Transportation/Communication/ Utility	9,162	3.1%
Recreation/Parks & Conservation	18,891	6.3%
Public/Institutional	4,739	1.6%
Agricultural/Forestry	221,834	74.4%
Vacant/Undeveloped	7,567	2.5%
Total Acreage	297,998	100.0%

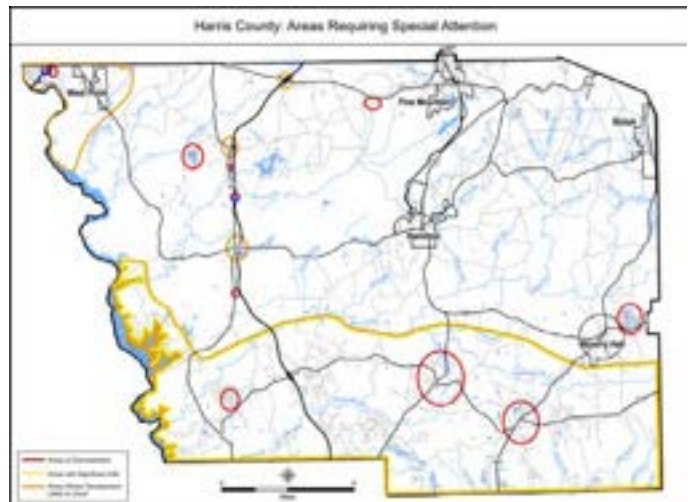
Source: RVRC

### 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. Most of the 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.

**Harris County: Areas Requiring Special Attention**



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. The 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. Most 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, 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, 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.

## **BROADBAND INTERNET SERVICE**

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Of the approximately 5.3 million locations in the data (i.e., homes, businesses, and institutions in Georgia), 4.9 million locations, or 91.5 percent, are served at speeds of at least 25 Mbps download and 3 Mbps upload (25/3) via terrestrial technologies. Of the 454,950 unserved locations, about 90 percent are outside of urban areas. <sup>1</sup>

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

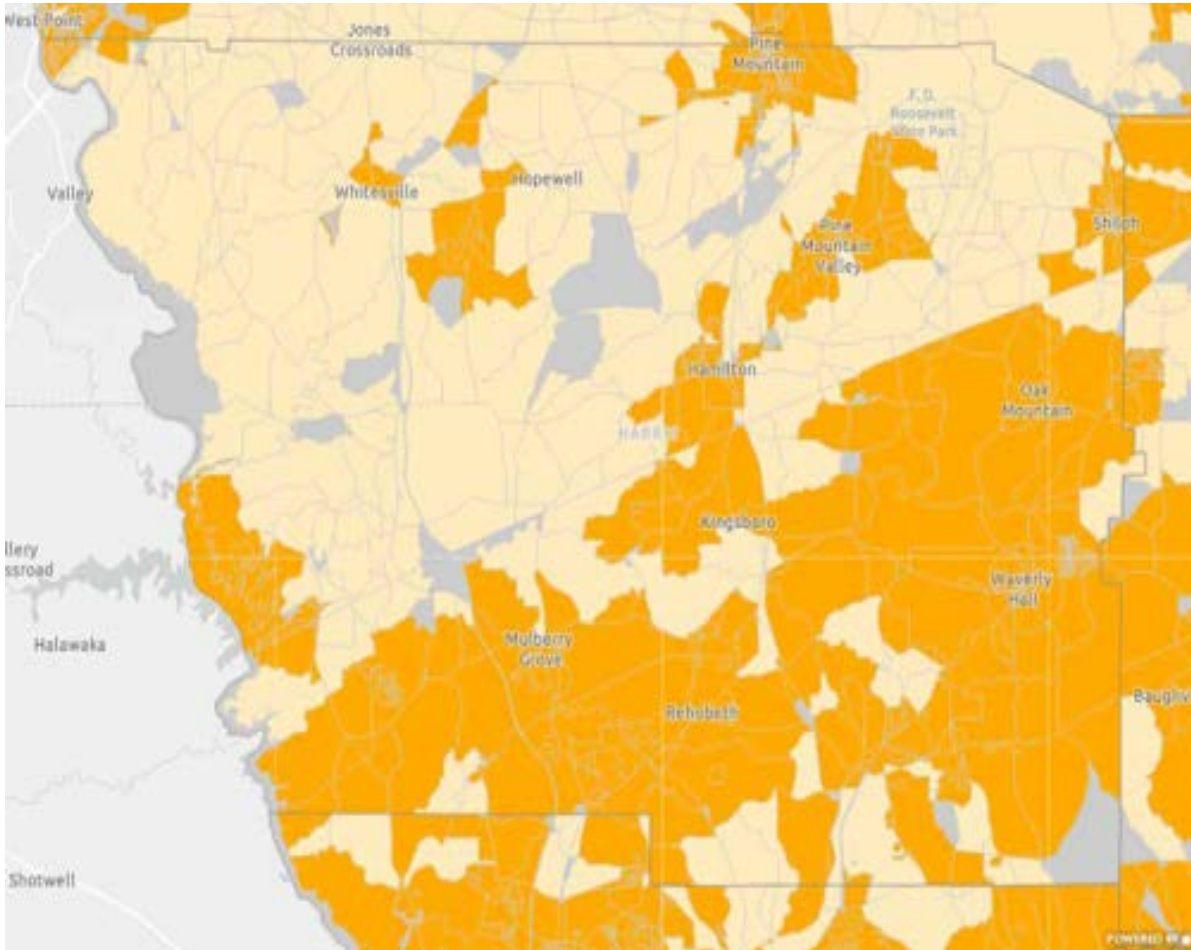


Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map<sup>2</sup> precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated to track changes in broadband availability for years to come. Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as ‘served’. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

The accompanying graphics represent areas which are and are not served at the Initiatives’ threshold speed of 25 Mbps/3 Mbps. Harris County has 2,829 locations with no broadband service, and 18% of the population lives in unserved areas. There are 13,048 locations with access to broadband at the minimum service level.

## Broadband Availability in Harris County



## Broadband Availability in Harris County

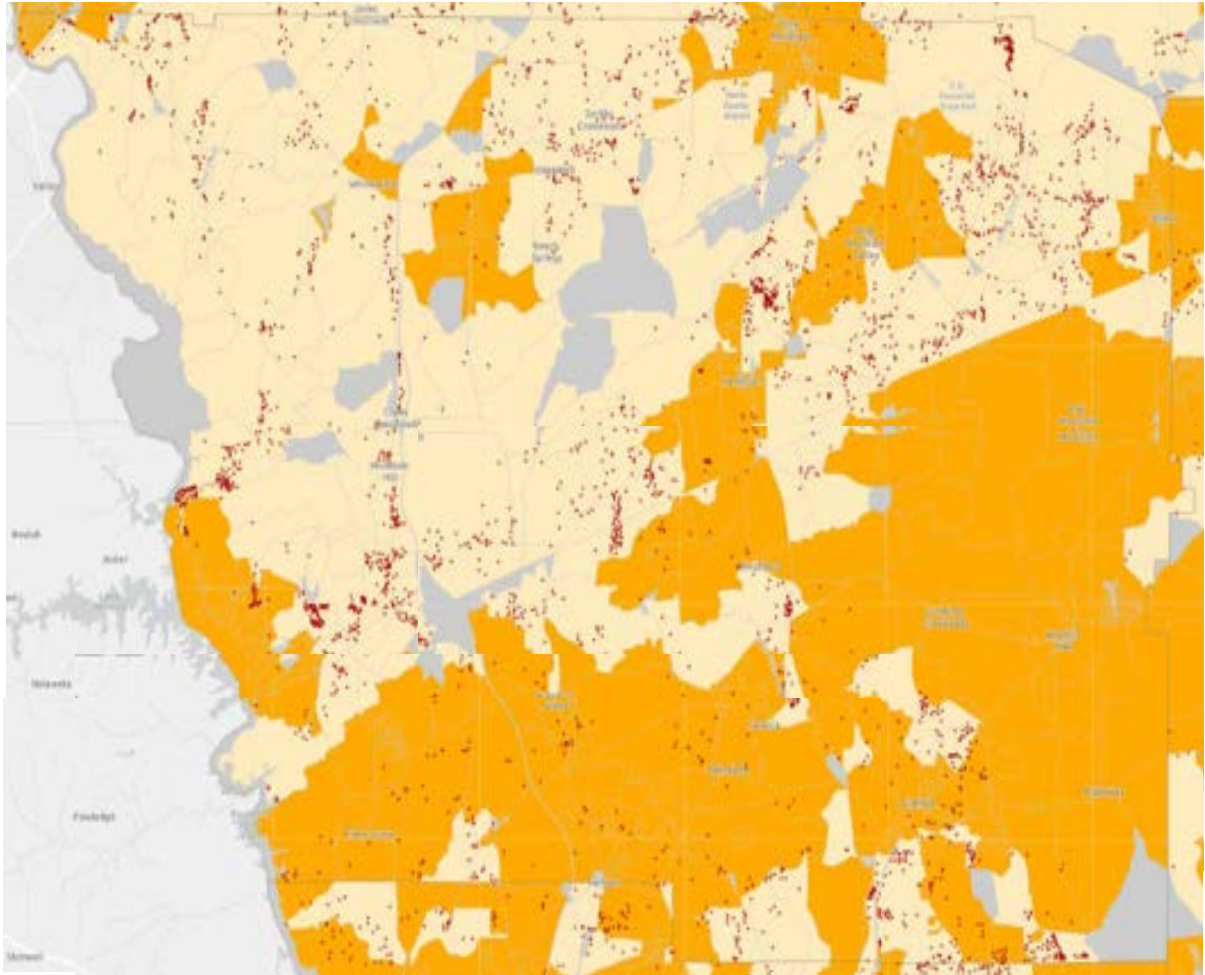
■ Served Census Block   ■ Unserved Census Block   ■ No Locations

Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved.' The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various internet service providers of Georgia. Location data are from commercially available sources.

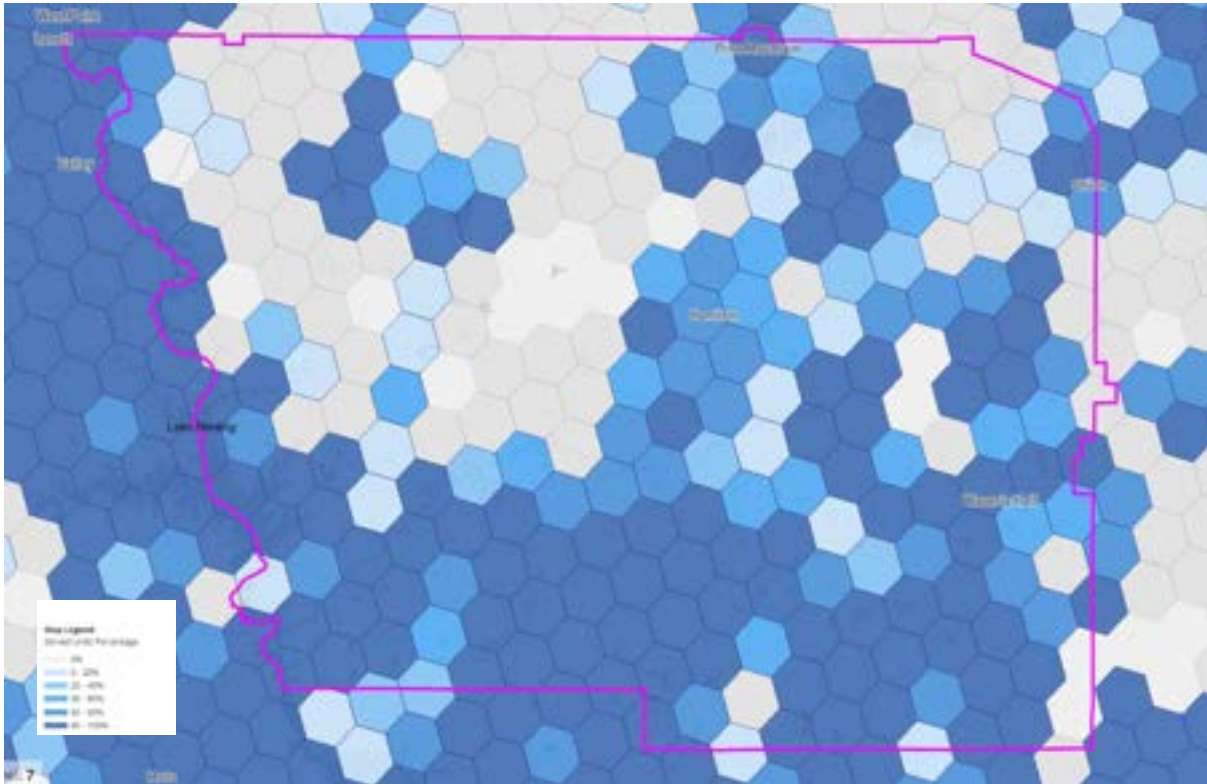
*Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 2023.*

<sup>1</sup> Georgia Technology Authority and Georgia Department of Community Affairs, *Georgia Broadband Annual Report 2022*

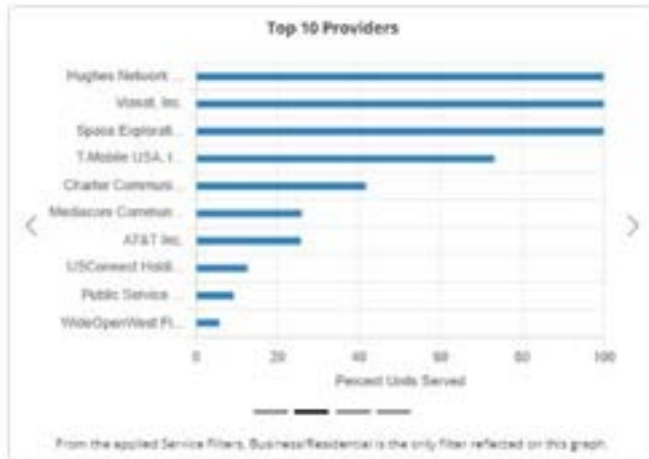
Harris County Unserved Locations Detail



# Fixed Terrestrial Broadband Availability



Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, (June 30, 2023, latest public release).



With so many residents not served by the Initiative’s minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

# **HARRIS COUNTY**

# HARRIS COUNTY

## VISION AND GOALS

### Harris County Vision Statement

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

### Community Goals and Policies

Goal #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.

- Preserve the rural character of Harris County and provide the opportunity for agricultural and forestry activities to remain a vital part of the county.
- 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.

Goal #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.

- 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.
- Work with state, local governments and the Chamber of Commerce to attract more office, retail, and industrial jobs to balance the existing employee/residential ratio.

Goal #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.

- Ensure that new development creates a long-term tax benefit for Harris County's residents and employers.
- Create recreational facilities, parks, and green spaces that are accessible to the public as gathering places for all citizens.
- Encourage efficient use of existing infrastructure and public facilities to minimize the need for costly new/expanded facilities and services.
- Work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

Goal #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.

- Support new land uses that enhance housing options in our community.
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

Goal #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.

- Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- Update zoning, subdivision, and other development regulations.

Goal #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.

- Support creation of a community-wide pedestrian/bike path network.
- Update, expand, improve, and maintain existing transportation facilities such as the Harris County Airport, street/road network, bike, and pedestrian trails.
- Create a “sense of place” for Harris County through the development of gateway and scenic corridors.
- Work with Federal, State, and non-profit organizations to develop abandoned rail lines to trails.

Goal #7: Preserve Harris County’s historic and cultural resources that provide valuable information about the proud history of Harris County and its residents.

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

Goal #8: Coordinate with neighboring jurisdictions to address shared needs.

- Consult with other public entities in our area when making decisions that are likely to impact them.
- Review Comprehensive Plan benchmarks on a regular basis (every other year).

Goal #9: Advance Harris County’s Broadband System.

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

## **COMMUNITY NEEDS AND OPPORTUNITIES**

### **Needs**

- Repaved roads
- Clean/beautify dilapidated properties
- Meet the increased demand for public services
- Expand water and sewer capacity and capabilities
- Increased educational opportunities for students during the school year and summer.
- Public transportation for senior citizens
- Development of local businesses

### **Opportunities**

- Availability of public space and determine what needs expansion, renovation, or closure.
- Adequate highway system
- Encourage small business and development of retail
- Many natural and recreational resources
- Improve, enhance, and preserve the County’s natural and cultural resources

- Continued development of biking trails to encourage recreational activity
- Expand infrastructure
- Creating more green space in the County to preserve natural resources

### **Strengths**

- The people
- Natural beauty
- Recreation
- Broadband/diversity with network option

### **Weakness**

- Infrastructure
- Lack of Retail
- Confusing Zoning
- Lack of senior housing
- Addresses missing/not visible on new and old houses.
- Water issues in rural areas/lack of access

### **Opportunities**

- Matrix allows more businesses.
- Industrial Parks

### **Threats**

- Lack of affordable housing
- Lack of jobs



# CHARACTER DEVELOPMENT 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 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**

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.



**Whitesville Road Farm**

### **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 resources 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 cultural, historic, and natural resources to provide a variety of educational experiences.
  - a. Encourage local schools to use these facilities as an outdoor classroom.
  - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - c. Support regional tourism alliances with other counties and other facilities (such as Callaway Gardens) to promote existing and future natural, historic, and cultural resources to increase the number of visitors. Support and expand upon regional events such as Wheels of Fire, Pine Mountain Trail Association, Rodeo, and numerous Callaway Garden events.
  - d. Conserve, maintain, and promote natural, historic, and cultural resources 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 agriculturally based economy while allowing limited residential development.



**Timber Tract Northwest Harris**

1. Limited new development.
2. Investigate the use of conservation subdivisions where appropriate infrastructure is available.
3. Protect farmland/ forestland and open space.
4. Maintain appropriate size lot. Any residential subdivision development should be done on 10-acre minimum.
5. Promote use of conservation easements by landowners.
6. Limit the development of residential subdivisions.
7. Require compatible architectural designs that maintain the rural character.
8. Any construction or widening of roadways should be done with careful designs to reduce environmental impact.

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

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

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

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

**Implementation Measures/Strategies:**

1. Participate with the Harris County Chamber of Commerce and Harris County Extension Service in marketing the county’s agricultural products. Assist local farmers in selling their products. This can include 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 the 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
  - b. Severe slopes.
  - c. Require compatible architecture designs that maintain the rural character.
  - d. Require minimum lot sizes of ten or more acres to limit development density and protect the rural character.
  - e. Require site plans, building designs, and landscaping that are sensitive to the natural features of the site, including topography and views.
  - f. Wherever possible, connect to a local and regional bike/ pedestrian network.
  - g. Encourage new developments (subdivisions) designed with more character, with attractive clustering of buildings (must have appropriate infrastructure) leaving open space, green space, trails available to pedestrians and bicyclists as well as other recreational users.

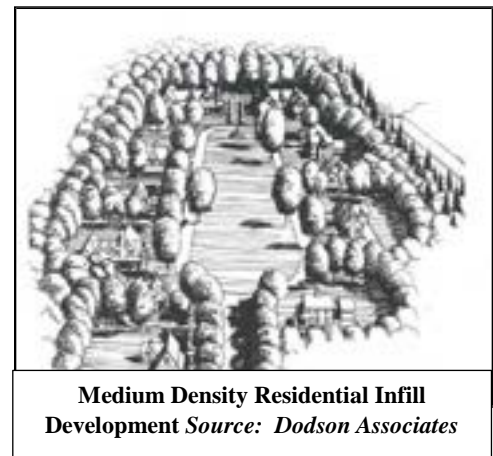


**Suburban Area Built Out/Established Residential**

**Vision:**

Maintain existing development pattern/density in plated 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 acres 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:**

1. Consider design standards or guidelines to ensure that the physical appearance of new developments or improvements to existing properties is compatible with neighborhood character.
2. Subdivision design incorporates a significant amount of open space.
3. 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:**

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).

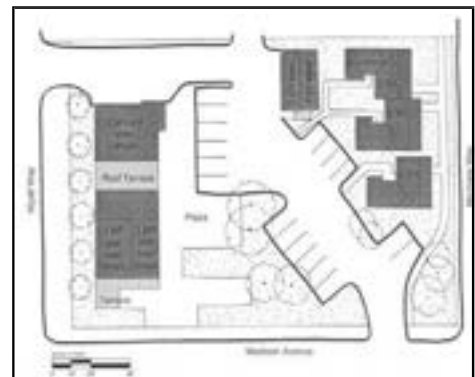
**Quality Community Objectives for this Area:**

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



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

**Mixed Use (The Grove)**

**Vision:**

1. Develop as a self-contained, traditional neighborhood type community and a service center for surrounding neighborhoods. Development characteristics desired include:
2. Landscaped buffers between the roadway and pedestrian walkways.
3. Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of the development.
4. 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.
5. There should be strong connectivity and continuity between each master planned development. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points to encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture.
6. Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.



**Land Uses or Zoning Categories Preferred:**

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

**Quality Community Objectives for this Area:**

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

**Implementation Measures/Strategies:**

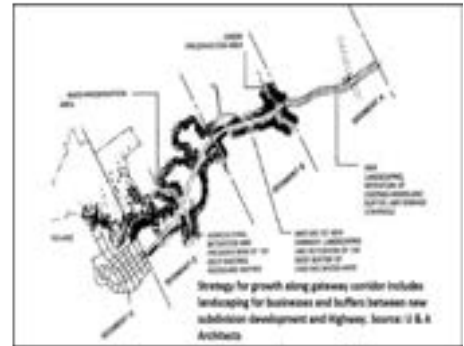
1. Practice low impact development measures, planning, design practices and technologies to conserve and protect natural resources systems and reduce infrastructure costs.
2. Incorporate sustainable/green design for developments creating environmentally sound and resource-efficient buildings by using 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 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 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 the 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.

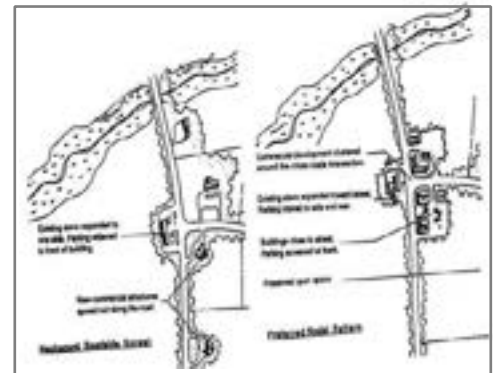
### **Quality Community Objectives for this Area:**

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 fifty 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**

**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 areas.



**Industrial Area(s)**

**Vision:**

Given that industry is limited in Harris County, maintain existing industrially zoned and used areas in Harris County 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



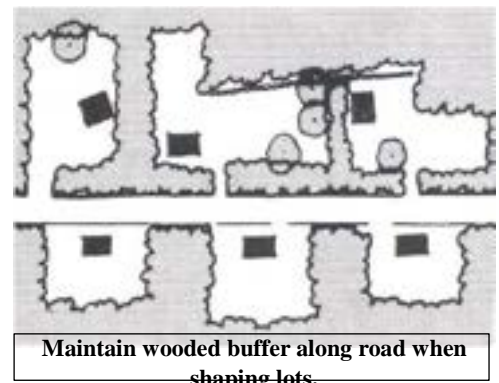
**Implementation Measures/Strategies:**

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.

**Linear Bike/Pedestrian Trail**

**Vision:**

Develop abandoned Georgia Southwestern Rail Line as a bike/pedestrian trail and utility corridor. Once developed, link trail to ecological, cultural, and recreational amenities and new residential, commercial, and industrial development by utilizing existing greenways, roadways, easements, and bike trails 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**

### **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:**

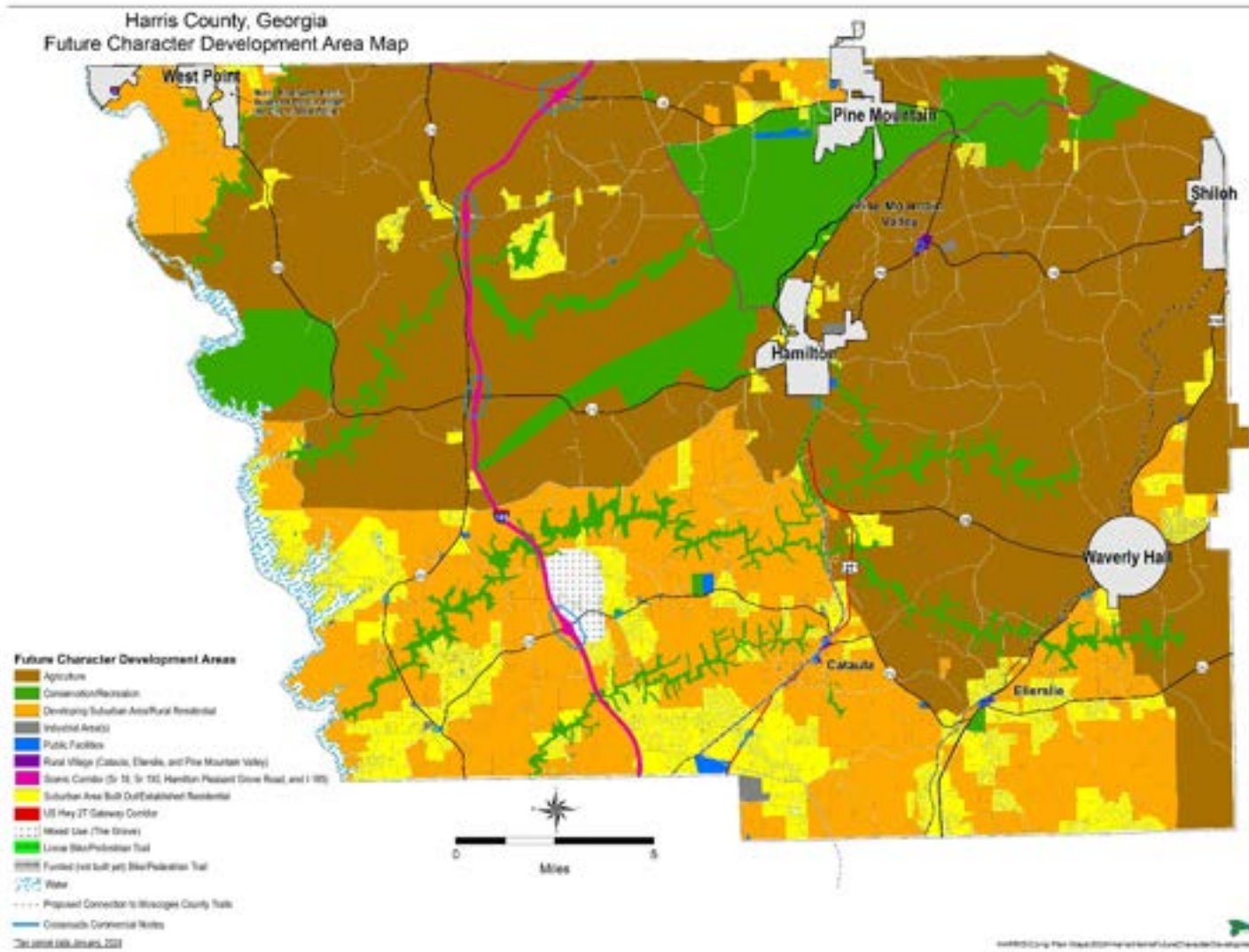
Transportation Alternatives, Educational Opportunities, Growth Preparedness

### **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 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-Future Character Development Areas Map



## EXISTING DEVELOPMENT PATTERNS

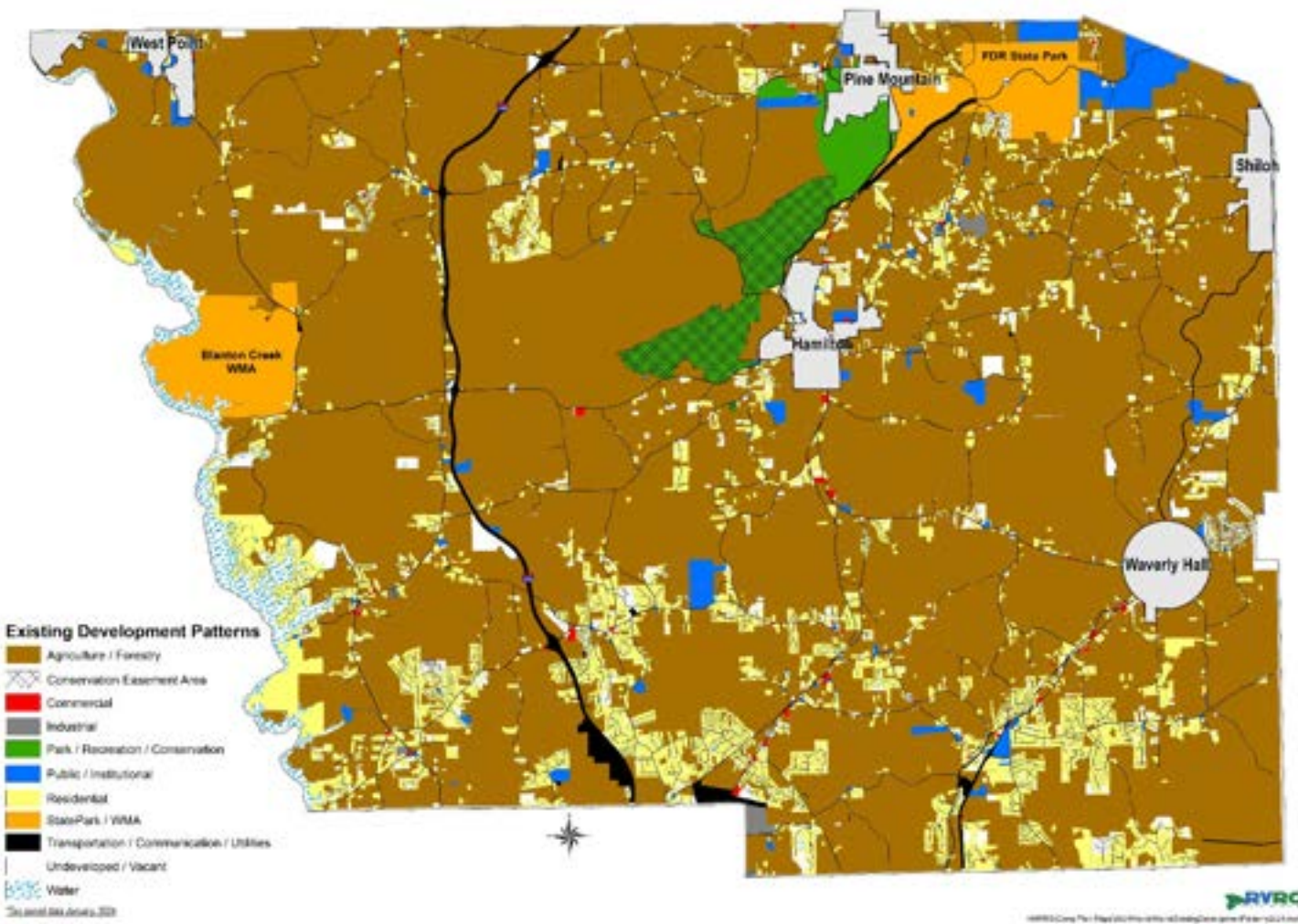
An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing development pattern map is the first step in gaining an understanding of not only what land uses exist and where they are, but how they interact. The purpose of this section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

The following table presents the definitions of each of the development pattern categories.

Existing Development Patterns Definitions	
Existing Land	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

Harris County, Georgia  
Existing Development Patterns Map



## HARRIS COUNTY REPORT OF ACCOMPLISHMENTS

Harris County Report of Accomplishments FY 2019-2024				
Project Activity	Complete	Underway	Postponed	Cancelled
<b>COMMUNITY FACILITIES</b>				
Renovate old library	X			
Begin Construction of Public Works Facility		X		
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.		Six phases already completed. Remaining phases are currently underway.		
Community Development Building Renovations	X			
Courthouse Renovations		X		
Road and Bridge Improvements		X		
EMS/Sheriff/Fire Department Equipment, Vehicles		X		
<b>ECONOMIC DEVELOPMENT</b>				
Continue the development of northwest Harris Business Park and Hamilton Business Park by using a portion of future SPLOST revenue, to make the Northwest Harris Business Park more attractive for new industries to relocate and existing industries to expand in Harris County.	X			
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.	X			
Market the county's two business parks using web sites and written promotional material	X			
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 consultant to further economic development infrastructure to include a broadband strategy. Identify areas of broadband need and how to best serve those areas.	X			
Improve broadband services by combining over \$1 million of revenue with grant funds to contract with a consultant to further economic development infrastructure to include a broadband strategy. Identify areas of broadband need and how to best serve those areas.	X			
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.	X			

Support near-term efforts to grow current and recruit new retail establishments in Harris County; 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.		X		
Invest in assets that attract more visitors to the area and provide county residents more amenities, such as eco-tourism and the Rails-to -Trails Pedestrian Walkway project.		13 miles are completed		
Work with tourism partners in and around the county to promote the Harris County brand as a destination for travel.		X		
<b>HOUSING</b>				
Enhance housing options in our community. Update/review zoning/ subdivision ordinance to address any development requirements that limit housing options.	X			
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.	X			
Prepare a strategy to use the four empty Interchanges on I-185 and address the market potential for creating housing communities (mixed-use) instead of housing developments.	X			
<b>LAND USE</b>				
Expand and appropriately locate commercial land use in Harris County.		2 acres for a commercial Lot		
Change Planned Unit Development ordinances to make them more predictable and easier to understand and administer	X			
Review Development fees, Special Use Permits and Rezoning fees, Capital Recovery) to compensate for new growth	X			
<b>NATURAL AND HISTORIC RESOURCES</b>				
Maintain appropriate buffers for creeks and waterways by limiting development in these areas.	X			
Management planning for significant community natural and cultural resources is needed.		X		
Continue enforcement of existing state and local regulations.	X			
Identify other conservation measures that can be used to protect natural and cultural resources.			Postponed until 2027	
Do a location map of Historic Resources in the unincorporated area of Harris County.	X			
Develop a Greenspace Plan and actively work to preserve greenspace.		X		



Identify areas of good soils for farming and quantify those areas.		Harris County Soil Map needs to be completed. 2024		
TRANSPORTATION				
Create a visually appealing gateway into the county along SR 18 to intersection of US 27 and SR 18.	X			
INTERGOVERNMENTAL				
Update SDS		2029		

## HARRIS COUNTY WORK PROGRAM

Harris County Work Program FY 2024-2029				
Project Activity	Year	Funding Source	Cost Estimate	Responsible Party
<b>COMMUNITY FACILITIES</b>				
Begin Construction of Public Works Facility	2025	SPLOST	\$1,200,000	Harris County
Continue the rails to trails pedestrian walkway project with the development of the Pine Mountain phase of the project, and the rehabilitation of the old railroad bridge over US 27.	2024-2029	SPLOST, General Funds, GDOT Funds, Grant Funds	\$600,00	Parks & Recreation
Road and Bridge Improvements	2027-2029	SPLOST	\$982,100	Harris County
EMS/Sheriff/Fire Department Equipment, Vehicles	2026	SPLOST, General Funds	\$3,730,000	Harris County
Develop a professional Parks & Recreation master plan.	2025	SPLOST-2025, General Funds	\$50,000	Parks & Recreation
Prepare a concept plan and develop the area adjacent to the Community Center to include pickleball courts, inclusive playground, and paved loop trail around the Community Center and Library for county-wide outdoor recreation.	2025	Grants, SPLOST-2025	Design: \$8,000, Construction: \$350,000	Parks & Recreation
Develop Pine Mountain Valley Park in accordance with master plan.	2024-2025	General Funds, Grants	\$500,000	Parks & Recreation
Install generators at Water Works facilities.	2025	Grant	\$850,000	Water Works
Implement the water and wastewater master plan.	2024-2029	Water Works Fund, SPLOST-2025	\$20M	Water Works
Complete the construction of a 1,000,000-gallon elevated water tank at intersection of I-185/SR 315.	2025	ARP Funds, SPLOST-2025	\$4.4M	Water Works
Complete the US 27 water line upgrade.	2024-2025	GEFA Loan	\$3,000,000	Water Works
Complete new Public Works facility.	2024	SPLOST-2019	\$2,000,000	County Manager
Install a new county-wide 911 radio system.	2025	Debt, SPLOST-2025	\$15-18M	911
Complete phase II of courthouse renovations.	2024-2025	SPLOST-2019, SPLOST-2025	\$4,000,000	Facilities Maintenance
Design and construct replacement administration building.	2027	Debt, General Funds	\$4M	County Manager
Design and construct a permanent morgue facility.	2026	General Funds	\$200,000	Coroner
Replace the aged Extension Service facility.	2026	General Funds	\$1,500,000	Extension Agent
<b>ECONOMIC DEVELOPMENT</b>				
Invest in assets that attract more visitors to the area and provide county residents more amenities, such as eco-tourism and the Rails-to -Trails Pedestrian Walkway project.	2024-2028	General Funds, grants, SPLOST	\$875,000	Parks & recreation

Develop a 25-acre parcel in the NWHBP for future industrial prospects.	2025	Grants, General Funds	\$65,000: design \$1.6M:	Development Authority
Work with the Development Authority to market and attract tenants to the NWHBP and HBP	2024-2029	Development Authority Funds	\$50,000	Development Authority
Work with the Development Authority to prepare a marketing plan to attract new businesses.	2024-2029	Development Authority Funds	\$50,000	Development Authority
Work with the Chamber of Commerce to promote tourism to the county.	2024-2029	Hotel/Motel Taxes	\$200,000/year	Chamber of Commerce
<b>LAND USE</b>				
Expand and appropriately locate commercial land use in Harris County.	2027	General Fund, Harris County Chamber of Commerce	\$4,000	Harris County
Continue to maintain and add layers to the GIS system.	2025-2029	General Fund	\$50,000	IT Department
<b>NATURAL AND CULTURAL RESOURCES</b>				
Management planning for significant community natural and cultural resources is needed.	2025	Harris County DNR (State grants)	\$15,000	Harris County
Identify other conservation measures that can be used to protect natural and cultural resources.	2027	Harris County DNR (State grants)	\$15,000	Harris County
Identify areas of good soils for farming and quantify those	2024	General Fund	\$10,000	Harris County
<b>TRANSPORTATION</b>				
Complete the widening of US 27 from SR 315 to Muscogee County line.	2024-2025	GDOT funds	\$0 county funds	GDOT
Complete the transportation master plan.	2024	General Funds	\$50,000	Public Works
Conduct annual road and bridge improvement program in accordance with the transportation master plan.	2024-2029	TSPLOST-2025 Funds.	\$1,000,000/year	Public Works
Design and construct intersection improvements at SR 315/SR 219/Goat Rock Road.	2024-2025	TSPLOST-2023	\$4,000,000	GDOT
Design and construct road improvements on SR 315 from Hart Drive to Hamilton Mulberry Grove Road.	2024-2026	TSPLOST-2023	\$7,000,000	GDOT
Complete the MOW Trail from Mulberry Creek to Muscogee County line.	2026-2028	TSPLOST-2023	\$5,000,000	GDOT
Design and construct intersection improvements at US 27 Alternate/Central Church Road.	2024-2025	TSPLOST-2023	\$800,000	GDOT
Conduct annual LMIG road resurfacing program.	2024-2029	LMIG Funds	\$1,000,000 /year	Public Works
<b>INTERGOVERNMENTAL</b>				
Determine the feasibility of actively participating in the Columbus MPO, expanding MPO boundary to include more of Harris County to obtain federal transportation funds.	2024	Federal transportation funds	\$0	Board of Commissioners, Columbus MPO

Update SDS	2029	General Fund	\$3,000	Board of Commissioners
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# HAMILTON

# HAMILTON

## VISION AND GOALS

### City of Hamilton Vision Statement

Given its history and importance as the Harris County seat, the dedicated leaders of the City of Hamilton shall provide its citizens a well-balanced community consisting of quality residential development. Single family development is the “backbone” of residential growth, with appropriate commercial, institutional, government and recreational facilities to serve its citizens, the residents of Harris County, and visitors. All development shall be connected when feasible by bike and pedestrian facilities protected by open space and green space areas and supported by a well-maintained and efficiently run utility system.

### Community Goals and Policies

- Maintain the desired character of the city through open space preservation, while providing sufficient designated growth areas to accommodate expected demand for business and residential growth by utilizing traditional neighborhood development principles and conservation subdivision design techniques.
- Seek sufficient and desirable growth by attracting businesses that will balance needs for jobs generated by residential development and will provide retail and service offerings to meet the needs of city residents and other residents of Harris County.
- Ensure that a fiscal balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas, and general governmental services needed to accommodate planned growth.
- Encourage residential development that meets the housing needs of city residents as well as providing a range of home site areas and a variety of housing styles. Single-family development is to be the cornerstone of residential development.
- 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.
- Develop a well-planned, efficient, effective, and safe transportation system that meets local and regional needs. Make Hamilton a pedestrian and bike friendly community.
- Preserve the city’s historic and cultural resources that provide valuable information about the proud history of the city and its residents. Use history, beauty, charm, and recreational opportunities to attract visitors.
- Promote and maintain a strong, aesthetically pleasing, accessible, pedestrian friendly downtown.
- Downtown is the “heart” of Hamilton.

## COMMUNITY NEEDS AND OPPORTUNITIES

### Needs

- Add more businesses to Hamilton, including a grocery store.
- Increase tourist activity in Hamilton.
- Expand agritourism activities.
- Promote infill in the town square area and rehabilitation of structures,
- Digitally map water and sewer system lines
- With water and sewer systems, Hamilton needs to review conservation development standards as a potential development option.
- Address possible land use connectivity options with the developing Harris County bike trail,
- Improve parking in the downtown area
- Determine how the new middle school will impact traffic on Mobley Bridge Road and SR 116
- Update Service Delivery Strategy in 2028

- Hamilton has adopted a historic preservation ordinance, but has not yet appointed a commission. Possibility to create a design review committee.
- Protecting existing open space and creating open space in new developments

### **Opportunities**

- Educational Opportunities-excellent K-12 school system
- Downtown Revitalization programs such as those offered by the Department of Community Affairs
- Proximity to Callaway Gardens/expanding tourism opportunities
- Role of Hamilton as county seat of Harris County. Capitalize on the presence of high school and middle school inside the city limits.
- Having water and sewer systems provide needed infrastructure for meaningful infill development and revenue opportunities
- Water lines are currently in place in 100% of the city. Growth means adding customers to the existing system which should increase water revenues. The city added new customers in 2023, more housing units are planned.
- Construction of 48 affordable apartments in surrounding residential developments beginning in June 2024
- Development of Harris County bike trail/pedestrian trail has a lot of economic potential
- Adequate highway system
- Addition of a parking garage
- Work with Harris County Jurisdictions and surrounding jurisdictions to develop broadband.
- Capitalize on Hamilton's historic resources. Hamilton has many historic resources located in close proximity to one another that have a high level of historic integrity. These would be appropriate for inclusion in a locally, state, and nationally designated historic district.
- Encourage traditional neighborhood development next to historic areas

### **Strengths**

- Upgraded public safety department; Public Safety
- Mercer Med, Urgent Care, Dentist office, Pharmacy
- Community based functions (Rodeo, Trunk or Treating, Sports Programs)
- Schools, Quality of life
- Community cooperation and care

### **Weakness**

- Qualified firefighters
- Public apathy
- Lack of publicity to City government activities
- Large population influx and impact on housing, crime, increased traffic

### **Opportunities**

- Economic development, tourism
- High speed internet a priority

### **Threats**

- Public infrastructure is struggling to keep up with population growth.
- Crime, stress on fire department, police, public utilities

## CHARACTER AREA VISION STATEMENTS

### *Parks/ Recreation/ Conservation* **Vision**

Due to the environmental and cultural significance of Hamilton's parks, natural and cultural resources, and the citizenry desire to protect said attributes. The City of Hamilton will protect its natural resources, to include State, Federal and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors, native flora and fauna, natural buffers) and other significant preserves. The vision includes:



**Hamilton Pedestrian/Bike and  
Conservation Trail Park**

1. Limit new development to include only agricultural uses, public utilities (water/sewer lines), bike/ pedestrian paths, or other low impact recreation facilities such as baseball or softball fields.
2. Promote use of conservation easements.
3. Promote areas as passive use tourism and recreational destinations.
4. Construction and widening of roadways should only be done, when necessary, with careful design.
5. Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
6. Infrastructure availability will be used to steer development away from areas of natural, cultural, and environmentally sensitive areas to protect native flora and fauna.
7. Protect stream corridors by requiring additional buffer area (fifty feet from each stream bank).
8. Site plans, building design and landscaping that are sensitive to natural features of the site including topography and views.

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

Hamilton prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e., wells, utilities, and bike/ pedestrian trail and low impact recreation facilities. Zoning categories include A-1 (agricultural).

**Quality Community Objectives for this Area:** Open Space Preservation, Environmental Protection, Heritage Preservation and Sense of Place.

### **Implementation Measures/Strategies:**

1. Conserve, maintain and promote the natural, historic, and cultural resources of the City of Hamilton.
  - a. Encourage maximum use of the county's natural resources 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.
  - e. Draft a stream buffer overlay district.
  - f. Review subdivision and zoning regulations for best management practices.
2. Conserve, maintain and promote cultural, historic, and natural resources to provide a variety of educational experiences.
  - a. Encourage local schools to use these facilities as an outdoor classroom.
  - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.



- c. Support regional tourism alliances with other counties and other facilities (such as Ossahatchee Indian Festival and Rodeo) to promote existing and future natural, historic, and cultural resources to increase the number of visitors.
  - d. Conserve, maintain and promote natural, historic, and cultural resources to keep the City of Hamilton an attractive place in which to live, work and play.
  - e. Discourage the obstruction of scenic views and sites in the county.
3. 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.
  - d. Conduct a simple market analysis to pinpoint any outdoor recreation business potential.

***LINEAR BIKE/PEDESTRIAN TRIAL***

**Vision**

Develop abandoned Georgia Southwestern Rail line as a bike/pedestrian/golf cart trail. Once it is developed, link the trail to ecological, cultural, and recreational amenities, as well as new residential and commercial development. Utilize existing greenways, roadways, easements, and bike trails to provide safe, efficient pedestrian linkages, while giving users an opportunity to enjoy the natural environment. The vision also includes:

- 1. Preserve environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
- 2. Use infrastructure improvements to control development along the linear bike and pedestrian trail.
- 3. Develop facilities for bicycle storage racks, additional bikeways, bike lanes to connect to developing trail.
- 4. Landscaped buffers between the roadway and bike/pedestrian trails/walkways.
- 5. Retrofitting existing residential communities to improve pedestrian and residential bicycle access and connectivity with nearby commercial areas and developing bike trails.



**Land Uses or Zoning Categories Preferred**

See adjacent Character Areas.

**Quality Community Objectives for this Area**

Open space, Alternative transportation, Intergovernmental cooperation, Sense of Place, Regional Identity, Heritage Preservation

**Implementation Measures/Strategies**

Create these linkages by:

- 1. Linking green spaces into a pleasant network of greenways.
- 2. Establish other trails and greenways networks to positively impact individuals and improve communities by providing recreation and transportation opportunities.
- 3. Identify areas of planning coordination with other governments including both Harris County and the Town of Pine Mountain to coordinate and promote trail expansion.
- 4. Conduct a bike/walkability analysis. Examine the extent and size of the bike trail/sidewalk network, its internal and external connectivity and the attractiveness and security of the bike trail/sidewalks and street crossings.

## ***Established Residential***

### **Vision**

These are primarily platted and developed residential areas of the City of Hamilton. Maintain existing development pattern/density, but look to improve subdivision/development by:

1. Foster retrofitting of these areas to better conform to traditional neighborhood development principles.
  - a. This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable infill locations within walking distance of residents.
  - b. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
  - c. Permit accessory housing units, or new well-designed, small-scale infill single-family attached residences to increase neighborhood density and income diversity.



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

Land use is single-family detached residential on a one-half acre parcel. In areas where plats are reordered, the existing development pattern will be continued. Single-family attached will be considered as part of a conservation/cluster subdivision or PUD. Preferred zoning categories are R-1, PUD (Planned Unit Development).

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

### **Implementation Measures/Strategies:**

1. Foster retrofitting of these areas to better conform to traditional neighborhood development and conservation.
2. Design principles by utilizing existing water/sewer infrastructure.
3. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
4. Permit accessory housing units such as garage apartments, or new well-designed, infill residences to increase neighborhood density.
5. Promote strong connectivity between developments.
6. Establish good vehicular and pedestrian/ bike connections.
7. to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/ subdivisions, and multiple site access points.
8. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
9. Review existing design guidelines for effectiveness and impact on new development.



## ***Master Planned Community/ Neighborhood Center***

### **Vision**

Promote moderate density, traditional neighborhood development (TND) 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.

1. There should be strong connectivity and continuity between each master planned development and existing land uses.
2. 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 and to encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture.
3. 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.
4. New development should provide facilities for bicycles, including bikeways or bike lanes, storage racks, etc.
5. Development should be clustered in nodes to create open space and protect environmentally sensitive areas.
6. New development should orient houses to the street, with most houses having front porches, providing pedestrian access to neighborhood commercial center.
7. Most of the parking should be at the rear or side of buildings to minimize visibility from the street and be landscaped.

**Land Uses Preferred Includes:**

Single-family detached, commercial.

**Zoning Categories Include:**

R-1, C (commercial), and PUD (Planned Unit Development).

**Quality Community Objectives for this Area:**

Resource Conservation, Open Space Preservation, Environmental Protection, Housing Choices, Transportation Alternatives, and Traditional Neighborhoods.

**Implementation Measures/Strategies:**

1. Landscaping guidelines/ordinance to include requirements for protection of existing trees, planting of trees, establishment of landscaped strips as buffers between developments, etc.
2. Practice low impact development measures and planning and design practices and technologies to conserve and protect natural resources systems and reduce infrastructure costs.
3. 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.
4. Use buffers to help existing neighborhood areas and surrounding agricultural tracts to provide visual and sound barriers between adjacent or incompatible uses.
5. Use the orderly expansion of water and sewer service to effectively manage growth and governmental expenditures through planned phased expansion of infrastructure guided by community vision.
6. Allow accessory housing units like garage apartments located on same lot as a single-family unit.
7. Creative design for higher density developments that encourage the design of higher density developments to blend with the surrounding neighborhoods by masking the high-density aspects of the development through landscaping or architectural details.
8. Consider allowing zoning density increases to private developers in exchange for the provisions of specific amenities such as public improvements, open space, or a variety of housing choices.

9. Use the subdivision review and zoning process to analyze master planned development 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 and connectivity to other uses.
10. Utilize flexible parking standards and street design in place of rigid parking and street requirements.
11. 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.
12. Development should be very pedestrian-oriented, with strong, walkable connections between different uses.
13. Include direct connections to the greenspace and trail networks.
14. Review ordinances for best development practices.

### ***Town Square***

#### **Vision**

The City of Hamilton will ensure proper management of all developed and undeveloped land paralleling U. S. 27 from Copeland Lane thru the town center and out to the Brawner Lane intersection. In an effort to improve the usability of the area, including improvements to traffic flow, landscaping (bike/ pedestrian/ golf cart trails, benches, outdoor lighting), signage, façades, parking, and connectivity, Hamilton will have a vibrant and active Town Square that has been fully restored and well maintained. This area will be a focal point for the City of Hamilton 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 square will be an



attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment. The In Town Corridor/Town Square is the key component to maintaining Hamilton's unique sense of place and must be protected from architecturally incompatible development. Hamilton will protect the In-Town Corridor and Town Square by:

1. Prohibiting corporate architecture.
2. Regulating signage within the town center/ in-town corridor; and
3. Utilizing existing or available parking in town square.
4. Requiring buildings in the town square 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 square area and surrounding community.
5. New buildings/commercial structures will be located near street front with parking in rear of buildings to be more pedestrian friendly and keep the town square aesthetically pleasing; and
6. Given the impending development of the city's new bike/pedestrian trail, the city will identify places for bicycle facilities including bikeways or bike lanes and storage racks.

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

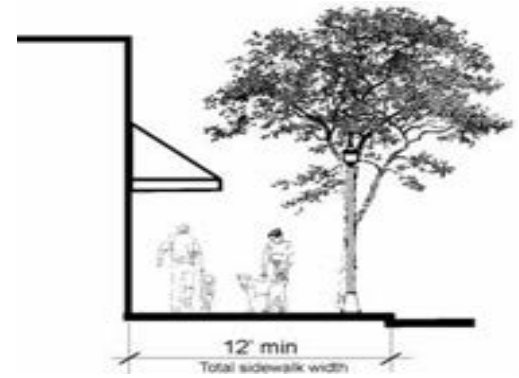
Single-family detached residential (matching surrounding neighborhood character and density), commercial, public institutional, bike/pedestrian facilities, live/work loft units and traditional neighborhoods. Preferred zoning categories include CD (Commercial Downtown), R-1. Public water and sewer are required for high-density development in this area.

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

Traditional Neighborhoods, Infill Development, Sense of Place, Transportation Alternative, Regional Identity, Open Space Preservation, Environmental Protection, Appropriate Business and Housing Choices

## Implementation Measures/Strategies

1. Encourage attractive streets with signage guiding visitors to town square and scenic areas around the community.
  - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
  - b. Expand upon existing design guidelines for new development to include minimal building setback requirements from the street.
  - c. Corridors leading to the town square must be attractive, where development is carefully controlled to maintain or improve appearances.
  - d. Reduce the role and impact of vehicles in the community by employing attractive traffic calming measures along major roadways and exploring alternative solutions to parking congestion.
  - e. Provide basic access for pedestrians and bicycles.
  - f. Coordinate land uses and bike/ pedestrian facility connections where applicable.
  - g. 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. Promote an adequate, efficient, and appropriate mix of goods and services in the Town Square.
  - b. Encourage the rehabilitation of storefronts in the Town Square.
  - c. Support the location and maintenance of desirable and suitable entertainment facilities in the Town Square.
  - d. Encourage cultural events, i.e., art shows, small fairs, and other attractions in the Town Square.
  - e. Encourage adaptive re-use of historic structures.
  - f. Preserve historic and cultural buildings and monuments.
  - g. Provide daily clean-up services in the downtown areas.
3. Encourage citizens to shop locally.
  - a. Make business hours more compatible to fit the needs of local shoppers.
4. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).
5. Perform a local parking study to determine areas that have parking problems including an analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand and review local policies affecting parking.
6. Sustainable/green design for development; create environmentally-sound and resources-efficient buildings by using an integrated approach to design; promoting resource conservation, energy efficiency, water conservation features.
7. Consider adopting a Historic Preservation Ordinance.
8. Conduct a Downtown Specific Study for the Town Square area and expand community design guidelines.
9. Keep maximum distances for block length and width and/or perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
10. Look at on-street parking enhancements such as taking advantage of opportunities to add on-street parking in areas where additional parking is most needed, such as changing parallel parking to angle parking, converting underused medians, loading areas, etc.
11. Parking bank/inventory long-term parking areas with street signage so that the most convenient parking areas are left for short-term users including visitors and customers to the Town Square area. Encourage property owners to share parking.



12. Work with Harris County to develop parking solutions.

### ***Agriculture/Conservation***

#### **Vision**

These are typically large tracts of forested family-owned land, both hardwood and pine that are either undeveloped or have a few residential structures. Maintaining rural agriculture and forested property is part of the City of Hamilton's development vision and economy. The goal is to protect forested property while allowing limited residential development.

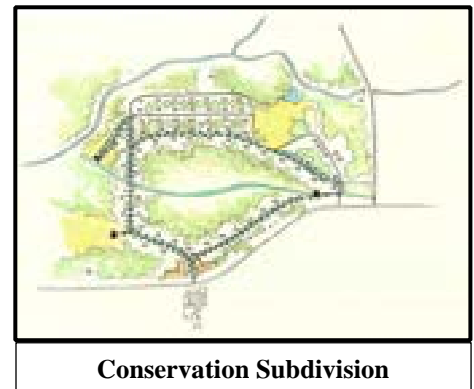
1. Limited new development.
2. Protect farmland/ forest land and open space.
3. Maintain appropriate size lot.
4. Consider the use of conservation easements by land owners.
5. Limit the development of residential subdivisions.
6. Require compatible architectural designs that maintain the rural character.
7. Widening roadways only when necessary and with careful designs.
8. Any residential development should be done on 4+ acre tracts.

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

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

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

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



#### **Implementation Measures/Strategies:**

1. The new residential development will be single-family on four acres plus tracts.
  - a. Subdivision design incorporates a significant amount of open space.
  - b. Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - c. Require compatible architecture designs that maintain the rural character.
  - d. Require minimum lot sizes of four or more acres to limit development density and protect the rural character.
  - e. Require site plans, building designs and landscaping that are sensitive to the natural features of the site, including topography and views.
  - f. Wherever possible, connect to a regional bike/pedestrian network.
  - g. New development (subdivisions) designed with more character, with attractive clustering of buildings leaving open space, green space, and trails available to pedestrians, bicyclists, and other recreational users.
2. Draft a landscaping guideline and ordinance to protect existing trees, planting of trees, landscaped strips as buffers between developments, etc.
3. Draft conservation/cluster zoning ordinance.
4. Draft hillside development standards for reasonable hillside use that complements the natural and visual character of Hamilton.

5. Adopt design measure standards or guidelines that ensure that the physical appearance of new developments or improvements to existing properties is compatible with community character.

### ***Traditional Neighborhood-Stable***

#### **Vision**

These are residential areas in older parts of the City of Hamilton typically developed prior to WWII. Characteristics include 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. The City of Hamilton Established Residential Neighborhoods will have most owner-occupied single-family homes, and/or stick-built homes constructed on-site, to serve as a continuing example of well-maintained, stable neighborhoods with sidewalks to encourage pedestrian access, street lighting, and limited vacant properties. For further information and images, please see the Character Area Design Appendix. 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. Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately scaled retail establishments serving neighborhood residents.
3. 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.

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

Single-Family detached on a minimum of a one-half acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1 and C (Commercial). Commercial development will be limited to properties that have commercial zoning. Those properties exist south of Williams Road and north of Barnes Mill Road.

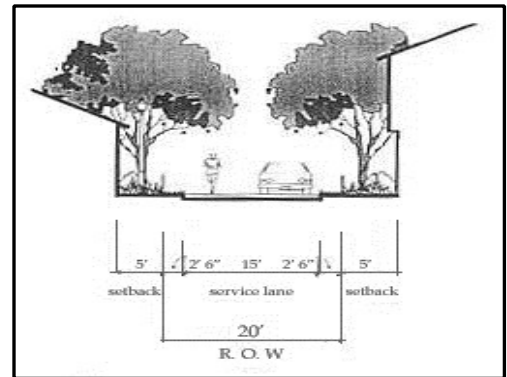
#### **Quality Community Objectives for this Area:**

Traditional Neighborhood, Infill Development, Sense of Place, Heritage Preservation, Appropriate Business, Housing Choices

#### **Implementation Measures/Strategies:**

1. Protect residential areas and their residents from incompatible land uses and activities.
2. Encourage infill residential development within established neighborhoods that are architecturally compatible with existing housing.
3. Encourage innovative housing city wide that is compatible with city policies.
4. Expand upon design measure standards or guidelines that ensure that the physical appearance of new developments or improvements to existing properties is compatible with community character.
5. Draft developing a landscaping guideline and ordinance to protect existing trees, planting of trees, landscaped strips as buffers between developments, etc.
6. Draft design review guidelines to complement the existing zoning and subdivision regulations.

7. Keep maximum distances for block length and width and/or perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
8. Review setback requirements to see if they are compatible with the setbacks of existing structures.



***Traditional Neighborhood Developing***

**Vision**

These are vacant lots or underdeveloped lots in traditional neighborhoods or adjacent to traditional neighborhoods that will be developed as traditional neighborhoods. Citizens of Hamilton wish to continue existing traditional neighborhood style development by creating well maintained, stable single-family residential neighborhoods that match the existing lot sizes and architecture of surrounding traditional neighborhoods. The vision includes:

1. Sidewalks with street lighting and landscaping to encourage pedestrian access.
2. 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 to protect existing natural and cultural resources.
3. Well-designed development that blends into existing neighborhood development.
4. Developments with mid-block alleys; and
5. Houses located near the street, with large front porches that encourage interaction with neighbors.

**Land Uses or Zoning Categories Preferred**

Single-Family detached on a minimum of a one-half acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1.

**Quality Community Objectives for this Area:**

Traditional Neighborhood, Infill Development, Sense of Place, Heritage Preservation, Housing Choices

**Implementation Measures/Strategies:**

1. Expand upon existing design guidelines, add Design Review to Planning Commission responsibilities.
2. Promote environmentally sensitive site design, draft landscaping guidelines that identify native and drought resistance plants.
3. Maximum Block Length, Width and/or Perimeter, maintain existing block pattern.
4. Review zoning ordinance setback and block length requirements.
5. Develop additional sidewalks as funds are available.



***Gateway/ In-Town Corridor***

**Vision**

To develop land adjacent to US Highway 27 and SR 116 in a manner that is visually pleasing to motorist heading in and out of the City of Hamilton by:

1. Focus on the appearance with the use of appropriate signage, landscaping, and other beautification measures.
2. Manage access to keep traffic flowing, using directory signage to clustered developments.
3. Retrofit or mask existing strip development or other unsightly features, as necessary.
4. Add buffer between development and roadway and place development behind buffer.

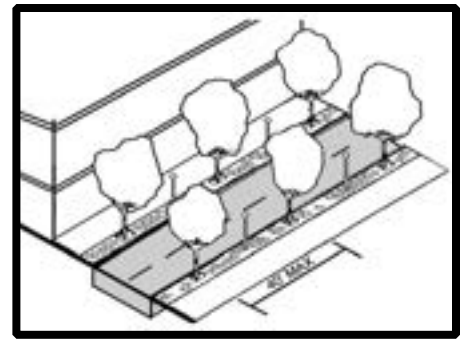


5. Provide pedestrian facilities.
6. Provide paved shoulders.
7. Unacceptable uses new billboards.

**Land Uses or Zoning Categories Preferred:**

*Land Uses:* Single family detached residential, commercial.

*Zoning:* A-1, R-1, C and DC. Commercial Development is limited to existing commercially zoned areas or as part of the PUD or traditional neighborhood concept.



**Quality Community Objectives for this Area:**

Transportation Alternatives, Infill Development, Appropriate Business, Employment Options

**Implementation Measures/Strategies:**

Focus on appearance with appropriate signage, landscaping, and other beautification measures.

1. Manage access to keep traffic flowing, using directory signage to developments, and limiting curb cuts.
2. Retrofit or mask existing strip development or other unsightly features, as necessary.
3. Provide pedestrian facilities.
4. Maintain a natural vegetation buffer along corridors at least fifty feet in width along the corridor.
  - a. Ensure all new developments are setback 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.
5. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
6. Provide pedestrian facilities behind drainage ditches or curbs.
7. Provide adequate shoulders for bicycles or emergency breakdown lanes.
  - a. Manage access to keep traffic flowing, using directory signage to developments.
8. Unacceptable uses: new billboards.
9. Draft corridor management plans for US 27 and SR 116. Overlay districts are used as tools to implement lighting, landscaping, parking, curb cuts, buffers, and signs.

***Other Special***

**Vision:**

Hamilton will continue to have cemeteries, parks, and other public buildings and recreational facilities to serve its citizens. Hamilton will seek to provide better land use connectivity between city public facilities and adjacent neighborhoods by creating pedestrian/communities, bike/golf cart, bike access, improving visual appearance, scale of facilities and landscaping. These are public land uses and/or outdoor recreation facilities not likely to change in use over the planning period. The vision 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

**Quality Community Objectives:**

Transportation Alternatives, Educational Opportunities, Growth Preparedness

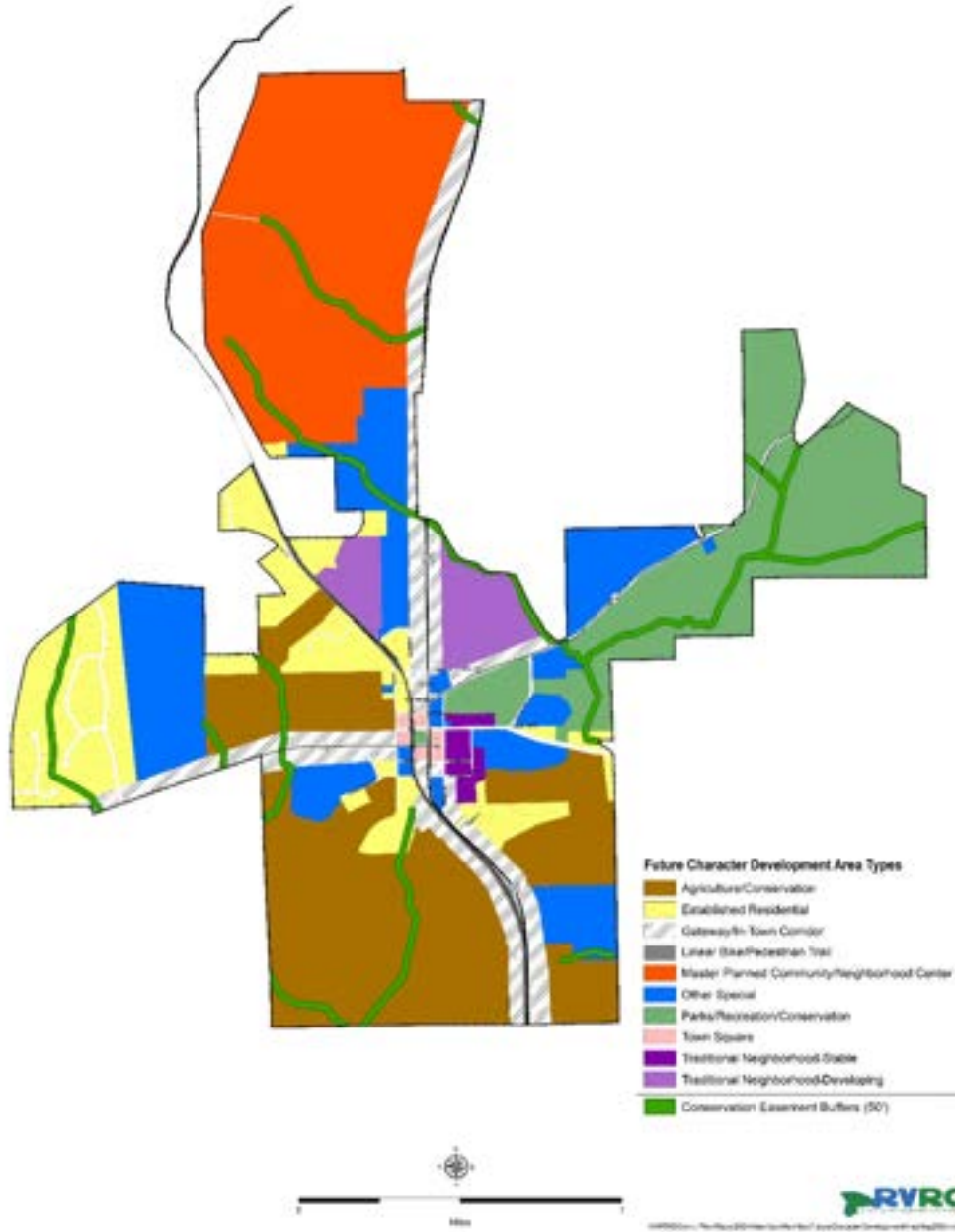
**Implementation Measures and Strategies:**

1. Conserve, maintain and promote existing recreation areas, while encouraging the use of flood prone areas for additional passive recreation and other appropriate open space uses.
2. Encourage and support the development of a Harris County and Hamilton Recreational Program that will provide opportunities for both passive and active recreational activities.
3. 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.
4. 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.
5. Coordinates between Pine Mountain, Harris County, WestPoint, for the possible improvement expansion of the public sewer system to better serve the current and future population. 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.
6. 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.
7. Support and encourage the addition of bicycle lanes whenever streets are repaved, and it is economically feasible.
8. Encourage and support the provision of educational opportunities by supporting the activities of the Harris County School System to educate the children of Harris County, the expansion of Adult Education opportunities in Harris County and Pine Mountain, and the expansion of library services.
9. Support and encourage the provision of recreational and fine arts opportunities for the residents of Hamilton.
10. Use SDS update to address public facility concerns or issues.
11. Draft a Capital Improvement Program.



**Harris County High School**

City of Hamilton  
Future Character Development Area Map



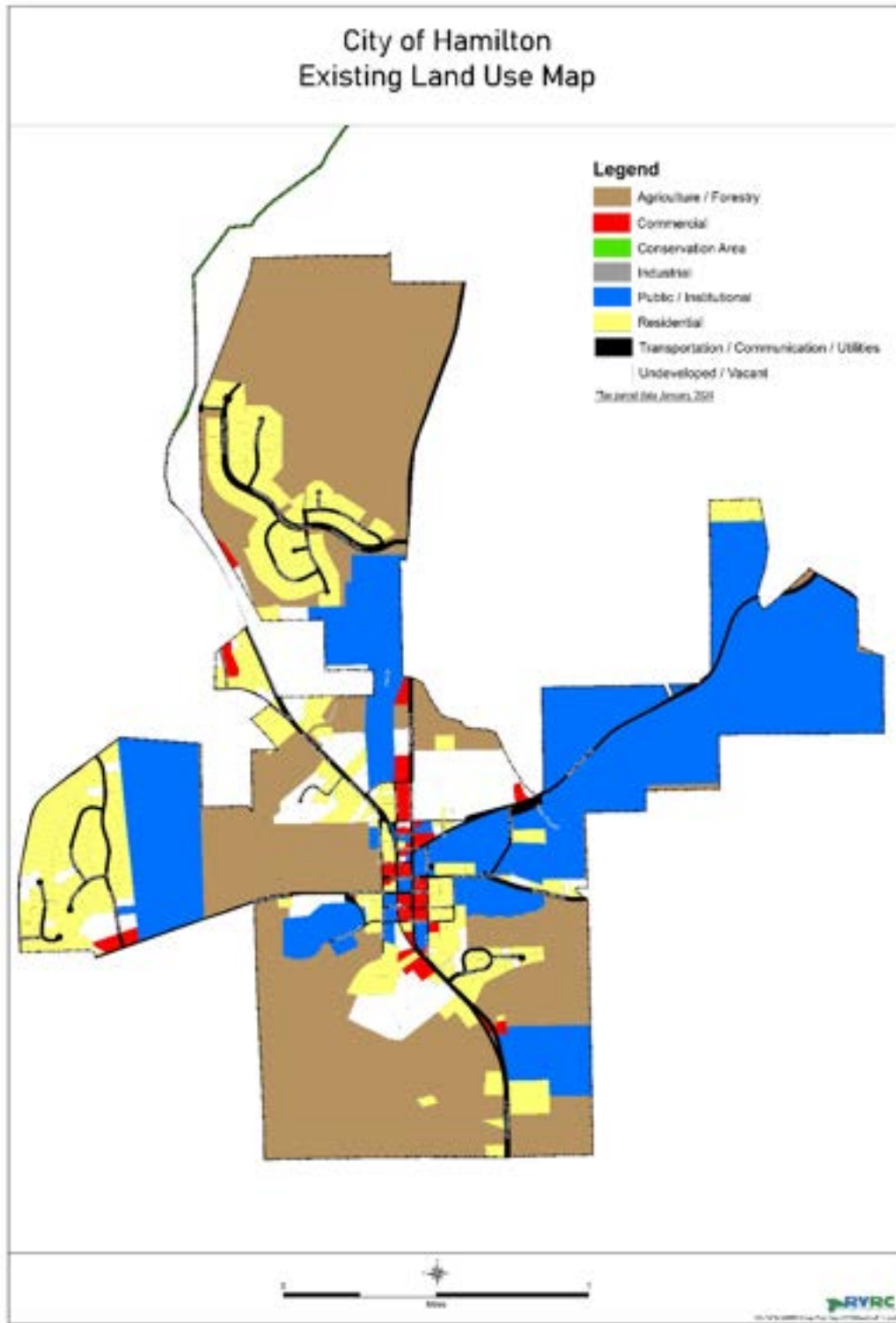
## EXISTING DEVELOPMENT PATTERNS

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

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

Existing Development Pattern Definitions	
Existing	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



**Hamilton-Existing Development Pattern Map**



# HAMILTON REPORT OF ACCOMPLISHMENTS

Hamilton Report of Accomplishments FY 2019- 2024				
Project Activity	Complete	Underway	Postponed	Cancelled
<b>COMMUNITY FACILITIES</b>				
Create a street tree ordinance for council to review that requires a new development to plant shade bearing trees appropriate to climate				Local government no longer intends to undertake. Staff can ask developer as a condition of approval to plant shade bearing trees appropriate to climate
Add capacity to the Hamilton water system and make improvements to the Hamilton sewage system				Local government no longer intends to undertake. Added capacity no longer needed
Complete Water and Sewer Street Mapping Project		2026		
Replace or repair the storm system siren	X			
<b>HOSUING</b>				
Create a map of infill housing lots	X			
<b>ECONOMIC DEVELOPMENT</b>				
Appoint a representative to attend the Harris County Chamber of Commerce meetings to address business concerns in Hamilton	X			
Develop a “hook slogan” to develop more interest in Hamilton as a tourist location		2024		
Expand and support farmer’s market activities in the Hamilton Square by allowing hobby farming within the city limits of Hamilton and by marketing farmer’s market event on various websites.		2025		
<b>LAND USE</b>				
Pursue more effective water conservation and aquaculture techniques, resource conservation, and protection in the city. Look to develop landscaping measures or guidelines that suggest drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.		Conservation, impact fees, usage fees 2027		
Modify existing subdivision review and zoning processes to analyze walkability, connectivity, traffic, bikeability, and environmental sensitivity. Review ordinances for best development practices compatibility		2029		

Draft for council review traditional neighborhood development or conservation subdivision ordinance, and expand upon design guideline. Use when developing adjacent to or within a historic district, cultural resources, or areas with significant natural resources. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.		2027		
<b>NATURAL AND HISTORIC RESOURCES</b>				
Draft, for council review, a Tree Preservation Ordinance.				Local government no longer intends to undertake. Staff can ask developer as a condition of approval to mark trees that need to be saved.
Take a proactive approach to natural and cultural resource management planning in new development. Create a guideline brochure that outlines development steps or procedures, identifies, and promotes communities natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.		2026		
<b>TRANSPORTATION</b>				
Identify existing surrounding parking areas that are underused for example, the old and vacant Harris County Library, and place available parking signage directing traffic to those parking facility.	X			
Meet with GDOT and the Harris County School Superintendent to discuss S.R. 116 and downtown traffic congestion during school hours and the use of Mobley Road as a point of ingress and egress for the proposed new middle school.	X			
Third phase of the transformation of the old CSX rail line into a bike/pedestrian trail in begun in Hamilton.	X			
<b>INTERGOVERNMENTAL</b>				
Update SDS		2029		
Collaborate with Harris County and surrounding cities to develop a marketing or recruitment strategy to attract younger recruits to be volunteer firefighters.		Harris County High School has a Fire Fighter certificate program working with young adults. 2029		



## HAMILTON WORK PROGRAM

Hamilton Work Program FY 2024-2029				
Project Activity	Year	Funding Source	Cost Estimate	Responsible Party
<b>COMMUNITY FACILITIES</b>				
Complete Water and Sewer Street Mapping Project	2026	City of Hamilton	\$15,000	City of Hamilton
<b>ECONOMIC DEVELOPMENT</b>				
Develop a “hook slogan” to develop more interest in Hamilton as a tourist location	2024	City of Hamilton	\$5,000	City of Hamilton, Hariss County Chamber of Commerce
Expand and support farmer’s market activities in the Hamilton Square by allowing hobby farming and marketing farmer’s market event.	2025	City of Hamilton	\$3,000	City of Hamilton
<b>LAND USE</b>				
Pursue more effective water conservation and aquaculture techniques, resource conservation, and protection in the city. Look to develop landscaping measures or guidelines that suggest drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.	2027	City of Hamilton, EPD	\$5,000	City of Hamilton
Modify existing subdivision review and zoning processes to analyze walkability, connectivity, traffic, bikeability, and environmental sensitivity. Review ordinances for best development practices compatibility	2029	City of Hamilton	\$2,500	City of Hamilton
Draft for council review traditional neighborhood development or conservation subdivision ordinance and expand upon design guideline. Use when developing adjacent to or within a historic district, cultural resources, or areas with significant natural resources. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.	2027	City of Hamilton	\$4,00	City of Hamilton
<b>NATURAL AND HISTORIC RESOURCES</b>				
Take a proactive approach to natural and cultural resource management planning in new development. Create a guideline brochure that outlines development steps or procedures, identifies, and promotes communities natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	2026	City of Hamilton	\$2,000	City of Hamilton
<b>INTERGOVERNMENTAL</b>				
Update SDS	2029	City of Hamilton, Harris County	\$1,000	City of Hamilton, Harris County
Collaborate with Harris County and surrounding cities to develop a marketing or recruitment strategy to attract younger recruits to be volunteer firefighters.	2029	City of Hamilton	\$10,000	City of Hamilton

# **PINE MOUNTAIN**

# **PINE MOUNTAIN**

## **VISION AND GOALS**

### **Town of Pine Mountain Vision Statement**

Pine Mountain is without a doubt Harris County’s most visited and best-known city. Its juxtaposition to FDR State Park, Callaway Gardens Resort and Pine Mountain, as well as its vibrant downtown and quaint residential environment makes Pine Mountain one of Georgia’s most unique cities. The vision of the Town of Pine Mountain is to provide its citizens with a well-balanced community consisting of quality residential development. Single-family development shall be the “cornerstone” of residential growth, with appropriate commercial/retail services and government/recreational facilities to serve its citizens, and the city’s many visitors. All development shall be connected when feasible by bike and pedestrian facilities, protected by open space and green space areas, and supported by a well maintained and efficiently run utility system.

### **Community Goals and Policies**

- Maintain the desired character of the town through open space preservation, while providing sufficient designated growth areas to accommodate expected demand for business and residential growth. This can be achieved by utilizing traditional neighborhood development principles and conservation subdivision design techniques.
- Seek sufficient and desirable growth by attracting responsible businesses that will balance the need for jobs generated by residential development and will provide retail and service offerings to meet the needs of residents.
- Ensure that a balance is maintained between residential, commercial development and available public services and facilities to include utilities, recreational areas and general governmental services needed to accommodate planned growth.
- Encourage residential development that meets the housing needs of town residents, as well as providing a range of home site areas and a variety of housing styles. Single-family development is to be the cornerstone of residential development.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as flood plains, wetlands, groundwater recharged areas, streams, viewsheds, and natural topography.
- Develop a well-planned, efficient, effective, and safe transportation system that meets local, regional, and interstate transportation needs. Make the Town of Pine Mountain a pedestrian and bike friendly community.
- Preserve the town’s historic and cultural arts that provide valuable information about the proud history of the Town of Pine Mountain and its residents. Continue to use the town’s history, beauty, charm, and recreational opportunities to attract visitors.
- Promote and maintain a strong, aesthetically pleasing, accessible, and pedestrian friendly downtown. Downtown is the “heart” of Pine Mountain.

## **COMMUNITY NEEDS AND OPPORTUNITIES**

### **Needs**

- Grocery store
- Add housing up above retail businesses – left residential in Downtown
- Develop Affordable Quality Housing
- Eliminate dilapidated structures
- Additional water storage capacity/new water system
- Increased healthcare

## **Opportunities**

- Single family housing growth
- Increased residential, commercial, and industrial development
- Encourage development of a grocery/convenience stores
- Increased opportunity for employment and commercial businesses

## **Strengths**

- Fully staffed/functional health care presence
- Continued expansion of airport, roadway, hangers
- Expansion of Impact 360 to include 12 new duplexes to house 24 senior staff.
- Rails to Trail abutting Merriweather County
- Purchase of Callaway Gardens by Herschend Family Entertainment & the Infusion of 25 million dollars in next 5 years attracting approximately 80,000 visitors
- New housing development of 29 homes
- Approximately 150 new homes constructed since 2019 & increasing home square footage from 1,000 to 9,000.
- New 250,000-gallon water tank-bids to be let in 2023.
- Only single-family homes being with restoration to older homes.
- Arrival of new businesses
- The smallest town in the state to have a “certified police force” out of 559 cities in staff.

## **Weaknesses**

- Affordable housing-priced for working.
- Limited industrial opportunities due to limited sewer
- Established families resistant to change.
- Need water improvements (including a new tank)
- Need to upgrade/improve roads.
- Need new generators, one of which needs to be portable.
- Improvements to South End Park
- Lack of a Water/Sewer Plan
- Replace aged sewer and water lines.

## **Opportunities**

- Employment benefits through Callaway
- Enthusiasm for new business owners and young families

## **Threats**

- Inflation
- Disinterest from residents.
- Lack of community consensus on the development of the city/polarizing ideas
- Funding between county and municipalities
- Lack of communication and support from county

## CHARACTER AREA VISION STATEMENTS

### *Parks/ Recreation/ Conservation*

#### **Vision:**

Due to the environmental and cultural significances of Pine Mountain's Parks, Natural and Cultural Resources and its citizenry's desire to protect those attributes, the Town of Pine Mountain will strive to protect its natural resources, to include State, Federal and local parks, conservation areas, protected open space including wetlands, floodplains, stream corridors, native flora, 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 to steer development away from natural, cultural, and environmentally sensitive areas.
7. Protecting Pine Mountain's viewsheds.



**Recreation Fields Town of Pine Mountain**

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

Pine Mountain prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e., wells, utilities, and bike/ pedestrian trail and low impact recreation facilities. Zoning categories include A-1 (agricultural).

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

Open Space Preservation, Environmental Protection, Heritage Preservation, and Sense of Place.

#### **Implementation Measures/Strategies:**

1. Conserve, maintain and promote the natural, historic, and cultural resources of the Town of Pine Mountain to keep it an attractive place to live, work, and play.
  - a. Encourage maximum use of the city's natural resources 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.
2. Conserve, maintain and promote cultural, historic, and natural resources to provide a variety of educational experiences.
  - a. Encourage local schools to use cultural and natural areas 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 Ossahatchee Indian Festival and Rodeo, Calloway Gardens and FDR's Little White House) to promote existing and future natural, historic, and cultural resources to increase the number of visitors.
  - d. Discourage the obstruction of scenic views and sites in the county.
3. 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.
4. Draft a Historic Preservation Ordinance or a Cultural Resource Conservation Ordinance.
5. Consider utilizing conservation easements to protect natural resources and open space.
6. Promote environmentally sensitive site design by designing development to protect environmentally sensitive areas, as a means of preventing mass grading and clear cutting.
7. Promote sustainable design for development, review existing ordinances for compatibility with best development practices.
8. Conduct a simple market analysis to identify recreational and other business opportunities.

***Conservation/Resort***

**Vision:**

These developments will consist of a mix of single-family detached residential, commercial, and recreational use/open space development that will include various densities and lot sizes. Clustering of the development will be considered to protect natural and cultural resources such as steep slopes, wetlands, stream buffers, and groundwater recharge areas, or to create recreational amenities. The vision also includes:



1. Well-designed development that blends into existing neighborhoods by disguising higher densities.
2. Street layouts that connect to the existing street network at as many points as possible.
3. Including facilities for bicycles including bikeways or bike lanes, storage racks, etc.
4. Accessibility/connectivity to developing Harris County/Pine Mountain Bike Trail.
5. Locating houses near the street with large front porches encourage interaction with neighbors.
6. Development that reflects traditional neighborhood design principles such as a mix of lot sizes, orientation to the street, and pedestrian access to neighborhood commercial centers as well as to downtown Pine Mountain.

**Land Use or Zoning Categories Preferred:**

The Town of Pine Mountain prefers single-family detached residential and commercial use. Preferred zoning includes C-1 and Resort on minimum lot required for R-1.

**Quality Community Objectives:**

Open space preservation, environmental, relocation, sense of place, traditional neighborhood, appropriate business, housing choices and alternative transportation.

**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 provide guidance to developers, property owners and businesses.
2. 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.
3. Promote Environmentally Sensitive Site Design to protect sensitive areas, prevent mass grading, and clear cutting.
4. 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.
5. 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 remains of the property.
6. Adopt Cluster Zoning or Conservation Subdivision ordinance as a means of ensuring the type of development described above.
7. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.
8. Draft a Bikeway/Pedestrian 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.

### ***Established Residential***

#### **Vision:**

Established residential neighborhoods in the Town of Pine Mountain consist of existing residential areas with a variety of street patterns, including curvilinear streets terminating in cul-de-sacs, dead-end streets, and collector streets, and generally have low pedestrian orientation, high open space, and a high to moderate degree of building separation. The majority of residences are single-family detached; however, many duplex and multifamily units do exist. The existing development pattern/density should be maintained in areas where plats are recorded. The Town of Pine Mountain can look to improve subdivision/development by:

1. Fostering retrofitting of these areas to better conform with traditional neighborhood development principles.
2. Creating neighborhood focal points by locating community centers, or well-designed activity centers at suitable locations within walking distance of residents.
3. Adding traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
4. Permitting accessory housing units, or new well-designed, small-scale infill residences to increase neighborhood density, without exceeding one acre/unit overall density.
5. Encourage well-designed pocket parks at an appropriate location, which would provide a focal point for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, bike, pedestrian, golf cart trail, or other destinations in the Town of Pine Mountain.

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

Single-Family detached on a minimum of a one-acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1.

**Quality Community Objectives for this Area:**

Infill Development, Transportation Alternatives, Resource Conservation, Open Space Preservation, Environmental Protection and Housing Choices.



**Implementation Measures/Strategies:**

1. Retrofitting these areas by promoting streetscaping, walkability, etc. while utilizing existing infrastructure.
2. Promote blending residential development with a pocket park or other recreation facility, in strategic areas of Pine Mountain that encourages walking, and minimizes the need for auto trips within the subdivision.
3. Promote strong connectivity and continuity between developments.
4. Establish good vehicular and pedestrian/bike connections to retail/commercial services, while developing internal street connectivity, or connectivity to adjacent properties/subdivisions with multiple site access points.
5. Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
6. Promote street design that encourages traffic-calming measures such as narrower residential streets, on-street parking and the addition of bicycle and pedestrian facilities.
7. Draft design standards or guidelines that ensure that the physical appearance of new development (or improvements to existing properties is compatible with the character of Pine Mountain, is built to a high standard has a pleasant appearance.

***Established Residential Declining Vision***

These are primarily platted and developed residential areas of the Town of Waverly Hall consisting of existing residential areas that are currently in a declining state. Redevelopment and revitalization in these neighborhoods should be the goal. These neighborhoods often have a variety of street patterns, high open space, and a high to moderate degree of building separation. The Established Residential Declining areas will have a majority of single and multi-family housing that is prime for redevelopment efforts. 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. 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 walkability within existing neighborhoods.
  - c. Permit accessory housing units to increase neighborhood density and income diversity.

**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.

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 Traditional***

**Vision:**

These are residential areas in older parts of the Town of Pine Mountain typically developed prior to WWII. Characteristics include 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. The Town of Pine Mountain Established Residential Neighborhoods will have a majority of owner-occupied single- family homes, and/or stick-built homes constructed on-site, to serve as a continuing example of well-maintained, stable neighborhoods with sidewalks to encourage pedestrian access, street lighting, and limited vacant properties. Maintain existing density and architectural style of 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. Encourage well-designed pocket parks at an appropriate location, which would provide a focal point for the neighborhood residents. Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, bike, pedestrian, golf cart trail, or other destinations in the Town of Pine Mountain.

**Land Uses or Zoning Categories Preferred:**

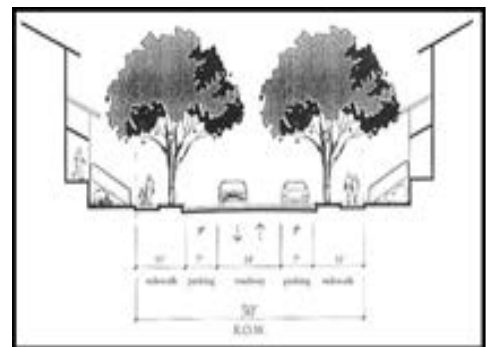
Single-Family detached on a minimum of a one-acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1.

**Quality Community Objectives for this Area:**

Traditional Neighborhood, Infill Development, Sense of Place, Heritage Preservation, Appropriate Business, Housing Choices

**Implementation Measures/Strategies:**

- 1. Protect residential areas and their residents from incompatible land uses and activities.
- 2. Discourage incompatible land use within residential neighborhoods.
- 3. Encourage innovative housing town wide that is compatible with town policies.
- 4. Create Conservation Easements as a means of protecting natural resources or open space.
- 5. 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.
- 6. Promote Environmentally Sensitive Site Design to protect sensitive areas, prevent mass grading, and clear cutting.



7. 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.
8. Draft a Sidewalk and Pedestrian Network Design that will provide for more pedestrian friendly street environments. Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with downtown and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.
9. Review existing setback requirements for new development and compare to the actual setbacks of existing structures. Consider the benefits of using maximum setbacks as opposed to minimum setbacks.



***Traditional Neighborhood Developing***

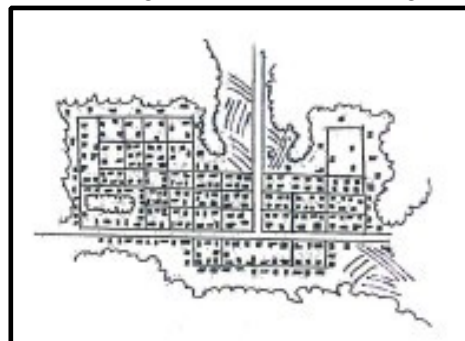
**Vision:**

These are vacant lots or underdeveloped lots in traditional neighborhoods or adjacent to traditional neighborhoods that will be developed as traditional neighborhoods. Citizens of Pine Mountain wish to continue existing traditional neighborhood style development by creating well maintained, stable single-family residential neighborhoods that match the existing lot sizes and architecture of surrounding traditional neighborhoods. The vision includes:

1. Sidewalks with street lighting and landscaping to encourage pedestrian access.
2. 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 to protect existing natural and cultural resources.
3. Well-designed development that blends into existing neighborhood development.
4. Developments with mid-block alleys; and
5. Houses located near the street, with large front porches that encourage interaction with neighbors.



Existing Traditional Neighborhood



Extension of Existing Traditional Neighborhood

**Land Uses or Zoning Categories Preferred:**

Single-Family detached on a minimum of a one-acre lot. Development must match existing architectural style and density. Zoning categories preferred include R-1.

**Quality Community Objectives for this Area:**

Traditional Neighborhood, Infill Development, Sense of Place, Heritage Preservation, Housing Choices

**Implementation Measures/Strategies:**

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. Consider creating a Conservation Easements as a means of protecting natural resources or open space.
3. Adopt a Landscaping Guidelines 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.
4. Promote Environmentally Sensitive Site Design to protect sensitive areas, prevent mass grading, and clear cutting.
5. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.
6. Review all of Pine Mountains development ordinances with the state identified best development practices.

### ***In-Town Corridor / Town Center***

#### **Vision:**

The Town of Pine Mountain’s In-Town Corridor/Town Center, located along Highway 27 stretching from the Georgia Street intersection to Butts Mill Road, 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 Pine Mountain will ensure proper management of all developed and undeveloped land paralleling Highway 27 from Georgia Street thru town center and out to the Cherry Street intersection. In an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/pedestrian/golf cart trails, benches, outdoor lighting), signage, façades, parking, and connectivity, Pine Mountain will have a vibrant and active Town Center that has been fully restored and well maintained. This area will be a focal point for the



Town of Pine Mountain 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 In-Town Corridor/Town Center is the key component to maintaining Pine Mountain’s unique sense of place and must be protected from architecturally incompatible development. Pine Mountain will protect the In-Town Corridor and Town Center by:

1. Prohibiting “corporate” architecture and promoting turn of the century style architecture to match existing buildings.
2. Regulating signage within the Town Center/ In-Town corridor.
3. Utilizing existing or available parking in Town Center/ In-Town 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 to be more pedestrian friendly and keep the Town Center aesthetically pleasing.
6. Given the impending development of the town's new bike/pedestrian/golf cart/trail, the town will identify places for bicycle facilities including bikeways or bike lanes and storage racks.

**Land Uses or Zoning Categories Preferred:**

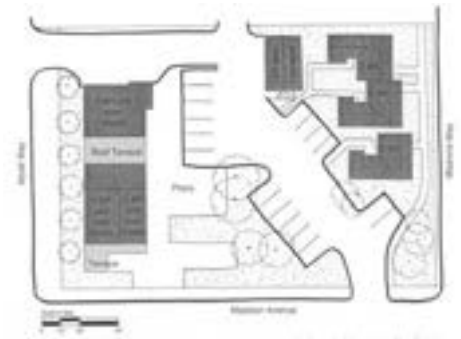
Mixed residential, commercial, public institutional, bike/pedestrian facilities, live/work units, and traditional neighborhoods. Preferred zoning categories include R-1, R-2, C-1, C-2. Public water and sewer are required for development in this area.

**Quality Community Objectives for this Area:**

Traditional Neighborhoods, Infill Development, Sense of Place, Transportation Alternative, Regional Identity, Open Space Preservation, Environmental Protection, Appropriate Business and Housing Choices.

**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. Enact design guidelines for new development to include minimal building setback requirements from the street.
  - c. Corridors leading to town center must be attractive, where development is carefully controlled to maintain or improve appearances.
  - d. Reduce the role and impact of vehicles in the community by employing attractive traffic calming measures along major roadways and exploring alternative solutions to parking congestion.
  - e. Provide basic access for pedestrians and bicycles.
  - f. Coordinate land uses and bike/ pedestrian facility connections where applicable.
  - g. 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. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
  - b. Promote an adequate, efficient, and appropriate mix of goods and services in the Town Center.
  - c. Encourage the rehabilitation of storefronts in the Town Center.
  - d. Support the location and maintenance of desirable and suitable entertainment activities in the Town Center.
  - e. Encourage cultural events, i.e., art shows, small fairs, and other attractions in the Town Center.
  - f. Encourage adaptive re-use of historic structures.
  - g. Preserve historic and cultural buildings and monuments.
  - h. Provide daily clean-up services in the downtown areas.
  - i. Encourage citizens to shop locally.
  - j. Make business hours more compatible to fit the needs of local shoppers.



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.
5. Sustainable/green design for development; create environmentally-sound and resources efficient buildings by using an integrated approach to design; promoting resource conservation, energy efficiency, water conservation features.
6. Draft a Historic Preservation Ordinance or a cultural resource conservation ordinance.
7. Conduct a Downtown Specific Study for the Town Center area and adopt community design standards or guidelines.
8. Keep maximum distances for block length and width and/or perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
9. Look at on-street parking enhancements such as taking advantage of opportunities to add on-street parking to angle parking, converting underused medians, loading areas, etc.
10. Parking bank/inventory long-term parking areas with street signage so that the most convenient parking areas are left for short-term users including visitors and customers to the Town Square area. Encourage property owners to share parking.

### ***US Highway 27 Corridor***

#### **Vision**

This is developed and undeveloped land paralleling the route US 27 that serves as an important entrance or means of access to the Town of Pine Mountain. The US 27 Corridor South will extend from the town limits north and terminate at SR 354. The US 27 Gateway Corridor North will extend from the Butts Mill Road intersection and continue north to the county line. The land adjacent to and fronting US Highway 27 shall be developed in a manner that is visually pleasing to residents and visitors of Pine Mountain by:



1. Focus on appearance with appropriate signage, landscaping, and other beautification measures.
2. Manage access to keep traffic flowing; using directory signage to community facilities, commerce developed, streets/state routes and recreational facilities.
3. Retrofit or mask existing strip development or other unsightly features, as necessary.
4. Add buffer where appropriate between new bike/pedestrian/golf cart trail and US 27.
5. New development on property adjacent to US 27 should be placed behind a landscape buffer.
6. Provide pedestrian/bike trail/gold cart facilities.
7. Provide paved shoulders.
8. Unacceptable uses are new billboards.

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

##### *US Gateway Corridor South:*

1. Land Uses: Single family detached residential, commercial.
2. Zoning: A-1, R-1, C-1, C-2, and Resort. Commercial Development is limited to existing commercially zoned areas or as part of the PUD or traditional neighborhood concept.

##### *US Gateway Corridor North:*

1. Land Uses: Single family detached residential, commercial.

2. Zoning: A-1, R-1, C-2. Commercial Development is limited to existing commercially zone areas or as part of the PUD, traditional neighborhood concept or resort.



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

Transportation Alternatives, Infill Development, Appropriate Business, Employment Options

### **Implementation Measures/Strategies**

Focus on appearance with appropriate signage, landscaping, and other beautification measures.

1. Retrofit or mask existing strip development or other unsightly features, as necessary.
2. Maintain a natural vegetation buffer along corridors at least fifty feet in width along the corridor.
  - a. Ensure all new developments are setback behind the buffer with access roads, shared driveways or interparcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
3. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
  - a. Manage access to keep traffic flowing, using directory signage to developments.
4. Provide pedestrian facilities behind drainage ditches or curbs.
5. Provide adequate shoulders for bicycles or emergency breakdown lanes.
6. Unacceptable uses: new billboards.
7. Consider the development of corridor management plans for US 27 and other major corridors into and out of the Town of Pine Mountain. Overlay districts are used as tools to implement lighting, landscaping, parking, curbcuts, buffers and signs.
8. Consider enacting signage guidelines or ordinances to control the size and character of signage throughout the corridor to encourage cohesive commercial development.
9. Encourage development abutting properties owned by Calloway Gardens to develop in a holistic, and integrated matter as a way of complimenting and mimicking the existing character of the corridor.

### ***US Highway 27 Commercial Corridor***

#### **Vision**

The Town of Pine Mountain's commercial corridor, located along Hwy 27 stretching from Hwy 354 to the Georgia Street intersection, is characterized by strip businesses or C-2 zoning lining US Highway 27. Property is developed in a haphazard manner resulting in multiple curb cuts that impede traffic flow and result in the increased likelihood of automobile accidents. Aging commercial strips or properties need redevelopment and aesthetic improvements. The Town of Pine Mountain will ensure proper management of developed and undeveloped land on both sides of U.S. Hwy 27 by controlling land uses, working with GDOT to control points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity. The vision includes:

1. Buildings will be architecturally integrated with the site and one another. New commercial development will match the architectural style (turn of the century) of buildings in the Town Center of Pine Mountain.
2. New parking areas will be landscaped to minimize visual impact on adjacent roads and uses.
3. The majority of new parking will be located at the rear or side of buildings to minimize visibility from the highway.

4. New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
5. Landscaped tree islands and medians will be used to break up large expanses of paved parking.
6. Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
7. Infrastructure availability will be limited to steer development away from areas of natural, cultural, and environmentally sensitive areas.



**Land Uses or Zoning Categories to be allowed:**

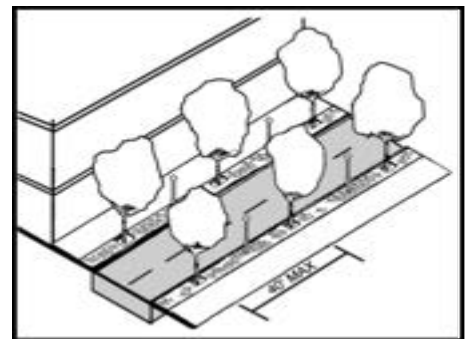
Agricultural, residential (including low-density single-family) and commercial. Public water and sewers are required for high density development in this area. Preferred land use categories include A-1, R-1, C-2.

**Quality Community Objectives addressed:**

Growth Preparedness, Appropriate Business, Employment Opportunities, Housing Choices, Regional Identity, Cooperation, and Solutions

**Implementation Measures and Strategies:**

1. Promote and enhance U.S. Highway 27 by developing a corridor management plan for U.S. 27. Adopting highway corridor/overlay districts to regulate parking, signage, landscaping and points of ingress and egress in Pine Mountain and Harris County.
2. Encourage the implementation of a Gateways Program in Pine Mountain and Harris County.
3. Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
4. Encourage and support the adoption or review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
5. Direct development to sites that are already served by water and sewer that contains an adequate, efficient, and appropriate mix of goods at the main intersections along US Hwy 27 and is compatible with existing downtown commercial development.
6. Participate in regional/state tourism alliances to promote existing and future natural, historic, and cultural resources to increase the number of visitors.
7. Where possible maintain a natural vegetation buffer that is at least 50 feet in width along corridors and ensure that all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections, which provide alternate access to these developments and reduce curb cuts and traffic along the main highways.
8. Encourage and support the development of additional sign regulations for Pine Mountain.



***Linear Bike/Pedestrian Trail***

**Vision:**

Develop abandoned Georgia South-western Rail line as a bike/pedestrian trail. Once it is developed, link the trail to ecological, cultural, and recreational amenities, as well as new residential and commercial development.

Utilize existing greenways, roadways, easements, and bike trails to provide safe, efficient pedestrian linkages, while giving users an opportunity to enjoy the natural environment. The vision also includes:

1. Preserve environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
2. Use infrastructure improvements to control development along the linear bike and pedestrian trail.
3. Buffer the trail allowing for larger lot sizes adjacent to the trail, or clustering development that would require open space/ greenspace next to the trail.
4. Develop facilities for bicycle storage racks, additional bikeways, bike lanes to connect to developing trail.
5. Landscaped buffers between the roadway and bike/pedestrian, golf cart, trails/walkways.
6. Improve pedestrian and residential bicycle access and connectivity with nearby commercial areas and develop bike trail.

**Land Uses or Zoning Categories Preferred:**

Public Facility, Recreation

Zoning: A-1 see adjacent Character Areas.

**Quality Community Objectives for this Area:**

Open space, alternative transportation

**Implementation Measures/Strategies:**

Create these linkages by:

1. Linking greenspaces 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. Establishing other trails and greenways networks to positively impact individuals and improve the Town of Pine Mountain by providing recreation and transportation opportunities.
4. Ensuring that safe, adequate, and well- designed facilities are provided for bicycles, including pavement markings, signage, and intersection crossings.
5. Identifying areas of planning coordination with other governments including both Harris County and the City of Hamilton to coordinate and promote trail expansion.



***Other Special***

**Vision**

These areas of the Town of Pine Mountain 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. Pine Mountain will continue to have a cemetery, parks, and other public buildings and recreational facilities to serve its citizens. Pine Mountain will seek to provide better land use connectivity between town public facilities and adjacent neighborhoods by creating pedestrian/communities, bike, bike access, improving visual appearance, scale of facilities and landscaping. These are public land uses and/or outdoor recreation facilities not likely to change in use over the planning period. The vision 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. Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
4. New community facilities will give priority to 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

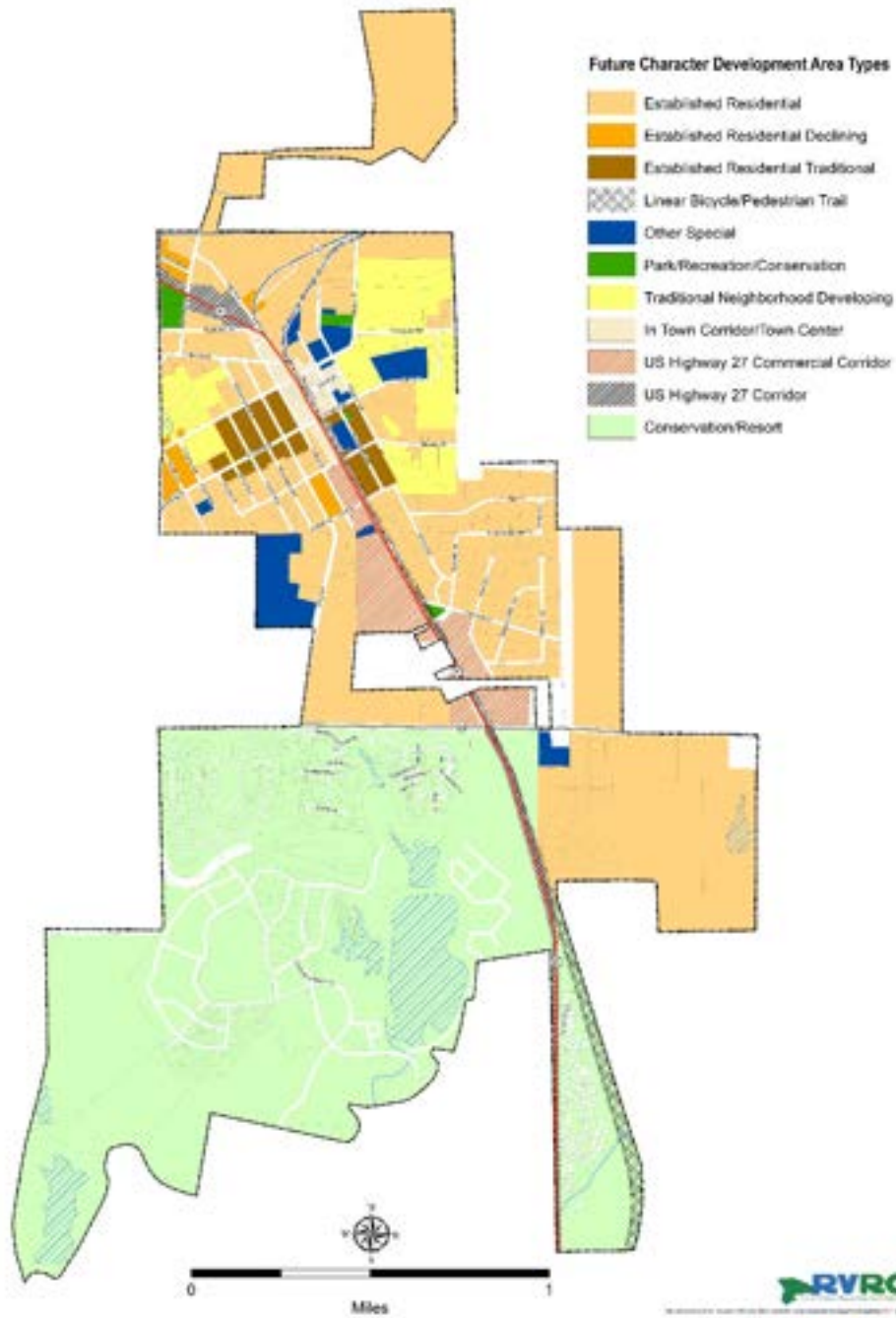
**Quality Community Objectives addressed:**

Transportation Alternatives, Educational Opportunities, Growth Preparedness

**Implementation Measures and Strategies:**

1. Conserve, maintain and promote existing recreation areas, while encouraging the use of flood prone areas for additional passive recreation and other appropriate open space uses.
2. Encourage and support the development of a Harris County and Pine Mountain Recreational Program that will provide opportunities for both passive and active recreational activities.
3. 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.
4. 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.
5. Any sewer system extensions will support new development in areas appropriate for such activities by reason of policy and the health, safety, and welfare of residents.
6. 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 Pine Mountain and on through routes for local and regional travelers.
7. Support and encourage the addition of bicycle lanes whenever streets are repaved, and it is feasible.
8. Encourage and support the provision of educational opportunities by supporting the activities of the Harris County School System to educate the children of Harris County, the expansion of Adult Education opportunities in Harris County and Pine Mountain, and the expansion of library services.
9. Support and encourage the provision of recreational and cultural arts opportunities for the residents of Pine Mountain.
10. Update SDS in 2019.

Town of Pine Mountain  
Future Character Development Area Map



## 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 development pattern map is the first step in gaining an understanding of not only what development patterns exist and where they are, but how they interact. The purpose of this section is to map and review existing development patterns in the Town of Pine Mountain look at areas in need of attention; areas in need of protection; and areas with development opportunities.

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

Existing Development Patterns Definitions	
Existing	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

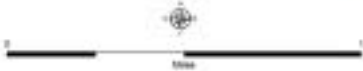
Source: RVRC

# Town of Pine Mountain Existing Land Use Map



**Legend**

- Agriculture / Forestry
  - Commercial
  - Industrial
  - Public / Institutional
  - Residential
  - Transportation / Communication / Utilities
  - Undeveloped / Vacant
- Revised 04/15/2015



## PINE MOUNTAIN REPORT OF ACCOMPLISHMENTS

Pine Mountain Report of Accomplishments FY 2019- 2024				
Project Activity	Complete	Underway	Postponed	Cancelled
<b>COMMUNITY FACILITIES</b>				
Address Parking behind building located along U.S. 27 with zoning ordinance amendments.	X			
Develop draft street tree ordinance that requires a new development to plant shade bearing trees appropriate to climate.		X		
Add more cemetery space.			Looking for buyable land on the east side of town.	
Storm water improvements in the southwest section of Pine Mountain.	X			
Build playground for younger children	X			
<b>ECONOMIC DEVELOPMENT</b>				
Inventory vacant structures and identify which structures can be repurposed.	X			
Add more commercial activities to the Harris County/Pine Mountain Airport.		Getting more air traffic than Lagrange Airport and thus adding more facilities.		
Recruit a Micro-brewery to Pine Mountain Contact area; Micro-breweries to gauge interest in locating in Pine Mountain.				Had two breweries interested but one went to Columbus and the other to West Point.
<b>HOUSING</b>				
Draft redevelopment plan for Pine Mountain to address the neglected areas of town including residential, commercial, and industrial structures.	X			
Pursue redevelopment options for small areas (pockets) of deteriorating structures. Extend housing rehabilitation, reconstruction efforts, and maintenance programs by participating in CDBG, CHIP, and Habitat for Humanity programs to add affordable housing, quality housing and housing maintenance enforcement.	X			
Review and update existing zoning and subdivision ordinances to include creative housing communities that include single-family, detached housing mix in comparison to housing developments and to retrofit existing housing areas when possible.	X			
Identify infill housing areas		2025		
Add Loft Apartments to Downtown, address in current zoning ordinance amendments				Local government no longer intends to undertake.

LAND USE				
Draft revised zoning ordinance, and review building codes to ensure they are current	X			
Protect historic areas and structures from non-compatible land uses by creating a design review committee.	X			
Develop draft ordinance such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but not limited to US 27, SR 18.	X			
Draft traditional neighborhood development/conservation subdivision development ordinances. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.		2025		
Draft a light ordinance to address light invasion from commercial and residential use onto neighboring properties.				Local government no longer intends to undertake.
Revise subdivision regulations and other ordinances in an effort to better protect existing open space and creating open space in new development.		2026		
NATURAL AND HISTORIC RESOURCES				
Use city website to educate public on native tree planting, tree preservation, water preservation, resource management, conservation, and best management practices.		Upgrading current computer system 2025		
Expand existing design guidelines to complement our historic areas and match our existing architecture.	X			
Use revised land use ordinances to ensure that natural and historic resources are primary considerations for any new development.	X			
Establish a citizen exploratory group to address the need for the expansion of the arts and historical genealogical activities in Pine Mountain.		Working with citizen groups and businesses to expand the arts. 2025		
TRANSPORTATION				
Do inventory to identify areas needing sidewalks and any needed rehab to the existing sidewalk system.		Looking to attach existing sidewalks to the Man of War Walking trail. 2026		
Draft a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible and requires all new development to provide user friendly walkways.		2027		
Meet with GDOT to discuss downtown traffic issues: walkway crossing, congestion, traffic	X			

light timing, ingress, and egress parking space issues.				
Identify community points of connectivity along the Pine Mountain portion of the Harris County Rails to Trails project.		Pine Mountain section of the Man of War trail is complete.		
<b>CAPITAL IMPROVEMENTS</b>				
New Water Tank SR354 and new chemical building		Installed electronic meter reading		
Install electronic meter reading		2026		
New Public Works Shop (SPLOST)	X			
<b>INTERGOVERNMENTAL</b>				
Partner with Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall and the Harris County Chamber of Commerce to develop a marketing or recruitment strategy to attract younger recruits to be volunteer firefighters,		2026		
Update SDS		2029		
The mayor will meet monthly with Harris County to discuss improvements to the Harris County/ Pine Mountain Airport	X			
Partner with Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall and the Harris County Chamber of Commerce to develop a marketing or recruitment strategy to attract younger recruits to be volunteer firefighters.	X			

## PINE MOUNTAIN WORK PROGRAM

Pine Mountain Work Program FY 2024-2029				
Project Activity	Year	Funding Source	Cost Estimate	Responsible Party
<b>COMMUNITY FACILITIES</b>				
Develop draft street tree ordinance that requires a new development to plant shade bearing trees appropriate to climate.	2029	Town of Pine Mountain	\$1,500	Town of Pine Mountain
Add more cemetery space.	2029	Town of Pine Mountain	\$10,000	Town of Pine Mountain
<b>ECONOMIC DEVELOPMENT</b>				
Add more commercial activities to the Harris County/Pine Mountain Airport.	2028	Harris County	\$340,500	Harris County
<b>HOUSING</b>				
Identify infill housing areas	2025	Town of Pine Mountain	\$1,000	Town of Pine Mountain
<b>LAND USE</b>				
Revise subdivision regulations and other ordinances to better protect existing open space and creating open space in new development.	2026	Town of Pine Mountain	\$2,500	Town of Pine Mountain
Draft traditional neighborhood development/ conservation subdivision development ordinances. Use conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections	2025	Pine Mountain, State Grants	\$5,000	Town of Pine Mountain
Revise subdivision regulations and other ordinances to better protect existing open space and create open space in new development.	2026	Town of Pine Mountain	\$,2000	Town of Pine Mountain
<b>NATURAL AND HISTORIC RESOURCES</b>				
Use city website to educate public on native tree planting, tree preservation, water preservation, resource management, conservation, and best management practices.	2025	Town of Pine Mountain	\$1,000	Town of Pine Mountain
Establish a citizen exploratory group to address the need for the expansion of the arts and historical genealogical activities in Pine Mountain.	2025	Town of Pine Mountain	\$1,000	Town of Pine Mountain
<b>TRANSPORTATION</b>				
Do inventory to identify areas needing sidewalks and any needed rehab to the existing sidewalk system.	2026	Town of Pine Mountain	\$1,500	Town of Pine Mountain
Draft a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible and requires all new development to provide user friendly walkways.	2027	Town of Pine Mountain	\$1,500	Town of Pine Mountain
Identify Community point of connectivity along the Pine Mountain portion of the Harris County Rails to Trails project.	2025	Town of Pine Mountain	\$12,000	Town of Pine Mountain
<b>CAPITAL IMPROVEMENTS</b>				
New Water Tank SR354 and new chemical building	2026	Town of Pine Mountain	\$1,438	Town of Pine Mountain
Install electronic meter reading	2026	Town of Pine Mountain	\$325,000	Town of Pine Mountain



INTERGOVERNMENTAL				
Partner with Harris County, its communities, and the Harris County Chamber of Commerce to develop a marketing or recruitment strategy to attract younger recruits to be volunteer firefighters.	2026	Pine Mountain, Harris County, Shiloh, Waverly Hall	\$10,000	Town of Pine Mountain
Update SDS	2029	Pine Mountain, Harris County	\$2,000	Town of Pine Mountain

# SHILOH

# SHILOH

## VISION AND GOALS

### City of Shiloh Vision Statement

The vision of the City of Shiloh is to provide its citizens a well-balanced community consisting of quality and affordable residential living, protected cultural, open and greenspace areas, appropriate retail and office service businesses, light industrial development, recreational and tourism opportunities, supported by a well maintained and efficiently run utility and public services system.

### Community Goals and Policies

- Maintain the desired character of the city while providing sufficient designated growth areas to accommodate future demand for business and residential growth.
- Seek sufficient and desirable growth by attracting responsible businesses that will balance needs for jobs generated by residential development and will provide retail and service offerings to meet the needs of residents.
- Ensure that a balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas, and general governmental services needed to accommodate growth.
- Encourage residential development that meets the housing and safety needs of city residents, as well as providing a range of home site areas and keeping single-family homes and the one acre-or-larger lot as the cornerstone of residential development.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.
- Develop a well-planned, efficient, effective, and safe transportation system that meets local and regional needs.
- Preserve the city's historic and cultural resources that provide valuable information about the proud history of the City of Shiloh and its residents.
- Improve broadband services to the City of Shiloh and Harris County.

## COMMUNITY NEEDS AND OPPORTUNITIES

### Needs

- Continue town center rehabilitation
- Repairs and upgrades to the water system
- Sewer system
- Maintain low housing costs
- Provide safe and adequate housing
- Repaving of local streets
- Backup water connection is needed, new development is impacting system
- Well system needs to be protected from development impacts
- Maintain current land uses

### Opportunities

- Location near Callaway Gardens, Pine Mountain, FDR State Park, Warm Springs, and major roadways
- Adequate highway system
- Good establishment of waterlines
- New city hall

- Maintain single family, site-built units as the primary housing type
- Road development standards
- TSPLOST funds available for repaving projects
- Good traffic flow
- New city hall
- Small town, rural feel
- Nearby attractions
- Maintain current land use goals

### **Strengths**

- Strong Police Department, Volunteer Fire Department, and City Council
- Low crime rate
- Small town rural attractions
- Shiloh has 3 light industrial facilities and 5 commercial facilities plus a U.S. Postal Service facility.
- The new city hall includes fire and rescue space.

### **Weaknesses**

- Small tax base
- The entire water system relies on septic tanks.
- No public sewer system

### **Opportunities**

- Ideal location; close to FDR and Callaway Gardens
- Convenient to State Route 85, ALT U.S. 27, I -185, I - 85 and Warm Springs
- Talbot County can supply water in an emergency.
- Playground
- Develop road development standards.
- Consistent traffic flow

### **Threats**

- Additional developments located around Shiloh impacting water system.

# SHILOH REPORT OF ACCOMPLISHMENTS

Shiloh Report of Accomplishments FY 2019-2024				
Project Activity	Complete	Underway	Postponed	Cancelled
<b>COMMUNITY FACILITIES</b>				
Develop a city playground on the Walking Trail site, pave walking trail and replace benches and fix Gazebo.		Received grant for playground equipment that needs to be installed. 2024		
The City of Shiloh's water system is at capacity and the water line system in general is in need of repair. First priority is the new water lines for Williams Lane, Williams Road, Brandy Lane, 2nd Avenue, and the SR 116-DeLoach Road connection. Second priority is a new well to add water capacity and a water line connection with another water provider as a back-up safety connection.		Finishing one more water line improvement. 2025		
Upgrade the ditches at the intersection of 1st Avenue and Elm Street.	X			
Facility Upgrade, new public safety facility that includes city hall, public works, police station, water department, and maintenance shop.	X			
Generator purchases			Needs grant funding. 2026	
Map the city's well protection zones for its two water facilities. Identify any structures inside those zones.		In the process of being mapped. 2025		
<b>ECONOMIC DEVELOPMENT</b>				
Identify possible niche markets that Shiloh can capitalize on.	X			
Funding for Town Center Rehabilitation, Improve building space for new retail establishments.				Property is Privately Owned. Thus far. No interest in the town center buildings. Local government no longer intends to undertake.
List available light industrial land/sites with Harris County Chamber of Commerce.		2025		
<b>HOUSING</b>				
Inventory vacant lot size inside the city limits to see how many lots are suitable for infill development.		2027		
<b>LAND USE</b>				

Develop a vacant land inventory and building inventory to aide with infill development for residential and commercial properties.		Task adds building inventory. 2027		
Develop an existing land use map for Shiloh.		2024		
<b>NATURAL AND HISTORIC RESOURCES</b>				
Capitalize on the presence of several historic structures; add pictures and information of historic structures on the city web site and the Chamber of Commerce web site to promote Shiloh's past.		2026		
<b>TRANSPORTATION</b>				
Pave Local Roads: All of 2 <sup>nd</sup> Street from Maine Street to 2 Avenue		2025		
Review example road development standards for possible adoption			Shortage of staff. Will resume in 2025.	
<b>INTERGOVERNMENTAL</b>				
Work with Harris County to improve Broadband Services.		Update new broadband service map. 2024		
City needs a water back-up connection, will work with Talbot County to see if providing a back-up connection is feasible.		2025		

## SHILOH WORK PROGRAM

Shiloh Work Program FY 2024-2029				
Project Activity	Year	Funding Source	Cost Estimate	Responsible Party
<b>COMMUNITY FACILITIES</b>				
Receive grant for playground equipment to develop a city playground on the Walking Trail site,	2024	Shiloh	\$100,000	LWCF, Shiloh
The water system is at capacity and the water line system in general needs repair. Finishing one more water line improvement and adding depth to a second well.	2025	Shiloh	\$10,000	Shiloh
Obtain grant funding for two generator purchases	2026	Shiloh	\$100,000	GEMA, FEMA, Shiloh
Map the city's well protection zones for its two water facilities. Identify any structures inside those zones.	2027	Shiloh	\$5,000	Shiloh
Filler station	2027	Shiloh	\$30,000	AFG
Develop a city playground on the Walking Trail site, pave walking trail and replace benches and fix Gazebo	2024	Shiloh, Outdoor Recreation Trail Grant	\$100,000	Shiloh
Generator purchases	2027	Shiloh	\$100,000	Shiloh
<b>ECONOMIC DEVELOPMENT</b>				
List available light industrial land/sites with Harris County Chamber of Commerce.	2025	RVRC	\$500	Shiloh
<b>HOUSING</b>				
Inventory vacant lot size inside the city limits to see how many lots are suitable for infill development.	2026	RVRC	\$1,000	Shiloh
<b>LAND USE</b>				
Develop an existing land use map for Shiloh	2024	RVRC	\$500	Shiloh
Develop vacant land inventory and building inventory to aide with infill development for residential and commercial properties.	2024	RVRC	\$600	Shiloh
<b>NATURAL AND HISTORIC RESOURCES</b>				
Capitalize on the presence of several historic structures; add pictures and information of historic structures on the city web site and the Chamber of Commerce web site to promote Shiloh's past.	2026	Shiloh	\$1,000	Shiloh
<b>TRANSPORTATION</b>				
Pave local roads: All of 2 <sup>nd</sup> Street from Maine Street to 2 <sup>nd</sup> Avenue	2025	Shiloh	\$65,000	LMI, Shiloh
Review example road development standards for possible adoption	2028	Shiloh	\$2,000	Shiloh
<b>INTERGOVERNMENTAL</b>				
Work with Harris County to improve Broadband Services.	2024	Shiloh	\$1,000	Shiloh
City needs a water back-up connection, will work with Talbot County to see if providing a back-up connection is feasible.	2025	Shiloh	\$200,000	Shiloh

# **WAVERLY HALL**



# **WAVERLY HALL**

## **VISION AND GOALS**

### **Town of Waverly Hall Vision Statement**

The vision of the Town of Waverly Hall is to provide its citizens a well-balanced community consisting of quality and affordable residential living, protected cultural, open and greenspace areas, appropriate retail and office service businesses, light industrial development, recreational and tourism opportunities, supported by a well maintained and efficiently run utility and public services system.

### **Community Goals and Policies**

- Maintain the desired character of the city while providing sufficient designated growth areas to accommodate future demand for business and residential growth.
- Seek sufficient and desirable growth by attracting responsible businesses that will balance needs for jobs generated by residential development and will provide retail and service offerings to meet the needs of residents.
- Ensure that a balance is maintained between residential and commercial development and available public services and facilities to include utilities, recreational areas, and general governmental services needed to accommodate growth.
- Encourage residential development that meets the housing and safety needs of city residents, as well as providing a range of home site areas and keeping single-family homes and the one acre-or-larger lot as the cornerstone of residential development.
- Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, and natural topography.
- Develop a well-planned, efficient, effective, and safe transportation system that meets local and regional needs.
- Preserve the city's historic and cultural resources that provide valuable information about the proud history of the Town of Waverly Hall and its residents.
- Improve broadband services to the Town of Waverly Hall and Harris County.

## **COMMUNITY NEEDS AND OPPORTUNITIES**

### **Needs**

- Development of roadways
- Increased access to county water and better water quality and pressure
- More public facilities
- Community event space
- Increased transportation for senior citizens
- Development of new schools
- Retail, businesses, restaurants

### **Opportunities**

- Room for new developments
- Draw in tourism from Ellerslie Park
- Commercial development in Waverly Hall, Ellerslie, and Cataula area
- Increased employment opportunities
- Recreational opportunities, such as walking trails and public parks
- Small town, rural feel

## **Strengths**

- Historic preservation Society
- Recreation facilities/programs
- Grocery store
- State Route 85/U.S. Alternate Highway 27
- Dollar General
- Low crime
- Community involvement
- Close to Columbus, Georgia
- Nursing home
- Girl's home
- Full-time emergency medical technicians/fire station
- Walking trail
- Melody Lakes Fire Community
- Waverly Hall development committee
- Private School Waverly Hall-Christian academy

## **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. 2 (big truck speed problem); Traffic accident problem
- Not enough affordable housing
- Abandoned homes

## **Opportunities**

- Recreation (youth sports)
- Strong traffic counts south of Waverly Hall and through Waverly Hall
- Commercial opportunities exist
- 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
- Gang activity on surrounding areas

## 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 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 landowners, 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 Ossahatchee 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 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.



**Conservation Subdivision**

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

- 2. Foster retrofitting of these areas to better conform with traditional neighborhood development principles:
  - d. 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.
  - e. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
  - f. Permit accessory housing units to increase neighborhood density and income diversity.

**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, 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:



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 to be more pedestrian friendly and keep the Town Center aesthetically pleasing.

**Land Uses or Zoning Categories Preferred:**

C1, R-1, R-2, Commercial, Single Family detached, Single Family attached.

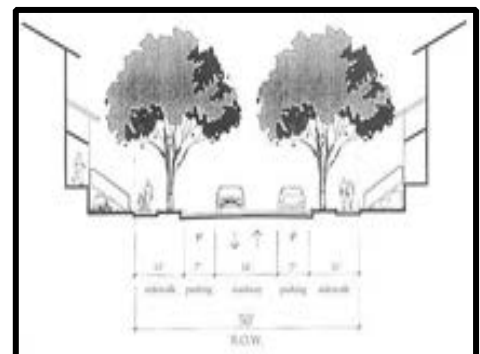
**Implementation Measures/Strategies:**

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 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:**

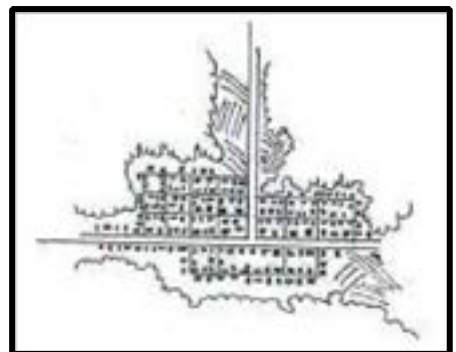
R-1, R2, Single-Family detached, Single-Family attached.

**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.
3. 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:



1. Sidewalks with street lighting and landscaping to encourage pedestrian access.
2. 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 to protect existing natural and cultural resources.
3. Well-designed development that blends into existing neighborhood development.
4. Developments with mid-block alleys; and
5. 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.

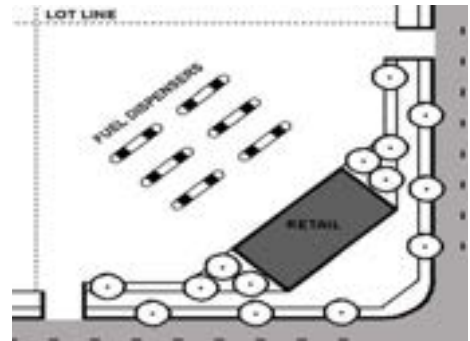
**Implementation Measures/Strategies:**

1. Promote moderate density, traditional neighborhood style residential subdivisions.
2. There should be strong connectivity and continuity between each development.
3. Encourage compatible architecture styles that maintain and reflect the local character and should include scaled down or softened “franchise” or “corporate” architecture.
4. 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:



1. Focusing on appearance with appropriate signage and signage control, landscaping, and other beautification measures.
2. Managing access to keep traffic flowing; using directory signage to community facilities, developed commerce, streets/State Routes and recreational facilities.
3. 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 landscape 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 twenty-five 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.



### ***Waverly Hall Walking Trail***

#### **Vision:**

The Waverly Hall Walking Trail is utilized by residents as an recreation and community space, giving users an opportunity to enjoy the natural environment.

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

Public Facility, Recreation

Zoning: A-1 see adjacent Character Areas.

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

Open space, alternative transportation

### ***Other / Special***

#### **Vision:**

These areas of the Town of Waverly Hall include public or semipublic 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.

## ***Established Residential Declining***

### **Vision**

These are primarily platted and developed residential areas of the Town of Waverly Hall consisting of existing residential areas that are currently in a declining state. Redevelopment and revitalization in these neighborhoods should be the goal. These neighborhoods often have a variety of street patterns, high open space, and a high to moderate degree of building separation. The Established Residential Declining areas will have a majority of single and multi-family housing that is prime for redevelopment efforts. 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. Maintain existing development pattern/density, but look to improve subdivision/development by:

3. Foster retrofitting of these areas to better conform with traditional neighborhood development principles:
  - g. 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.
  - h. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walkability within existing neighborhoods.
  - i. Permit accessory housing units to increase neighborhood density and income diversity.

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

R-1: Single-family detached units on a minimum of one acre lots.

### **Implementation Measures/Strategies:**

5. Permit accessory housing units such as garage apartments, or new well-designed, infill residences to increase neighborhood density.
6. Promote strong connectivity and continuity between developments.
7. Where feasible retrofit subdivisions to better conform to user sensitive design.
8. Encourage residential infill development that is compatible with the existing neighborhood.
9. 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.

Town of Waverly Hall  
Future Character Development Area Map



- Future Character Development Area Types**
- Established Residential/Revitalization Area
  - Established Residential/Declining
  - Historic Corridor/Traditional Neighborhoods
  - Major Highway Gateway Corridor
  - New Residential/Traditional Neighborhood Developing
  - Other Special
  - Agricultural Conservation/Rural Residential
  - Village Green/Parks, Recreation, and Conservation
  - Town Center
  - Waverly Hall Walking Trail



## 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 development pattern map is the first step in gaining an understanding of not only what development patterns exist and where they are, but how they interact. The purpose of this section is to map and review existing development patterns in the Town of Waverly Hall look at areas in need of attention; areas in need of protection; and areas with development opportunities.

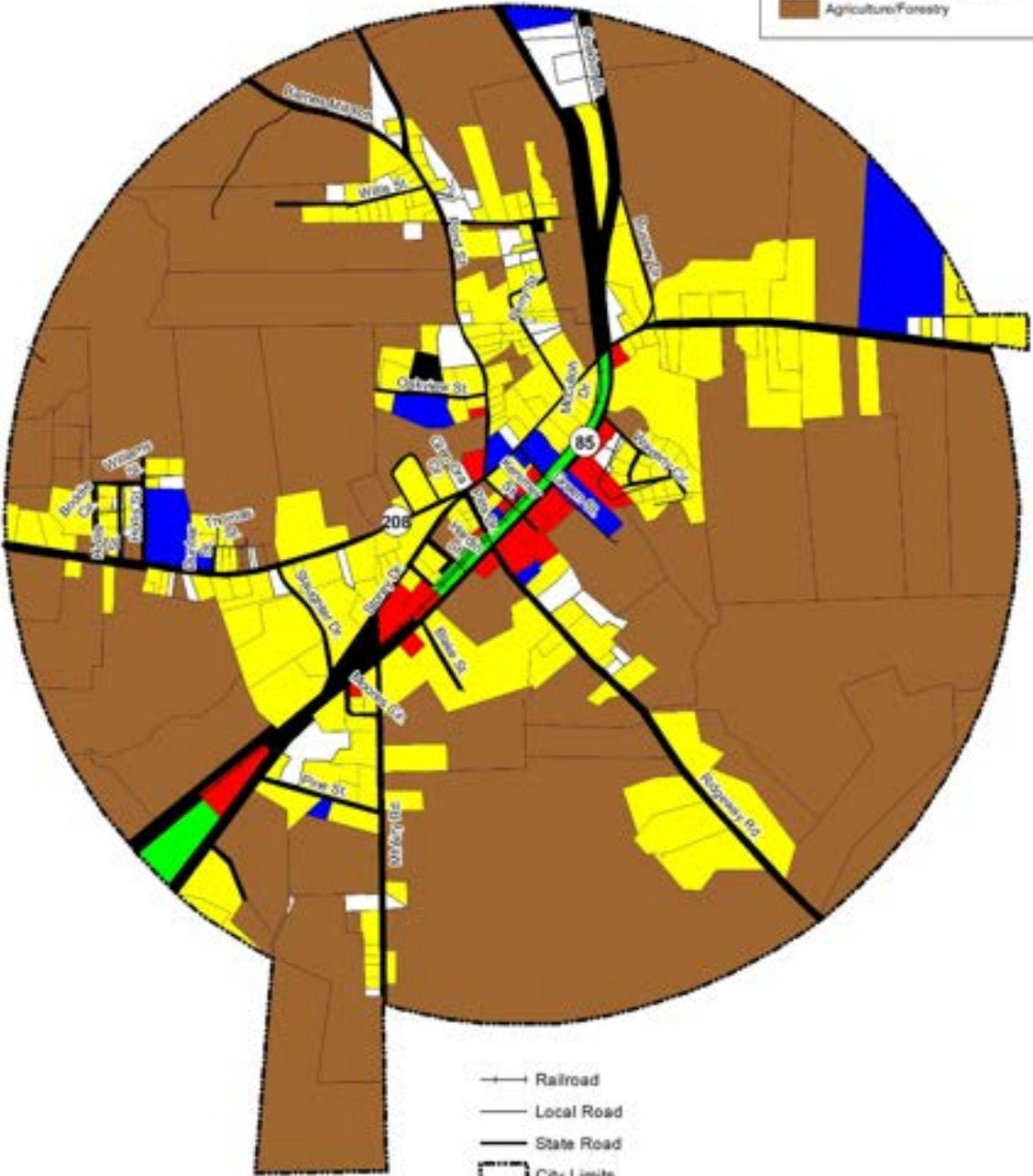
The following table presents the definitions of each of the land use categories.

Existing Land Use Definitions	
Existing Land	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

Waverly Hall, Georgia  
Existing Land Use

- Existing Land Use Classifications**
- Vacant/Undeveloped
  - Residential
  - Commercial
  - Industrial
  - Public/Institution
  - Transportation/Communication/Utilities
  - Parks/Recreation/Conservation
  - Agriculture/Forestry



- Railroad
- Local Road
- State Road
- City Limits



## WAVERLY HALL REPORT OF ACCOMPLISHMENTS

Waverly Hall Report of Accomplishments FY 2019-2024				
Project Activity	Complete	Underway	Postponed	Cancelled
<b>COMMUNITY FACILITIES</b>				
Add a new well and better water pressure to hydrants		A new well will increase water pressure to hydrants. Projected completion date in 2026.		
Purchase two new generators			The two generators that Waverly Hall has are in good working condition. Postponed until 2027	
Retrofit Gym as a Disaster Relief Facility			Needs funding from city and state funds. Postponed until 2027	
Add two new baseball fields		The proposed fields sit upon a high-water table. Waverly Hall is working with an engineer to solve the problem. 2028		
Ditch systems need improvement. Remainder of ditches include Perry and Pond, Intersection of 208 and Perry	X			
<b>ECONOMIC DEVELOPMENT</b>				
Nominate a citizen or council member to serve on the Harris County Chamber of Commerce	X			
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.	X			
Research the Rural Zone program as a funding source for Town Center improvements.			Waverly Hall needs to develop Town Center Plans. Need Funding. Postponed until 2024	
<b>HOUSING</b>				
Redevelop areas of deteriorating structures with local and state (CDBG) grant funds.			Water system takes priority over housing rehabilitation. Postponed until 2027	
<b>LAND USE</b>				
Update Critical Sections of the Zoning Ordinance		Development in Waverly Hall has increased over the last 5 years. Zoning Ord. needs an update. 2027		

NATURAL AND HISTORIC RESOURCES				
Start an organized tree-planting campaign in public areas. Contact Trees Columbus, Roosevelt Soil Conservation District for information on how to organize a planting event.			Staff time is limited. But windows of opportunities exist to get the project completed. Postponed until 2028.	
TRANSPORTATION				
Address traffic speed, and intersection cross drain/water valve damage due to large trucks, approaching S.R. 208 and S.R./Alternate U.S. 27 intersection. Schedule a meeting with GDOT staff to discuss traffic calming measures.	X			
Add a sidewalk link to connect a proposed parking lot on north of Town Center to the walking trail, and community/recreation center.		Project needs to be completed to handle large spring and fall events in Town Center. 2028		
INTERGOVERNMENTAL				
Update SDS with Harris County		2029		

## WAVERLY HALL WORK PROGRAM

Waverly Work Program FY 2024-2029				
Project Activity	Year	Funding Source	Cost Estimate	Responsible Party
<b>COMMUNITY FACILITIES</b>				
Add a new well and better water pressure to hydrants	2026	Waverly Hall, CDBG	\$500,000	Waverly Hall
Purchase two new generators	2027	Waverly Hall, General Fund, GEMA	\$25,000	Waverly Hall
Retrofit Gym as a Disaster Relief Facility	2027	Waverly Hall, General Fund, GEMA	\$500,000	Waverly Hall
Add two new baseball fields	2028	Waverly Hall, General Fund	\$350,000	Waverly Hall
<b>ECONOMIC DEVELOPMENT</b>				
Research the Rural Zone program as a funding source for Town Center improvements.	2024	Waverly Hall, General Fund	\$500	Waverly Hall, Town Council
<b>HOUSING</b>				
Redevelop areas of deteriorating structures with local and state (CDBG) grant funds.	2027	CDBG	\$500,000	Waverly Hall
<b>LAND USE</b>				
Update Critical Sections of the Zoning Ordinance	2027	Waverly Hall, General Fund	\$2,000	Waverly Hall
<b>NATURAL AND HISTORIC RESOURCES</b>				
Start an organized tree-planting campaign in public areas. Contact Trees Columbus, Roosevelt Soil Conservation District for information on how to organize a planting event.	2028	Waverly Hall	\$1,000 (Plan Programming)	Waverly Hall
<b>TRANSPORTATION</b>				
Add a sidewalk link to connect a proposed parking lot on north of Town Center to the walking trail, and community/recreation center.	2028	TSPLOST	\$15,000	Waverly Hall
<b>INTERGOVERNMENTAL</b>				
Update SDS with Harris County	2029	General Fund	\$1,500	Waverly Hall



## **APPENDIX A: STAKEHOLDER LIST**

### **HARRIS COUNTY STAKEHOLDERS**

Rob Grant	Chair
Scott Lightsey	Commissioner
Greg Gantt	Commissioner
Craig Greenshaw	Development Authority
Becky Langston	Planning Commissioner
Megan Guenther	Development Authority
John Kaminsky	Citizen

### **HAMILTON STAKEHOLDERS**

Patrick Whearley	Major
Rhett Wade	City Manager
Nancy Walls	Councilor

### **PINE MOUNTAIN STAKEHOLDERS**

Keith Pendergrass	Mayor
Thomas Scott	Councilor/Volunteer Fireman
Jim Trott	Councilor/Retired Professor, LSU

### **SHILOH STAKEHOLDERS**

Ronnie Lipp	Mayor
Seron Cross	Mayor Pro Tem
Monica Elliott	Councilor

### **WAVERLY HALL STAKEHOLDERS**

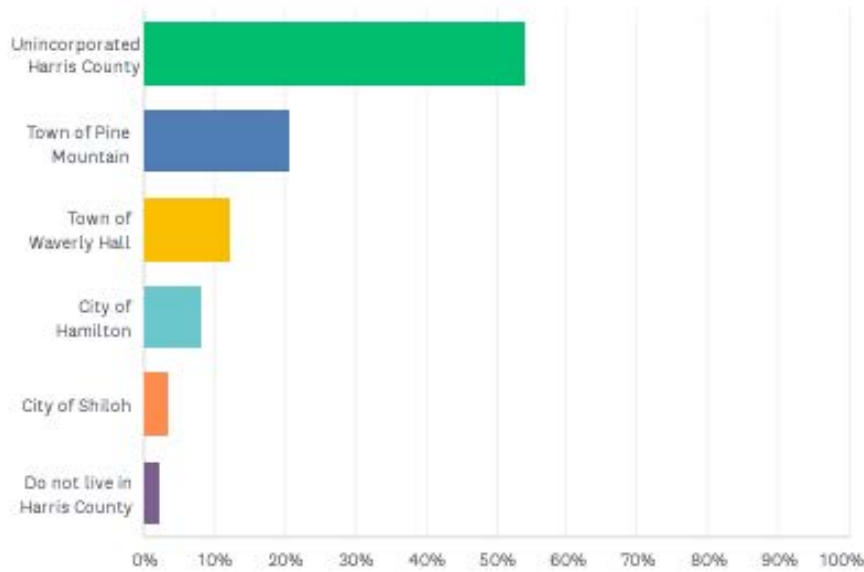
Micheal Harris	Mayor
Geraldine Boddie	Councilor
Rob Miley	Councilor

# APPENDIX B: SURVEY RESULTS

2024 - 2029 Harris County Community Input Survey

## Q1 Where do you live?

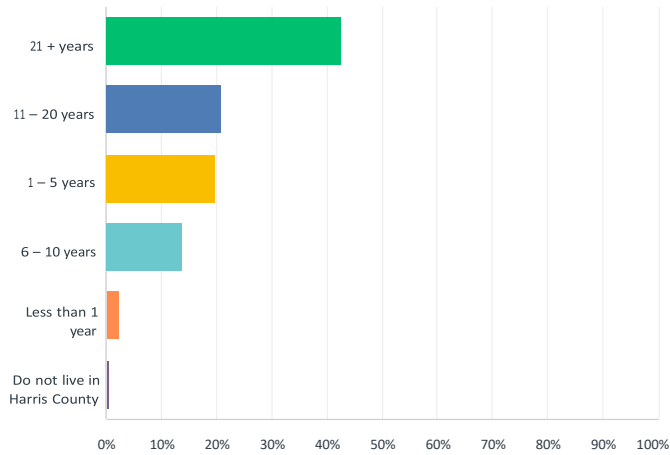
Answered: 386 Skipped: 0



ANSWER CHOICES	RESPONSES	
Unincorporated Harris County	53.89%	208
Town of Pine Mountain	20.47%	79
Town of Waverly Hall	12.16%	47
City of Hamilton	8.03%	31
City of Shiloh	3.37%	13
Do not live in Harris County	2.07%	8
<b>TOTAL</b>		<b>386</b>

### Q2 How long have you lived in your community?

Answered: 384 Skipped: 2

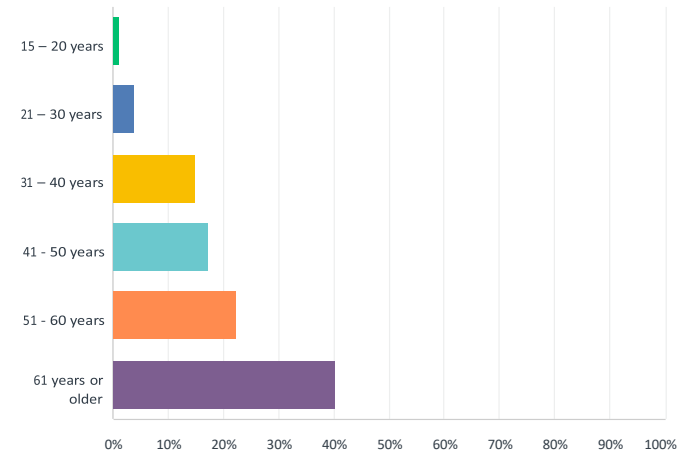


ANSWER CHOICES	RESPONSES	
21 + years	42.71%	164
11 – 20 years	20.83%	80
1 – 5 years	19.79%	76
6 – 10 years	13.80%	53
Less than 1 year	2.34%	9
Do not live in Harris County	0.52%	2
<b>TOTAL</b>		<b>384</b>

2

### Q3 What is your age?

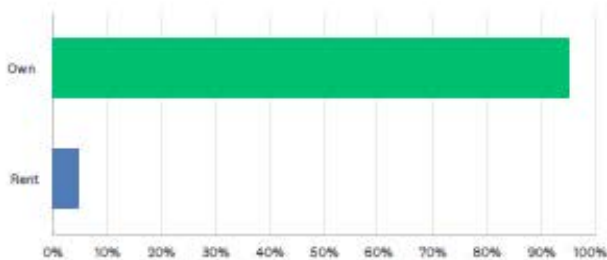
Answered: 383 Skipped: 3



ANSWER CHOICES	RESPONSES	
15 – 20 years	1.31%	5
21 – 30 years	3.92%	15
31 – 40 years	14.88%	57
41 – 50 years	17.23%	66
51 – 60 years	22.45%	86
61 years or older	40.21%	154
<b>TOTAL</b>		<b>383</b>

### Q4 Do you own or rent your place of residence?

Answered: 381 Skipped: 5



ANSWER CHOICES	RESPONSES	
Own	95.01%	362
Rent	4.99%	19
<b>TOTAL</b>		<b>381</b>

### Q5 What do you like MOST about living in your community (Harris County, Hamilton, Pine Mountain, Shiloh, or Waverly Hall)?

Answered: 371 Skipped: 15

#	RESPONSES	DATE
1	Quiet, good law enforcement, open spaces without dense multi-family housing complexes (like big apartment developments).	3/9/2024 10:55 AM
2	Peacefulness, community, nature.	3/6/2024 7:47 PM
3	Rural living	3/6/2024 11:27 AM
4	Quiet. Peaceful. Harris county schools. The city manager at Shiloh is very attractive. Roads	3/5/2024 6:52 PM
5	Quiet	3/5/2024 5:45 AM
6	We live on Lake Harding and it is peaceful, beautiful and safe.	3/4/2024 10:54 PM
7	Peace and quiet.	3/4/2024 6:28 PM
8	The people and the quiet Undeveloped beauty.	3/4/2024 6:14 PM
9	The beauty—visual beauty and auditory beauty (birds and quiet) and relational beauty (people are generally kind and personable)	3/3/2024 4:24 PM
10	Pastoral setting	3/3/2024 9:32 AM
11	Quite, relaxing and nature	3/2/2024 11:43 PM
12	Live in Whitesville Community - quiet country environment - small businesses -	3/2/2024 10:31 PM
13	Friendly - For the most part quiet, peaceful & safe	3/1/2024 9:09 PM
14	country life style	3/1/2024 7:14 PM
15	Rural and natural environment.	3/1/2024 6:03 PM
16	the homey feel of HC and the school systems.	3/1/2024 9:27 AM
17	The peacefulness and we feel safe here.	2/29/2024 9:15 PM
18	The low crime and peacefulness of the area.	2/29/2024 2:21 PM
19	Safe, small town feel. It's home, where I grew up. I appreciate the drive if there is a need for a big box store. I enjoy supporting the small businesses and seeing people I grew up with succeeding.	2/28/2024 10:00 PM
20	Quiet, no crime	2/28/2024 7:31 AM
21	Peace and quiet. Being able to walk out the door without seeing another face or even a house. It's the country!!! Education in HC is phenomenal.	2/28/2024 12:29 AM
22	Having TREES everywhere instead of treeless neighborhoods, apartments, stores, and fast food restaurants	2/27/2024 9:07 PM
23	Slow pace, my kids walked to middle school,	2/27/2024 8:31 PM
24	Small town feel, Man of War Trail, secure feeling thanks to sheriff's department, good schools, not much traffic	2/27/2024 6:09 PM
25	The quiet and no hustle and bustle.	2/27/2024 2:15 PM
26	Being in the country	2/27/2024 7:03 AM
27	Love our little Hallmark town! Taxes are high for city with nothing to show for it. County is doing a lot for education. You have some really cheap builders that take advantage of people! I	2/26/2024 9:53 PM

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	looked at many homes before I purchased. Stop the buddy system and demand better!	
28	Small town low crime	2/26/2024 5:26 PM
29	I feel safe and there isn't the madness like Columbus. I love the schools and the teachers.	2/26/2024 1:07 PM
30	Friendly people. Small town way of life.	2/26/2024 7:27 AM
31	Rural	2/26/2024 12:06 AM
32	The quietness! The separation but hospitality. There's not as much building but sadly it's starting to grow.	2/25/2024 10:28 PM
33	We love the rural area that we live in.	2/25/2024 9:22 PM
34	Currently the rural feel. Stop trying to shove Columbus down my throat!	2/25/2024 8:17 PM
35	Quiet & close to schools. Local business	2/25/2024 5:48 PM
36	It's not Columbus	2/25/2024 2:39 PM
37	The kind neighbors, the community spirit.	2/25/2024 8:44 AM
38	Public school, having farm animals and a garden	2/25/2024 12:20 AM
39	The people and small business	2/24/2024 9:31 PM
40	The rural nature, lack of traffic congestion, clean air, sparse population, low crime	2/24/2024 8:50 PM
41	Catsula being zoned agriculture	2/24/2024 7:43 PM
42	Safety	2/24/2024 7:37 PM
43	Less crime	2/24/2024 5:26 PM
44	Peaceful	2/24/2024 2:37 PM
45	Small town	2/24/2024 1:50 PM
46	Kindness of the people. rolling hills and woodlands, Callaway Gardens.	2/24/2024 1:42 PM
47	Quiet and peaceful	2/24/2024 10:56 AM
48	the small town atmosphere	2/24/2024 9:16 AM
49	Natural beauty: open spaces, trees, fields, and farms. Low traffic. Wonderful neighbors. Callaway Gardens.	2/24/2024 8:27 AM
50	Quiet, peaceful community with undeveloped areas for wildlife, hiking, farming, etc	2/24/2024 8:24 AM
51	Friendly people. Quiet communities	2/24/2024 8:16 AM
52	Quiet, low crime, low traffic, no chain stores.	2/24/2024 7:58 AM
53	The small town feel and farming community.	2/24/2024 7:32 AM
54	almost everything	2/24/2024 7:29 AM
55	The people	2/24/2024 6:52 AM
56	Small town life!	2/23/2024 8:30 PM
57	Friendly people, fdr park, callaway, library and recreation center, school system	2/23/2024 4:41 PM
58	Small town feel, nature, farms, land	2/23/2024 2:32 PM
59	Friendly people who are always willing to lend a helping hand to their neighbors.	2/23/2024 2:04 PM
60	Friendly neighbors.	2/23/2024 1:50 PM
61	I like the quiet of the community and country feeling, while still being close a city.	2/23/2024 12:58 PM
62	Callaway Gardens	2/23/2024 12:54 PM
63	4th Generation native. This county is home and been a great place to grow up	2/23/2024 11:46 AM

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64	Nature, quiet, people	2/23/2024 11:32 AM
65	We live in HC in West Point, (which you didn't include as an option). I like living in HC because the schools are good.	2/23/2024 11:09 AM
66	Very little traffic, people are friendly, safe place to live	2/23/2024 10:08 AM
67	Small, close community	2/23/2024 9:05 AM
68	The nature and peaceful atmosphere	2/23/2024 8:56 AM
69	Catsula, currently live but have land in Hamilton will be moving to. Love living in county rural life which is drastically changing. I want to hear birds, toads, crickets, and the farm Animal sounds. Don't want to hear sirens all the time!!! Easy stress free life living; not a rat race.	2/23/2024 8:35 AM
70	The quiet. The seclusion. Our neighbors. The minimum of 2 acres.	2/23/2024 8:14 AM
71	Quiet, friendly, hometown feel	2/23/2024 7:48 AM
72	I enjoy the beauty and the people.	2/23/2024 7:04 AM
73	Live in Catsula.	2/23/2024 6:37 AM
74	Rural areas	2/23/2024 6:22 AM
75	Pine mountain the natural beauty in the area.	2/22/2024 11:16 PM
76	Not being jam up with neighbors, being able to enjoy the quiet beauty & sounds of nature.	2/22/2024 9:56 PM
77	Small town community	2/22/2024 9:55 PM
78	Like that most of Harris County is still somewhat rural.	2/22/2024 9:49 PM
79	Lack of traffic on roads	2/22/2024 9:48 PM
80	Space between homes, out of the city.	2/22/2024 9:45 PM
81	Knowing my neighbors and the strong sense of community we have. I'm a transplant from metro atlanta, and I was welcomed with open arms into the HC Family.	2/22/2024 9:29 PM
82	That we are zoned agriculture and can do what we want. Raise chickens, garden, etc. Our neighbors are great and not close to the house. Low crime.	2/22/2024 9:25 PM
83	Feels more like country living. Well before all the growth.	2/22/2024 9:14 PM
84	The safe family atmosphere and small town feel	2/22/2024 9:12 PM
85	The country.	2/22/2024 9:03 PM
86	Quite, safe, family friendly	2/22/2024 8:45 PM
87	Good people that live here and small town living!	2/22/2024 8:43 PM
88	Moved here to be away from the city. I don't mind that there is nothing out here. That's what attracted me to the county and the schools.	2/22/2024 8:28 PM
89	Lack of crime	2/22/2024 8:27 PM
90	Peace and quite	2/22/2024 7:31 PM
91	Rural atmosphere but realize progress must come.	2/22/2024 6:54 PM
92	Low traffic and lots of trees	2/22/2024 6:40 PM
93	Access to outdoor activities	2/22/2024 6:37 PM
94	I love all thr greenery. It's beautiful and untouched and very quiet.	2/22/2024 6:27 PM
95	Protection of a reliable, professional Sheriff's Dept and Deputies and the quiet, rural community.	2/22/2024 6:17 PM
96	The beautiful small town country atmosphere. Having the farmlands and mountains around fdr state park and being close to the lake and also withing easy travel time to shopping and doctors in bigger cities.	2/22/2024 6:01 PM

## 2024 - 2025 Harris County Community Input Survey

97	That it isn't Columbus.	2/22/2024 6:00 PM
98	Country living	2/22/2024 5:56 PM
99	Small town community	2/22/2024 5:47 PM
100	Low crime rate	2/22/2024 5:45 PM
101	The rural aspect	2/22/2024 5:32 PM
102	Having the "county" feel with space between neighbors, few multi family housing and no city rules.	2/22/2024 5:26 PM
103	The mostly rural feel of the area with no 4 lane roads and heavy traffic.	2/22/2024 5:07 PM
104	The quietness and the low amount of traffic	2/22/2024 4:45 PM
105	Fortson, ruralish area, quiet and safe.	2/22/2024 4:19 PM
106	The schools are great. People are nice thankful for the urgent care and Mercer Med in Hamilton	2/22/2024 4:18 PM
107	Country living and when kids younger school district	2/22/2024 4:15 PM
108	I love that it is not very populated and there aren't any Monopoly businesses.	2/22/2024 3:36 PM
109	The quiet, the trees, the wonderful community in Fortson	2/22/2024 3:32 PM
110	The quietness of the area, houses still have yards but also have the neighborhoods and community.	2/22/2024 3:08 PM
111	Peace	2/22/2024 2:52 PM
112	Quiet	2/22/2024 2:52 PM
113	Out of the city	2/22/2024 2:47 PM
114	Safety and schools.	2/22/2024 2:46 PM
115	The rural nature of the county. Not a lot commercialized areas.	2/22/2024 2:21 PM
116	The spaciousness	2/22/2024 2:20 PM
117	Quiet and peaceful. Enjoy the wooded area.	2/22/2024 2:07 PM
118	Beautiful scenery and wonderful neighbors	2/22/2024 1:58 PM
119	It's quiet. Virtually no crime. Far enough from the 'city' yet close enough to get there when needed.	2/22/2024 1:58 PM
120	The lack of congestion and traffic.	2/22/2024 1:54 PM
121	Relative quietness, open spaces, rural areas, ability to find peace. Nice people for the most part, safe County.	2/22/2024 1:45 PM
122	Great neighbors and still maintains some rural integrity.	2/22/2024 1:44 PM
123	The quiet natural surroundings.	2/22/2024 1:11 PM
124	quiet, traffic is not bad	2/22/2024 1:05 PM
125	It is a good area to live with not a lot of traffic and people with a lot of parks on the north side of the county. The school system is pretty good.	2/22/2024 12:59 PM
126	Good people and good support services from law enforcement etc. Low crime.	2/22/2024 12:58 PM
127	The small town.	2/22/2024 12:53 PM
128	It is close to Columbus	2/22/2024 12:44 PM
129	Quiet of country living with nearby convening of city	2/22/2024 12:40 PM
130	We love the small town feel	2/22/2024 12:37 PM
131	That it's rural.	2/22/2024 12:34 PM

## 2024 - 2025 Harris County Community Input Survey

132	Good schools and safe community feel.	2/22/2024 12:23 PM
133	Quiet, low traffic but sadly that is changing too fast.	2/22/2024 12:21 PM
134	I love my county it's peaceful and full of deer and other native animals and trees and native plants and creeks. It's just a beautiful part of our state. We also have wonderful people and schools and police force. It's been a wonderful place to raise our children and grandchildren and make a living with our business here. I wouldn't want to live anywhere else.	2/22/2024 12:11 PM
135	I like having land & not living in a subdivision.	2/22/2024 12:05 PM
136	Scenery, space, peace.	2/22/2024 11:55 AM
137	Country feel, land, little to no crime, quite. No traffic	2/22/2024 11:53 AM
138	A 2-acre minimum provides privacy. Quiet country living.	2/22/2024 11:39 AM
139	The quiet area and nice neighborhoods.	2/22/2024 11:36 AM
140	The quiet.	2/22/2024 11:33 AM
141	Small town and remote county with great people and mom and pop establishments	2/22/2024 11:29 AM
142	Privacy and easy access to necessities	2/22/2024 11:16 AM
143	Country life	2/22/2024 11:15 AM
144	The peace and quiet, small town feel, and the great people in our community.	2/22/2024 11:07 AM
145	I love that I have the ability to walk to shops and restaurants. The Man O' War trail has been an amazing addition. I love living in a town that feels safe for my kids to play outside and enjoy the neighborhood.	2/22/2024 10:26 AM
146	Sense of community and hometown pride and local business to support my needs without going to Columbus and Lagrange	2/22/2024 10:23 AM
147	Peaceful rural living. Small town atmosphere. low traffic volume, light pollution, low noise levels, decent schools....all disappearing.	2/22/2024 10:15 AM
148	Close to shops	2/22/2024 10:09 AM
149	Catskills, we love our neighbors and the space	2/22/2024 10:06 AM
150	Quiet. Peaceful. Not the business of the city	2/22/2024 9:41 AM
151	The rural nature of it.	2/22/2024 9:27 AM
152	My neighbors and the quiet environment.	2/22/2024 9:23 AM
153	Country/rural, 5+ acre lots, low traffic	2/22/2024 9:22 AM
154	I love that it has maintained its rural and peaceful status.	2/22/2024 9:14 AM
155	Privacy	2/22/2024 9:08 AM
156	It's quiet ( mostly ). No traffic lights. Still farmland but it's starting to diminish.	2/22/2024 8:59 AM
157	Quiet, rural area.	2/22/2024 8:58 AM
158	It's a small town, peaceful feel. Kids can play in the street and outside all day. Library and community center is awesome and Pate park is a blast	2/22/2024 8:43 AM
159	Safe, quiet, convenient	2/22/2024 8:40 AM
160	I love the town of Waverly Hill because of the small businesses available to me. It's an opportunity to support my town and spend my money in the county	2/22/2024 8:36 AM
161	The unity of the community, the simple life style	2/22/2024 8:22 AM
162	I love that it has stayed rural. Slow growth has not inhibited the county.	2/22/2024 8:17 AM
163	I feel safe here, the sense of community is apparent, slow paced life.	2/22/2024 8:10 AM
164	Quiet	2/22/2024 7:44 AM

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165	The peace and quiet, not feeling like I like anywhere close to a city. Small towns and friendly neighbors.	2/22/2024 7:43 AM
166	The small town feel...	2/22/2024 7:34 AM
167	open space. limited government	2/22/2024 7:33 AM
168	That it is not a big city with lots of traffic, small town feel, country living feel	2/22/2024 7:32 AM
169	It's quite and simple. I love this small quiet town and if I need more than that, I will go to pine mountain or columbia.	2/22/2024 7:32 AM
170	Quiet solitude of the country atmosphere	2/22/2024 7:20 AM
171	I liked the quietness and reputation of schools.	2/22/2024 7:07 AM
172	Live in Cataula and enjoy the quiet neighborhood	2/22/2024 7:06 AM
173	The feeling of country living and small town communities.	2/22/2024 6:52 AM
174	Quiet, safe, spacious	2/22/2024 6:46 AM
175	Cataula, lot sizes	2/22/2024 5:19 AM
176	I like the small town-feel. I like the low crime, especially being right outside of the high-crime Columbus.	2/22/2024 2:21 AM
177	Peace and quiet. Lower crime rate. Fewer people.	2/21/2024 11:44 PM
178	Small town feel. Agriculture properties.	2/21/2024 11:30 PM
179	Small relaxing town	2/21/2024 10:59 PM
180	I feel safe but I don't like much else. Enjoy Ellerslie Park and the large lots (minimum acreage for each home).	2/21/2024 10:58 PM
181	The school system and the acreage that own.	2/21/2024 10:39 PM
182	The quiet, rural atmosphere	2/21/2024 10:38 PM
183	In Cataula, you get a sense of Country living and a slower pace of life. But we have a few conveniences and are close enough to Columbus for larger shopping needs.	2/21/2024 10:30 PM
184	The people	2/21/2024 10:29 PM
185	Nature- being near FDR, Callaway, and a little outside the city (of Columbus), 2 mi down a country road.	2/21/2024 10:18 PM
186	Friendly, old hometown feeling but privacy and space too.	2/21/2024 10:17 PM
187	The quiet! Lower crime rates. Enjoy the county life. Very satisfied! Good schools!	2/21/2024 10:15 PM
188	Good neighbors	2/21/2024 10:09 PM
189	I love the community and not having a neighbor right on top of me.	2/21/2024 10:07 PM
190	Fortson resident - quality schools, good neighborhoods	2/21/2024 10:03 PM
191	Country peaceful life and people not living on top of each other.	2/21/2024 9:54 PM
192	Not being in a city.	2/21/2024 9:52 PM
193	Is rural and not developed.	2/21/2024 9:49 PM
194	Small town without a ton of traffic	2/21/2024 9:43 PM
195	Safety	2/21/2024 9:34 PM
196	Safe environment	2/21/2024 9:23 PM
197	The sheriffs dept	2/21/2024 9:22 PM
198	I did like the fact that it was not like Columbus, but the more they build the less I like living here because.... It reminds me of Columbus. But I did like how country it felt before everything started to expand.	2/21/2024 9:21 PM

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199	Residents generally look out for each other. Law enforcement agencies involved in community events and schools.	2/21/2024 9:20 PM
200	Beautiful area.	2/21/2024 9:15 PM
201	Community relations. Everyone knows everyone. A lot of new faces but mostly the core group of good people remain in the county.	2/21/2024 9:10 PM
202	For the most part it's quiet	2/21/2024 9:09 PM
203	The country living. Quiet, not packed with houses on little space.	2/21/2024 9:09 PM
204	love what Harris county is, but the unregulated subdivision growth is not great.	2/21/2024 9:08 PM
205	How quite and peaceful it is out here	2/21/2024 9:05 PM
206	Location of FDR Park Callaway Gardens And closest to both Columbus and La Grange, Georgia	2/21/2024 9:05 PM
207	Quiet, Peaceful, neighbors and minimum crime	2/21/2024 9:02 PM
208	Ellerslie is omitted. I have friends in the area and I'm sure they would have liked to be included in the survey. That's a high growth area. Like most: Rural areas. Good people.	2/21/2024 8:54 PM
209	Not Columbus	2/21/2024 8:52 PM
210	3.5 acres but still in a neighborhood	2/21/2024 8:51 PM
211	The quiet country atmosphere and the mom and pop shops.	2/21/2024 8:45 PM
212	The quiet. I like that it feels mostly residential.	2/21/2024 8:34 PM
213	Quiet and not too oversaturated with people.	2/21/2024 8:32 PM
214	Sophisticated and progressive rural community	2/21/2024 8:28 PM
215	The peace and quiet. Harris County offers a slower pace of life without as many people.	2/21/2024 8:24 PM
216	The quietness, the two acre minimum, IT'S NOT COLUMBUS	2/21/2024 8:21 PM
217	It being rural	2/21/2024 8:18 PM
218	Quiet low crime	2/21/2024 8:17 PM
219	Small town atmosphere. The ability to own land and not have neighbors right next to you!	2/21/2024 8:14 PM
220	Low crime rate Quiet	2/21/2024 8:10 PM
221	Non city life. Elbow room.	2/21/2024 8:03 PM
222	Peace and quiet!	2/21/2024 8:02 PM
223	The friendly atmosphere & feeling safe.	2/21/2024 7:57 PM
224	small town atmosphere	2/21/2024 7:35 PM
225	Spacious lots	2/21/2024 7:14 PM
226	Rural life but convenient to Columbus and Lagrange	2/21/2024 5:45 PM
227	The small community.	2/21/2024 5:10 PM
228	Fortson, living near the city.	2/21/2024 4:59 PM
229	Safety and family oriented	2/21/2024 4:35 PM
230	Great place to live.	2/21/2024 3:53 PM
231	Peaceful	2/21/2024 3:20 PM
232	The quietness of the city as well as the county.	2/21/2024 3:09 PM
233	The small town feel. Country living. Space.	2/21/2024 2:58 PM
234	I like the peace, quiet, and family atmosphere.	2/21/2024 2:34 PM

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235	I love the location. We are close enough to the "city" of Columbus for entertainment and shopping needs while still close enough to nature and outdoor recreation options.	2/21/2024 1:55 PM
236	Quite community	2/21/2024 1:44 PM
237	I do not live in Harris County but I own property and pay taxes there.	2/21/2024 1:33 PM
238	Quiet neighborhood, rural settings	2/21/2024 12:58 PM
239	Small town, safe and quiet	2/15/2024 3:48 PM
240	The natural environment, the quiet neighborhoods, small town	2/6/2024 7:51 PM
241	Right now I feel safe here	12/28/2023 8:52 AM
242	Low crime rate, clean, country living, schools.	12/27/2023 9:29 PM
243	Quiet, harris co police support, country	12/21/2023 1:46 AM
244	Rural lifestyle	12/5/2023 5:32 PM
245	Quiet	11/15/2023 11:06 AM
246	Peaceful and quiet	11/11/2023 1:00 PM
247	I like the rural feel of our property. But I also like knowing I am close to neighbors if I need something.	11/8/2023 9:14 AM
248	The fact will still live as one big county family. No matter where you live in Harris County we always come together for events such as to raise awareness , support one of our very own, or keeping the traditions we have to a very high standard. But at the end of the day no matter where you go from the Dollar general in your local city or Billy's in Catsula the same values , traditions and friendly respect still uphold.	11/8/2023 2:28 AM
249	Our community, we still have the small town feel of Mayberry.	11/7/2023 5:03 PM
250	It's home	11/6/2023 11:32 PM
251	I live on the outskirts of Pine Mountain in Troup County	11/5/2023 9:30 AM
252	Pine Mountain fall event	11/5/2023 9:27 AM
253	Everything, non-violent	11/5/2023 9:25 AM
254	Liked it being a small town	11/5/2023 9:24 AM
255	Quiet, country, low crime	11/5/2023 9:23 AM
256	The people, family, friends	11/5/2023 9:22 AM
257	Small town, everyone is friendly	11/5/2023 9:17 AM
258	Small town and safe community	11/5/2023 9:16 AM
259	Nice and quiet	11/5/2023 9:14 AM
260	Nice community	11/5/2023 9:13 AM
261	The people	11/5/2023 9:12 AM
262	Small community and green space	11/5/2023 9:11 AM
263	The fellowship with other people in the community	11/5/2023 9:05 AM
264	Low crime rate seeing the change among citizens	11/5/2023 9:04 AM
265	Free of violence	11/5/2023 9:00 AM
266	Low drama	11/5/2023 8:57 AM
267	Quiet and safe	11/5/2023 8:55 AM
268	The local eatery and events	11/5/2023 8:42 AM

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269	Small, private, community support	11/6/2023 8:41 AM
270	It's not super busy, and it's an everybody knows everybody town	11/6/2023 8:39 AM
271	Peace, quiet, friendliness, nature	11/6/2023 8:37 AM
272	Atmosphere and friendships, friendly people, excellent environment	11/6/2023 8:35 AM
273	Small town, wonder friendly people, safe city	11/6/2023 8:33 AM
274	Small community atmosphere	11/6/2023 8:31 AM
275	Very good town, good country living	11/6/2023 8:29 AM
276	Small town shopping is convenient	11/6/2023 8:28 AM
277	Rural	11/6/2023 8:26 AM
278	Low crime rate, friendly atmosphere, good schools	11/6/2023 8:25 AM
279	It is good	11/6/2023 8:20 AM
280	Nice and quiet	11/6/2023 8:16 AM
281	Living out in the county and enjoy the quietness	11/6/2023 8:14 AM
282	Trails are ok	11/3/2023 11:45 AM
283	Still has a country/small town feel	11/3/2023 11:43 AM
284	Outdoor living	11/3/2023 11:41 AM
285	Small town	11/3/2023 11:39 AM
286	The beauty of the lush countryside and the friendly people, peace and quiet	11/3/2023 11:38 AM
287	Beauty of the area, friendly people in small town	11/3/2023 11:37 AM
288	Care for the area and quiet living, school system	11/3/2023 11:36 AM
289	Small town feel	11/3/2023 11:35 AM
290	Small community and friendly	11/3/2023 11:34 AM
291	Small town with great people	11/3/2023 11:33 AM
292	It has always been my home. Liked it so much retired back to here in 2001.	11/3/2023 11:32 AM
293	The community	11/3/2023 11:30 AM
294	Everything	11/3/2023 11:29 AM
295	Friendly small town feel	11/3/2023 11:17 AM
296	Like the whole county we have great school	11/3/2023 11:15 AM
297	Living in the country	11/3/2023 11:14 AM
298	Small towns	11/3/2023 11:13 AM
299	It's home	11/3/2023 11:12 AM
300	Everything, the people	11/3/2023 11:11 AM
301	Friendly town, the beauty	11/3/2023 11:06 AM
302	Quiet, conservative	11/3/2023 11:05 AM
303	Enjoy the land back	11/3/2023 11:04 AM
304	Peaceful	11/3/2023 11:03 AM
305	Less traffic, small town. Would like to see this town stay small. No golf carts	11/3/2023 11:02 AM
306	Small town feel. A place where everyone knows each other	11/3/2023 11:01 AM



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307	Living in a less crowded place and having fewer subdivisions	11/9/2023 11:00 AM
308	Small town living	11/9/2023 10:58 AM
309	Small town kindness	11/9/2023 10:57 AM
310	That it has a small town feeling - I hate that they are trying to make it like Peachtree City and other areas	11/9/2023 10:56 AM
311	People, safety, comfortable living, great school system	11/9/2023 10:54 AM
312	Rural, quiet, wholesome, healthy	11/9/2023 10:53 AM
313	School	11/9/2023 10:52 AM
314	School systems, crime rate	11/9/2023 10:50 AM
315	Small and safe	11/9/2023 10:49 AM
316	Small town everyone knows everyone	11/9/2023 10:48 AM
317	Less traffic	11/9/2023 10:47 AM
318	Rural	11/9/2023 10:46 AM
319	Walking to town, friendliness	11/9/2023 10:45 AM
320	Walking to everything, friendliness, neighbors	11/9/2023 10:43 AM
321	No crime	11/9/2023 10:42 AM
322	Community	11/9/2023 10:39 AM
323	Quiet, not a lot of crime, great schools	11/9/2023 10:38 AM
324	I love how quiet it is and I love the trail being near my house	11/9/2023 10:35 AM
325	Safer than city, community comes together more readily	11/9/2023 9:50 AM
326	Friendly people, safe place to live	11/9/2023 9:48 AM
327	The community always comes together and supports	11/9/2023 9:46 AM
328	The rural model, not Columbus	11/9/2023 9:44 AM
329	Quiet, safe, friendly, sense of community	11/9/2023 9:43 AM
330	Peaceful	11/9/2023 9:40 AM
331	I enjoy the greenery and seclusion it has, nice community of people as well	11/9/2023 9:38 AM
332	Quiet, peaceful, and beautiful weather and natural surroundings and landscapes and trails and mountains	11/9/2023 9:34 AM
333	Not crowded, no traffic	11/9/2023 9:30 AM
334	It's calmer, quieter, and natural	11/9/2023 9:29 AM
335	We used to love the rural atmosphere of Harris County. Not now!	11/9/2023 9:26 AM
336	Pretty places	11/9/2023 9:24 AM
337	Friendly people, low crime	11/9/2023 9:22 AM
338	Still being able to experience country living/unpopulated/friendly neighbors	11/9/2023 9:20 AM
339	Small	11/9/2023 9:11 AM
340	The sense of community - friendly folks - family	11/9/2023 9:10 AM
341	It's home	11/9/2023 9:08 AM
342	I love the school system, the community outreach and all of the things we get together	11/9/2023 9:07 AM
343	It's quiet, nature	11/9/2023 9:05 AM

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344	Low crime, scenic, friendly people, good schools	11/9/2023 9:02 AM
345	Quiet	11/9/2023 9:00 AM
346	Country life - quiet!	11/9/2023 8:59 AM
347	Nice	11/9/2023 8:58 AM
348	School system	11/9/2023 8:56 AM
349	I did like that it was more rural	11/9/2023 8:50 AM
350	Everything. Would rather live here than anywhere.	11/9/2023 8:33 AM
351	Lake Harding	10/31/2023 12:45 PM
352	The quietness and it's not developed	10/29/2023 5:59 PM
353	The small-town atmosphere.	10/28/2023 4:26 PM
354	The feel of country living and the way the communities come together in a crisis	10/28/2023 4:43 AM
355	Uptel is part of Harris county. Love the lower tax and the schools.	10/27/2023 7:05 PM
356	The rural feel of the county, green space, limited urbanization	10/26/2023 4:00 PM
357	Law enforcement, open farmland, recreation programs, outdoor options.	10/25/2023 8:07 PM
358	Neighbors watch out for each other. When there's light traffic and No school in, very pleasant.	10/25/2023 6:10 PM
359	Open space	10/25/2023 4:51 PM
360	Rural, minimal development.	10/24/2023 10:20 PM
361	Small town attitude	10/24/2023 10:13 PM
362	The people....	10/24/2023 9:58 PM
363	Still somewhat rural	10/24/2023 5:58 PM
364	Sheriff department's presence	10/23/2023 5:50 PM
365	Rural life	10/23/2023 6:40 AM
366	rural environment	10/20/2023 12:39 PM
367	I moved to the county for country living surrounded by farms, trees, and open pastures. Small town living is ideal with locally owned businesses and without box stores. And icing on the cake is Callaway Gardens.	10/19/2023 4:01 PM
368	small town feel, no crime, no traffic, no noise	10/19/2023 10:02 AM
369	Small town feeling. Everyone has their own place.	10/19/2023 7:46 AM
370	The country feel. We are in Harris county and the city of west point	10/19/2023 2:38 AM
371	Eilersie: friendly and quiet area	10/11/2023 4:41 PM

**Q6 How satisfied are you with the quality and availability of public services and facilities in Harris County and its communities (such as roads, water, sewer, parks, libraries, public transportation, etc.)?**

Answered: 367 Skipped: 19

lines at all which makes night time visibility difficult , persons collecting garbage go through the garbage, kick the cans , often leave them in the road and residents must pick up debris from other residences left in the road after garbage is collected. Close supervision of garbage pickup is needed.

#	RESPONSES	DATE
1	My only worry is that our fire depts and EMS are under-funded and unable to keep up equipment needs, along with the difficulties of having all-volunteer fire service.	3/9/2024 10:55 AM
2	Most except repairing/paving roads.	3/6/2024 7:47 PM
3	satisfied	3/6/2024 11:27 AM
4	Roads are not good near Ellerslie FD. Everything else is good	3/5/2024 6:52 PM
5	Poor	3/5/2024 5:45 AM
6	Very satisfied	3/4/2024 10:54 PM
7	Very.	3/4/2024 6:28 PM
8	Very satisfied.	3/4/2024 6:14 PM
9	Very satisfied	3/3/2024 4:24 PM
10	Well satisfied	3/3/2024 9:32 AM
11	I am happy with public services and facilities.	3/2/2024 11:43 PM
12	Maintaining roads is an issue - water works and library are sufficient	3/2/2024 10:31 PM
13	Roads are just ok, I'm not served by public water nor sewer but have to pay for them anyway.	3/1/2024 9:09 PM
14	somewhat satisfied	3/1/2024 7:14 PM
15	I know there are some issues with road maintenance but as I live without sewer/water etc (and like it) I don't have many needs to county(and like it that way)	3/1/2024 6:03 PM
16	they are fine. roads could be patched in some places but it's good for the most part.	3/1/2024 9:27 AM
17	Roads need repairing. We would like city water. Road on Mt Airy needs to be paved to the bridge. Floods every time there is a heavy rain. Dirt roads need to be paved.	2/29/2024 9:15 PM
18	Very satisfied, not too please with the new Ellerslie Park as its in my back yard and that tower looks over into which seems like a issue with privacy.	2/29/2024 2:21 PM
19	Not at all satisfied. Park Elementary was flooded so bad recently that they had to re route school traffic. There needs to be more (and QUICK) planning for the over growth that is about to happen if the horrible commissioners we have in place continue to line their own pockets at the expense of residents. There is already a problem with max class sizes and moldy mobile units being thrown up at schools. STOP THE OVERGROWTH. Keep small town small!!! And throwing gravel in ALL the potholes doesn't do anything except waste taxpayer dollars... It just washes out after the first rain.	2/28/2024 10:00 PM
20	Need more road work done , sewer cleaned out	2/28/2024 7:31 AM
21	Very	2/28/2024 12:29 AM
22	I'm perfectly satisfied with the roads, water, library, and rec center. We could use more parks that aren't centered around sports.	2/27/2024 9:07 PM
23	I've never not been happy	2/27/2024 8:31 PM
24	Library and community center are great. Use them often. Road in our neighborhood has no	2/27/2024 6:09 PM

25	The roads could use some work and we don't have county water. The only county service we have is trash pickup. As much property tax as I pay, we should at least have county water.	2/27/2024 2:15 PM
26	About 50%	2/27/2024 7:09 AM
27	I'm happy with all but I see many who talk about bad roads. With the taxes we pay- no excuse! When I bought my house in 2020, taxes for Harris Cty was same as I paid in Fulton County!! Pine Mtn was 3x higher than I paid for City of Roswell! I live the community center in Hamilton. Weight room need expanding and more equipment. Library is great! Paved trail is great for walking or biking. Still need to check out the humane society	2/26/2024 9:53 PM
28	Very	2/26/2024 1:07 PM
29	Mountain Hill Road is so pot-holed that it is becoming unsafe for school buses and other vehicles. This road is only getting worse due to construction in the area and in dire need of repaving. In the meantime Lower Blue Springs Road shows no signs of repair and remains closed weeks after washing out.	2/26/2024 7:27 AM
30	Excellent	2/26/2024 12:06 AM
31	Public transportation could definitely be better	2/25/2024 10:28 PM
32	The roads need relaxing or repaved, but other than that no issues.	2/25/2024 9:22 PM
33	Not all have public water, but interest appears that "special" areas will and have received public sewer. 1 library in the entire county with decent hours. Public safety very lacking!	2/25/2024 8:17 PM
34	Not enough public parks, coffee shops or access to grocery stores.	2/25/2024 5:48 PM
35	Very	2/25/2024 2:39 PM
36	Satisfied	2/25/2024 8:44 AM
37	Mostly satisfied. There needs to be more internet options. Some places in the county still do not have reliable and affordable internet. The schools are getting way too big as a result of too much residential development.	2/25/2024 12:20 AM
38	Fine	2/24/2024 9:31 PM
39	very	2/24/2024 8:50 PM
40	Satisfied	2/24/2024 7:43 PM
41	Not completely satisfied	2/24/2024 7:37 PM
42	Prefer to be on septic and well. The roads are pretty good except 27. Glad for the new park in Ellerslie, although there needs to be shade curtains put up over the play areas as my children say it's too hot to play there. A splash pad would be nice. The pool at the Rec Center is closed too often when it shouldn't be. We quit going there during COVID because of this and the rule that parents couldn't be in the pool area during swim times. Library is great, love the PINES system.	2/24/2024 5:26 PM
43	4 out of 10	2/24/2024 2:37 PM
44	Satisfying	2/24/2024 1:50 PM
45	Very satisfied	2/24/2024 1:42 PM
46	Very satisfied	2/24/2024 10:56 AM
47	I use and am very satisfied with our public library and enjoy playing pickleball at Community Center. The roads in downtown Pine Mountain are terrible.	2/24/2024 9:16 AM
48	In general, services and infrastructure are good for the number of residents in the area. Public transportation is very limited, making it a challenge for those without their own automobile.	2/24/2024 8:27 AM
49	Very. Do not need anymore roads!	2/24/2024 8:24 AM

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50	What transportation? High taxes and NO SERVICES. No at all satisfied. We don't live in Pine Mountain yet we pay town taxes! Something is very wrong here!	2/24/2024 8:16 AM
51	They are ok. Nee improvement	2/24/2024 7:58 AM
52	Water in WH is horrible. Low pressure and frequently no water.	2/24/2024 7:32 AM
53	satisfied	2/24/2024 7:29 AM
54	So so	2/24/2024 6:52 AM
55	Roads in the Abberly Lakes subdivision need die repair. There seems to be more money allocated to excessive police vehicles than the roads our busses transport our students on.	2/23/2024 11:12 PM
56	Roads are in desperate need of repair!	2/23/2024 8:30 PM
57	Where I live ...near libery bell pool. We need better water pressure. It is terrible. I would like to see more parks and better lanscaping and some building codes. There are some terrible looking buildings	2/23/2024 4:41 PM
58	Sewers would be nice. The septic isn't great.	2/23/2024 2:32 PM
59	Quite satisfied though some roads need resurfacing	2/23/2024 2:04 PM
60	Moderately satisfied. I would very much like to have broadband in my area (PMV).	2/23/2024 1:50 PM
61	I am fairly satisfied. The pot holes this year have been very bad but typically the roads are in great condition. I wish we had more public facilities in the waverly hall area, like soccer fields.	2/23/2024 12:58 PM
62	Satisfied.	2/23/2024 12:54 PM
63	Roads are deteriorating, parks get more attention than infrastructure, water mains are starting to age.	2/23/2024 11:46 AM
64	Moderately satisfied	2/23/2024 11:32 AM
65	N/A	2/23/2024 11:09 AM
66	Services are good, wonderful library. Streets in Pine Mountain need work	2/23/2024 10:06 AM
67	Very satisfied.	2/23/2024 9:05 AM
68	More public (non-fee) parks would be great,	2/23/2024 8:56 AM
69	Roads are needing repairs in areas. It seems these last few years of maintenance the companies have done lousy repair jobs. Library is fine, community center but our park and ball fields need updates. Covered bleachers for parents who spend a lot of money.	2/23/2024 8:35 AM
70	No complaints	2/23/2024 8:14 AM
71	There are definitely many roads that need help, Oak Mountain is the biggest one that I travel daily.	2/23/2024 8:00 AM
72	I am satisfied	2/23/2024 7:48 AM
73	I believe they can be updated and improved.	2/23/2024 7:04 AM
74	Satisfied	2/23/2024 6:37 AM
75	Need more parks, roads need lining	2/23/2024 6:22 AM
76	Satisfied	2/23/2024 11:16 PM
77	We pay a ridiculous price for rural living. No internet! Not through the pandemic or since. What we could get would be added to the already high price or satellite. Neither can we have the security of wireless home security, can't get a landline without paying a fortune. \$2000 to hook onto local cable merely yards from property. Had a hard time selling a previous house because on internet problem. Also bad that lagrange & Columbus get 5G & we get 4G.	2/23/2024 9:56 PM
78	Some roads need to be repaved, but overall fine.	2/22/2024 9:55 PM
79	Somewhat satisfied.	2/22/2024 9:49 PM
80	So so- entrance to Oak Mountain Estates is in desperate need of paving	2/22/2024 9:48 PM

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81	Adequate, except availability of broadband.	2/22/2024 9:45 PM
82	I think we could use a few updates.... It would be nice if they picked up trash along Price Rd and I think our public safety needs more resources.	2/22/2024 9:29 PM
83	The park in the valley needs basic things like swings and slides. Otherwise, all good. The cell tower that was supposed to be built in 116 last year is still not there. The Kudzu internet is great.	2/22/2024 9:25 PM
84	Roads and bridges need work.	2/22/2024 9:14 PM
85	Public Transportation for elderly people who can't drive or afford a taxi!	2/22/2024 9:12 PM
86	I am good. We could use small retail shops.	2/22/2024 9:03 PM
87	Satisfactory	2/22/2024 8:45 PM
88	Harris County is growing in the right direction, but it needs an Arena to promote the importance of agriculture.	2/22/2024 8:43 PM
89	Satisfied	2/22/2024 8:28 PM
90	I would love to have a paid fire dept and sewer! Natural gas would be an added bonus but not a deal breaker. I don't use the public parks. Roads seem to be in constant need of repair and the water lines apparently are in pretty bad shape as well given the number of busted lines I hear about. I experienced low water pressure from a busted line this week.	2/22/2024 8:27 PM
91	Roads definitely need some work . Pot holes everywhere	2/22/2024 7:31 PM
92	Satisfied	2/22/2024 6:54 PM
93	Need better internet service!!!	2/22/2024 6:40 PM
94	Satisfied	2/22/2024 6:37 PM
95	Completely satisfied. Let's just not become Muskogee county lol	2/22/2024 6:27 PM
96	I'm not aware if any public transportation?? I am very pleased with our water service abd quality. I would like to have sewer service. Roads need work, repairs and repaving. The parks offer me and most citizens of my age nothing. The library's special programs cater to children, not to adults. But I still would rather live in Harris County than that sewer to the south of us.	2/22/2024 6:17 PM
97	Power and water costs are too high. Roads are degrading on the northern end of the county while funds are being poured into the south side of the county. There is a serious lack of public transport in towns along the Northside of the county.	2/22/2024 6:01 PM
98	Somewhat satisfied, the only water could probably use a big overhaul. There are constantly main water breaks .	2/22/2024 6:00 PM
99	Roads need improvement in some areas.	2/22/2024 5:56 PM
100	Somewhat satisfied. The Water pressure has always seemed a little low at our house, but that could be our fault and not the water company.	2/22/2024 5:47 PM
101	Satisfied	2/22/2024 5:46 PM
102	It is fine	2/22/2024 5:32 PM
103	All are good except the water company has had multiple complaints for decades for overcharging	2/22/2024 5:26 PM
104	Totally satisfied	2/22/2024 5:07 PM
105	Most roads are good. A few areas could use repair due to pot holes or uneven ground. School bus stops need to be better about being in a lit area on these dark mornings. Haven't had issues with water or sewage. My experiences are good. Library is good and love that they continue to add more things to it.	2/22/2024 4:45 PM
106	Roads need regular maintenance.	2/22/2024 4:19 PM
107	There is no public transportation which makes it bad. Need more parks. Library is not in the center of Hamilton anymore. Not good. Just one library. Need an extension in Pine Mountain	2/22/2024 4:18 PM

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	maybe. Or a mobile library. Need internet or better internet in areas. Need more businesses to keep us residents to stay local. Need an optical or eye doctor.	
108	Roads awful in some areas	2/22/2024 4:18 PM
109	I am very satisfied	2/22/2024 3:36 PM
110	Very satisfied takes 15 minutes to go to Columbus if you need anything	2/22/2024 3:32 PM
111	We love the Ellertie park. It would be great to have a splash pad for the summer too	2/22/2024 3:08 PM
112	Very satisfied trash truck could use updating with its tanks though	2/22/2024 2:52 PM
113	Not very satisfied. I can see opportunities for improvement.	2/22/2024 2:52 PM
114	They are fine	2/22/2024 2:47 PM
115	There really isn't public transportation other than school buses. I think we need some type of bus transport that elderly or lower income could have access to	2/22/2024 2:46 PM
116	County roads are obviously less maintained than state roads. Lack of city water and sewer is fine, it's part of living rural. The library is a great asset to the county and the participation in the PHS's network expands the available resources.	2/22/2024 2:21 PM
117	We NEED better parks	2/22/2024 2:20 PM
118	Satisfied	2/22/2024 2:07 PM
119	Very	2/22/2024 1:58 PM
120	The roads in HC need attention. We have too many potholes and issues with too many roads. Bad storms wipe out huge sections of vital roads that people rely on. Our parks & rec budget is a joke. We have 300+ kids playing basketball/softball this spring season and our two little league parks are a joke. The fencing hasn't been updated in well over a decade. We have ONE covered seating cage at each field that's supposed to service the whole league. There needs to be expansion at Pace Park to create additional parking and fields.	2/22/2024 1:58 PM
121	Middling towards low. The Sheriff's office constantly gets new vehicles (~\$m asked for in the SPLOST) and a ridiculous ask for a 14m Agricultural Center, not to mention a 10m indoor sports facility for the high school AND million dollar turf - but no county-wide broadband for people to work remotely or for students to participate/study online. The infrastructure needs shoring up before more tax dollars are committed to more and more bright-shiny-things. I don't believe all of those rooftops off SUE, etc., are going to contribute a proportional amount of bodies to offset an aging volunteer fire department.	2/22/2024 1:54 PM
122	Roads, definitely. Several that we travel frequently in the county are in need of help.	2/22/2024 1:45 PM
123	very satisfied	2/22/2024 1:44 PM
124	Fairly satisfied. I wish the parks were kept up more in Pine Mountain and that we had a splash pad in this area.	2/22/2024 1:11 PM
125	fairly	2/22/2024 1:06 PM
126	I think the fire department and emergency services could be upgraded for faster response times. We don't have a sewer option in our area.	2/22/2024 12:59 PM
127	Very satisfied.	2/22/2024 12:58 PM
128	Roads need repairs, no sewer in our neighborhood or parks.	2/22/2024 12:53 PM
129	We have adequate facilities relative to our business	2/22/2024 12:44 PM
130	Overall good - we have an issue with water in timberland neighborhood - need a city drain line dug	2/22/2024 12:40 PM
131	Satisfied	2/22/2024 12:37 PM
132	Very satisfied	2/22/2024 12:34 PM
133	Roads could use improving, pet holes. Parks are good. Library is good. Rec center is good. No use for transportation.	2/22/2024 12:23 PM

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134	Water, library sheriff Dept, schools are top notch. Roads are great. I think if the county continues to grow you will have to expand your emergency services and sheriff Dept or you really see cuts are going to exponentially rise.	2/22/2024 12:21 PM
135	You can never have enough parks and there's a real effort to maintain our roads and utilities. There's a lot of areas that don't have necessary utilities especially internet that needs immediate attention we have no city sewage but most of us have no problem with that. There's no public transportation but we knew that when we moved here over 40 years ago and we're good with that.	2/22/2024 12:11 PM
136	From 1-10 about a 6. Our roads do not seem to last long when we have alot of rain.	2/22/2024 12:06 PM
137	Roads need a lot more improvement and expansion. There are a lot more new residents and homes being built.	2/22/2024 11:55 AM
138	Good people. Not concerned with public transportation, don't want it.	2/22/2024 11:53 AM
139	I am not satisfied with the roads or water. Trees and shrubs encroach on the roadways throughout the county. For safety, the sides of roadways must be cleared back from the roadway by 15-20'. Water is a basic necessity. The county experiences constant water outages due to burst pipes. Improvements must be made to safeguard our water supply.	2/22/2024 11:39 AM
140	It's been getting better, but a lot more can be done to improve our county and its offerings.	2/22/2024 11:36 AM
141	Havent had any issues.	2/22/2024 11:33 AM
142	The roads are so much better than Maricopa County. We are on septic tank. Callaway Garden is lovely but it would be nice if there were a park near Pine Mountain that would be free for use by everyone. Several playgrounds that would cater to different age groups, wide, short walking trails for parents with children in Caddis/wheelchairs and elderly to walk at their speed. Have a covered open picnic area that is also handicapped accessible. The current library is great though out of the way for many in the county. What public transportation? It would be great if the county had an auditorium that could be used for school theater and musical performances, dance recitals, small concerts and maybe community theater. Also for use for county wide commission public forums and presentations by authors or artists.	2/22/2024 11:33 AM
143	I'm satisfied	2/22/2024 11:29 AM
144	Public services that I use are above average for the region. Public transportation should not be made available in areas this rural. I'm on a well and have a septic system.	2/22/2024 11:16 AM
145	Peace for New Mountain Hill Road	2/22/2024 11:15 AM
146	I am satisfied other than I wish there was a park in or near Pine Mountain to take my kids to play and I think that the town of Pine mountain needs to update the basketball gym.	2/22/2024 11:07 AM
147	We absolutely love the Harris County Public Library. Such a gift to this community! The road conditions in the county have needed attention, and the traffic patterns in the southern part of the county with the new housing developments has become problematic in the morning when people are commuting to school and work.	2/22/2024 10:26 AM
148	very satisfied	2/22/2024 10:23 AM
149	Most listed are ok. Road maintenance needs improving.	2/22/2024 10:15 AM
150	Do we have public transportation?	2/22/2024 10:08 AM
151	Our roads are horrible. Have to get an alignment multiple times a year because of the roads.	2/22/2024 10:06 AM
152	Satisfied	2/22/2024 9:41 AM
153	Fairly satisfied.	2/22/2024 9:27 AM
154	Roads need to be repaved NOW!	2/22/2024 9:23 AM
155	County does not provide wastewater services in my location. Schools and Parks are great	2/22/2024 9:22 AM
156	Not satisfied. More attention needs to be paid to the vulnerable population. WE need public transportation, homeless shelter and low income housing, elderly housing, a sewer system instead of septic tanks, an accessible library (too far from everyone), more diversity in our law enforcement, school and government system	2/22/2024 9:14 AM

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157	Satisfied. I don't live here for city conveniences.	2/22/2024 9:08 AM
158	It's pretty good. We do not have county/city water, fire hydrants or internet. We barely have a landline. It works only when the sun is shining.	2/22/2024 8:59 AM
159	Roads could be repaired	2/22/2024 8:58 AM
160	Haven't had a problem	2/22/2024 8:43 AM
161	Ok	2/22/2024 8:40 AM
162	I hate that the fire fighters are volunteers and that most homes if ever caught on fire just burn to the ground.	2/22/2024 8:26 AM
163	I am good with it all	2/22/2024 8:22 AM
164	Very satisfying! I use most of what is offered.	2/22/2024 8:17 AM
165	The roads are crap. Fortson road needs repairing. Hoody Hudson (dirt road side) needs paving or at the very least maintained on a more regular basis. I don't use any of the other amenities.	2/22/2024 8:10 AM
166	Unsatisfied with lack of services on east side of county. Finally got a park, but no satellite library services, rec centers, sheriff precinct, etc.	2/22/2024 7:44 AM
167	Pretty satisfied just need to have more road work done. Fortson rd and west bonacre is starting to fall apart badly. Glad we a getting some parks for the kids and also a new middle school.	2/22/2024 7:43 AM
168	Not	2/22/2024 7:34 AM
169	library and fitness center is great.	2/22/2024 7:33 AM
170	Very satisfied	2/22/2024 7:32 AM
171	It's is good.	2/22/2024 7:32 AM
172	Very satisfied	2/22/2024 7:20 AM
173	Not satisfied with roads, water and sewer that is. Transportation isn't a thing out here.	2/22/2024 7:07 AM
174	Roads in my area are in serious need of improvement.	2/22/2024 7:06 AM
175	Very satisfied	2/22/2024 6:52 AM
176	Need more family amenities. Only 1 pool for the whole county	2/22/2024 6:46 AM
177	It's good	2/22/2024 6:19 AM
178	Satisfied	2/22/2024 2:21 AM
179	Satisfied	2/21/2024 11:44 PM
180	There are some things that are lacking. As a huge Agricultural county being a sub community of Columbus, you would think we would have a county Agriculture Center/Covered Arena available especially for the 4-h and FFA.	2/21/2024 11:30 PM
181	Need improvement in storm water drainage in undeserved areas, affordable homes, improvements in public housing, better recreational facilities in Pine Mountain.	2/21/2024 10:59 PM
182	Not satisfied. The soil doesn't work well in our area yet builders were allowed to build. Homes pass inspections but then have issues that need help from the county (drainage, septic/health department). Seems like a secret club runs the county and doesn't care Love Eilersie park.	2/21/2024 10:58 PM
183	Dissatisfied! I do not have county water available on my road. No fire hydrant, so poor fire protection. My road is not paved. I was told that it was on the list 17 years ago. I provided the county many with signatures from all property owners on my road that they would give up right of way to pave if needed.	2/21/2024 10:39 PM
184	Satisfied	2/21/2024 10:38 PM
185	Somewhat satisfied. There are some roads that need to be fixed or repaved. And I would like to see the Man O War walking trail finished in Cataula.	2/21/2024 10:30 PM

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186	I like it a lot keep it small	2/21/2024 10:29 PM
187	Satisfied. I wish we had some kind of public transportation option. It's scary of our car breaks down. We're stranded and don't have access to car pools either. Even though we've got a lot of good neighbors in this country, we're all so far apart.....	2/21/2024 10:18 PM
188	Somewhat satisfied a library or community center on the eilersie side of town would be nice.	2/21/2024 10:17 PM
189	Very satisfied	2/21/2024 10:15 PM
190	Roads need much repair!	2/21/2024 10:09 PM
191	I'm good	2/21/2024 10:07 PM
192	Satisfied	2/21/2024 10:03 PM
193	Roads are horrible and not maintained for potholes, ie Mountain Hill and West Bon Acre. County funds being over spent on projects with the school system and rodeo project.	2/21/2024 9:54 PM
194	It's satisfactory in every area mentioned. We do wonder about the design and upkeep of the newer rec center facility. Mainly the exercise/weight room minimal size and the lack of a soft walking trail. There is plenty of space around rec ctr and library for a quality walk/jog trail that is not asphalt. The library is wonderful.	2/21/2024 9:52 PM
195	Very satisfied	2/21/2024 9:49 PM
196	Water pressure is a huge issue for Waverly Hall - other than that - the new park in Eilersie was a nice addition for this side of the county.	2/21/2024 9:43 PM
197	Roads need repaired.	2/21/2024 9:34 PM
198	Satisfied	2/21/2024 9:23 PM
199	Roads need some attention a lot of pot busted asphalt.	2/21/2024 9:22 PM
200	Highly satisfied	2/21/2024 9:21 PM
201	Very satisfied mostly but concerned about the increase of residents with the services we now have. We will be stretched if service allocations are not increased. A park with updated play equipment for children is needed within the city of Hamilton. It could easily be included on the property where the library and community center are.	2/21/2024 9:20 PM
202	Satisfied. Roads could be improved.	2/21/2024 9:15 PM
203	County roads need a lot of improvement. A lot of pot holes and issues on our county road that need to be addressed.	2/21/2024 9:10 PM
204	Would be nice to have a better park in Hamilton	2/21/2024 9:09 PM
205	No issues	2/21/2024 9:09 PM
206	sewer..... quite the pipe dream... pun intended, for what facilities i do use they are great.	2/21/2024 9:08 PM
207	Very satisfied	2/21/2024 9:05 PM
208	Quite satisfied The only question I have is that I believe that the comprehensive road plan is grossly inadequate for the next 20 years	2/21/2024 9:05 PM
209	Some dirt roads still need to paved. No public transportation	2/21/2024 9:02 PM
210	Satisfied. Meets my needs	2/21/2024 8:54 PM
211	Somewhat Satisfied	2/21/2024 8:52 PM
212	The library is such a nice facility but the staff made us feel so unwelcome that we've never gone back. I then heard that from others and haven't been motivated to try again	2/21/2024 8:51 PM
213	It's sufficient	2/21/2024 8:45 PM
214	Eilersie park is a wonderful addition. Would love another similar park in Cataula.	2/21/2024 8:34 PM
215	Facilities are great.	2/21/2024 8:32 PM
216	Faintly	2/21/2024 8:28 PM

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217	Very satisfied	2/21/2024 8:24 PM
218	Some roads could use work but overall satisfied with the county	2/21/2024 8:18 PM
219	Constant water issues Low pressure Pipe breaks	2/21/2024 8:17 PM
220	There is too many roads in HC that needs work. Also law enforcement should enforce atv should not be driving on county owned dirt roads. Every time the county works on the dirt roads near me atv come and do donuts and mess up all the county's work.	2/21/2024 8:14 PM
221	I just wish they would fix the huge pothole on Hadley Road that they keep patching and then have to fix every 2 months. There is not any public transportation in Harris County.	2/21/2024 8:10 PM
222	Not satisfied	2/21/2024 8:03 PM
223	Very satisfied!	2/21/2024 8:02 PM
224	It's ok.	2/21/2024 7:57 PM
225	very satisfied	2/21/2024 7:35 PM
226	Meh... sewer and gas would be great	2/21/2024 7:14 PM
227	The roads are pretty awful at present; public transportation nonexistent. Library is ok-ish but they could be more cooperative working with local organizations. Water is fine; no sewer issues	2/21/2024 5:45 PM
228	1. Library-It's on the far side of town for the residents of my area. 2. Parks-again we do not readily have any parks in my community. 3. Broadband Kings Gap Rd near Shiloh is a dropped area you cannot get any service which is also an issue in the Shiloh area.	2/21/2024 5:10 PM
229	No sewer or public transportation in my area.	2/21/2024 4:59 PM
230	It could be better	2/21/2024 4:35 PM
231	Mt view rd and Mobley Rd need to be re lined and reflectors are needed. Can't see anything on the road. Please see what you'll can do. Thanks	2/21/2024 3:53 PM
232	Average	2/21/2024 3:20 PM
233	We need more parks and public transportation.	2/21/2024 3:09 PM
234	Pretty satisfied.	2/21/2024 2:58 PM
235	I am satisfied with what is available. Harris County does not have public transportation. It would be good for all citizens if there was a bus line or cab company.	2/21/2024 2:34 PM
236	Mostly satisfied, although our need to a professional fire department is near. Volunteer fire departments cannot keep up with the growth of our county.	2/21/2024 1:55 PM
237	Disappointed. The tax base can be expanded with additional homes/businesses. Expand the sewer lines beyond the city limits. Come down Lower Blue Springs Road	2/21/2024 1:44 PM
238	Need sewer in our area on lower Blue Springs Road.	2/21/2024 1:33 PM
239	Very dissatisfied. Water/sewer services need to be extended further beyond the city limits in the Hamilton area (especially Hwy 116 west, Hudson Mill Road, to name a few). Areas near and across across from multi-million \$\$\$ are stagnated.	2/21/2024 12:58 PM
240	Quite satisfied. I would like to see more small/local businesses in this area.	2/15/2024 3:48 PM
241	4 out of 5	2/6/2024 7:51 PM
242	Good just wish we had recycling	12/28/2023 8:52 AM
243	I'm happy	12/27/2023 9:29 PM
244	I like. When I've seen roads busted they fix pretty quick	12/21/2023 1:46 AM
245	Overall very good. Mountain Hill Road always has potholes though.	12/5/2023 5:32 PM
246	Satisfied	11/15/2023 11:06 AM

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247	Satisfied	11/11/2023 1:00 PM
248	I wish sewer was an option. I wish natural gas was an option. Of course, internet accessibility continues to be an issue.	11/8/2023 9:14 AM
249	No matter where you go there is a road or 3 that will lead you back out. The pool at the community center is nice but it would be so nice to have an outdoors community pool. Of course all roads are in a need of fixing in one day or another but they do a great job maintaining them and making them better than they were before. The public library is an amazing asset to our county. They do so many community involved activities for all ages and walks of life. And a great use for our children and adults to do or help aid in any type of project. We have no public transportation so can't speak on that.	11/8/2023 2:28 AM
250	Very satisfied	11/7/2023 5:03 PM
251	Satisfied	11/6/2023 11:32 PM
252	Very	11/6/2023 9:30 AM
253	Don't love them, but the ones I've known about are very nice	11/6/2023 9:29 AM
254	Very good!	11/6/2023 9:27 AM
255	Roads need improvements	11/6/2023 9:25 AM
256	Limbs should be kept cleared from street	11/6/2023 9:24 AM
257	Not satisfied that citizens in Waverly Hall pay double the tax but does not see what services are received by the county, lack of medical facility	11/6/2023 9:22 AM
258	Satisfied	11/6/2023 9:17 AM
259	Satisfied	11/6/2023 9:16 AM
260	Satisfied	11/6/2023 9:14 AM
261	Very	11/6/2023 9:12 AM
262	Better water - need sewage on this side - not septic tanks, public transportation needed	11/6/2023 9:11 AM
263	Need transportation for seniors, roads need done, lower taxes for seniors	11/6/2023 9:04 AM
264	Yes fire department, EMS	11/6/2023 9:00 AM
265	Very satisfied	11/6/2023 8:57 AM
266	Need more help from the county	11/6/2023 8:55 AM
267	I am mostly satisfied	11/6/2023 8:42 AM
268	Positive	11/6/2023 8:41 AM
269	I am satisfied some roads could use some work but overall very good	11/6/2023 8:39 AM
270	Water has issues from time to time	11/6/2023 8:37 AM
271	Very satisfied	11/6/2023 8:35 AM
272	Roads need repair marking. Love parks, library, public transportation, Waverly Hall needs	11/6/2023 8:33 AM
273	Good	11/6/2023 8:31 AM
274	Very satisfied	11/6/2023 8:29 AM
275	Very satisfied	11/6/2023 8:28 AM
276	Yes	11/6/2023 8:25 AM
277	Roads done	11/6/2023 8:20 AM
278	Water, need to fix drainage ditches on 1st Street	11/6/2023 8:16 AM
279	Overall good	11/6/2023 8:14 AM
280	Should be closer and maintained	11/3/2023 11:45 AM

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281	I'm basically satisfied with everything, but the chemical smell in the water concerns me at times	11/3/2023 11:43 AM
282	Love the Man O' War bike trail. Would love a bridge to connect across to Callaway for safety	11/3/2023 11:41 AM
283	Do not know, only lived in area less than 90 days	11/3/2023 11:39 AM
284	Biggest need is for road maintenance	11/3/2023 11:38 AM
285	Would like to see bike accessibility in town	11/3/2023 11:37 AM
286	Very satisfied	11/3/2023 11:36 AM
287	Mountain Brook Roads need repairs	11/3/2023 11:35 AM
288	Very on all counts	11/3/2023 11:34 AM
289	Very satisfied	11/3/2023 11:33 AM
290	Very satisfied	11/3/2023 11:32 AM
291	Very pleased	11/3/2023 11:30 AM
292	Fine	11/3/2023 11:29 AM
293	Some roads could use repair (potholes)	11/3/2023 11:17 AM
294	Satisfied	11/3/2023 11:15 AM
295	Very pleased	11/3/2023 11:14 AM
296	Needs improved recreational venues	11/3/2023 11:13 AM
297	Satisfied	11/3/2023 11:12 AM
298	Satisfied	11/3/2023 11:11 AM
299	Roads	11/3/2023 11:05 AM
300	Roads bad	11/3/2023 11:04 AM
301	Need water system to be renovated	11/3/2023 11:03 AM
302	Sewer system needs lots of improvement. Some roads need to be repaired	11/3/2023 11:02 AM
303	None	11/3/2023 11:01 AM
304	Don't build anymore apartments. Subdivisions keep less people. No clear cutting	11/3/2023 11:00 AM
305	Satisfied	11/3/2023 10:58 AM
306	Great baseball complex	11/3/2023 10:57 AM
307	Yes	11/3/2023 10:56 AM
308	Very satisfied	11/3/2023 10:54 AM
309	Very	11/3/2023 10:53 AM
310	Great baseball complex	11/3/2023 10:52 AM
311	Nice baseball, football facilities	11/3/2023 10:50 AM
312	Very	11/3/2023 10:49 AM
313	Good	11/3/2023 10:48 AM
314	Satisfied	11/3/2023 10:46 AM
315	Tree limb pickup, speeding	11/3/2023 10:45 AM
316	Good possible recycle bins or limb pickup	11/3/2023 10:43 AM
317	I actually have public water at my house and it's sweet, and charter internet	11/3/2023 10:42 AM

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318	10	11/3/2023 10:39 AM
319	I wish the trash people would stop throwing my trash can when they take trash	11/3/2023 10:38 AM
320	Satisfied	11/3/2023 10:35 AM
321	Need more cellphone/internet towers/systems particularly going into Pine Mountain Valley	11/3/2023 9:50 AM
322	Very satisfied	11/3/2023 9:48 AM
323	Satisfied	11/3/2023 9:46 AM
324	Very good	11/3/2023 9:44 AM
325	More cable options, city water to come further down 315	11/3/2023 9:43 AM
326	Very	11/3/2023 9:40 AM
327	The back roads need some TLC, widen the roads around the school, expand public transportation to make it more accessible to people in Fortson and elsewhere	11/3/2023 9:38 AM
328	Mostly satisfied with all utilities, services of sanitation and roadside clean up	11/3/2023 9:34 AM
329	Very	11/3/2023 9:30 AM
330	Mostly blessed with the services; county can more selective w/ development and work toward a balance. We don't want to turn into Columbus and everyone can't live on our land.	11/3/2023 9:29 AM
331	Very satisfied with public services; very disappointed with the "urban" growth!	11/3/2023 9:26 AM
332	Very satisfied	11/3/2023 9:24 AM
333	Perfect!	11/3/2023 9:22 AM
334	Satisfied	11/3/2023 9:20 AM
335	Satisfied	11/3/2023 9:11 AM
336	Pretty good	11/3/2023 9:10 AM
337	Fair	11/3/2023 9:08 AM
338	Very satisfied	11/3/2023 9:07 AM
339	Not satisfied with roads because there's not enough lanes near USR 116	11/3/2023 9:05 AM
340	Very	11/3/2023 9:02 AM
341	OK	11/3/2023 9:00 AM
342	Extremely - but wish there were sewer lines	11/3/2023 8:59 AM
343	OK	11/3/2023 8:58 AM
344	Roads	11/3/2023 8:56 AM
345	Roads need repainting	11/3/2023 8:50 AM
346	Excellent.	11/3/2023 8:33 AM
347	Need to pave/backtop the gravel roads in the County	10/31/2023 12:45 PM
348	Somewhat satisfied	10/29/2023 5:59 PM
349	The roads could use some work.	10/28/2023 4:26 PM
350	Satisfied	10/28/2023 4:43 AM
351	Very satisfied.	10/27/2023 7:05 PM
352	Mostly satisfied	10/26/2023 4:00 PM
353	7 out of 10	10/25/2023 8:07 PM
354	Very satisfied! But, with the mass influx and population growth it's getting taxed quickly	10/25/2023 6:10 PM

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355	Satisfied	10/25/2023 4:51 PM
356	The roads have suffered a notable decline in condition. County water is a problem on Hopewell Church Rd. It needs immediate attention.	10/24/2023 10:20 PM
357	We have TERRIBLE water pressure and all I hear are excuses AND they keep adding more homes to the water system.	10/24/2023 10:13 PM
358	very satisfied	10/24/2023 9:58 PM
359	Satisfied	10/24/2023 5:58 PM
360	Roadways and paving of unimproved roadways should be improved	10/23/2023 5:50 PM
361	Very, except access to internet service	10/23/2023 6:40 AM
362	well satisfied	10/20/2023 12:39 PM
363	Over time, I have found our services of a very good quality and road maintenance quite good. However, it appears that our planning commission and county commissioners have left us with only vestiges of country living.	10/19/2023 4:01 PM
364	needs more water and sewer, more parks, more services via internet	10/19/2023 10:02 AM
365	Some parks are not equal to others.	10/19/2023 7:46 AM
366	I would like the transfer station for garbage off of Lick Skillet opened more days. I would like to see better speed enforcement on sr 103.	10/19/2023 2:38 AM
367	Adequate. The issue I have is that we live in a large county with many facilities being centrally located in Hamilton, which is understandable because that is the county seat. I just wish the community center had branch facilities for like working out at the gym and basketball rather than having to drive all the way to Hamilton if I want to go the community center.	10/11/2023 4:41 PM

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Q7 How do you feel about the current and projected growth and development patterns in your community (Harris County, Hamilton, Pine Mountain, Shiloh, or Waverly Hall)?"

Answered: 352 Skipped: 34

#	RESPONSES	DATE
1	I do not want to see "urban sprawl" with all the associated crime and stress on our infrastructure.	3/9/2024 10:55 AM
2	There is a large gap in infrastructure development such as internet and paved roads. Many areas do not even have access to internet (only inefficient satellites and hotspots) and we've been on a list for our road to be paved for over 10 years. Fix what we have first.	3/6/2024 7:47 PM
3	No opinion	3/6/2024 11:27 AM
4	Why pay for a lookout that safety members cannot access?	3/5/2024 6:52 PM
5	Shabby unoccupied buildings. Litter No codes.	3/5/2024 6:45 AM
6	It seems everyone would like to get out of Columbus and move to Harris County.	3/4/2024 10:54 PM
7	Concerned that we can lose the very thing we prize most.	3/4/2024 6:28 PM
8	Very concerned that real estate developers and others are quickly carving up this beautiful county. Very concerned about the push for an agricultural center and the taxes. Who will be making money from this???	3/4/2024 6:14 PM
9	Worried. The woods and country roads are being lost	3/3/2024 4:24 PM
10	Concern we will give up pastoral setting	3/3/2024 9:32 AM
11	I don't know what the plans is/are	3/2/2024 11:43 PM
12	I personally think Harris County is allowing residential builders to much access to build without oversight and planning by county officials	3/2/2024 10:31 PM
13	I'm not a proponent of growth. I moved into the county in an existing home & would like for it to stay a small quiet community.	3/1/2024 9:09 PM
14	our county has permitted too much building some inferior homes and high density apartments	3/1/2024 7:14 PM
15	Growth without focus on maintaining rural natural environment is extremely concerning. Clear cutting of timber to make way for mass home development has become an eyesore. People move here from cities to enjoy what we have and inevitably all the growth ruins what we love. Developers who do not live in the county only see profits and do. Ot care what residents want for their county.	3/1/2024 6:03 PM
16	It's getting too much. I like the small town feeling and it's becoming to feel like columbus.	3/1/2024 9:27 AM
17	Too many dirt roads.	2/29/2024 9:15 PM
18	good	2/29/2024 2:21 PM
19	Angry, that's how I feel about the projected growth. NO MORE COOKIE CUTTER SUBDIVISIONS. Again, OVER-growth. Keep small town small. It's what attracts people.	2/28/2024 10:00 PM
20	Not good	2/28/2024 7:31 AM
21	Sad to see so many houses being built EVERYWHERE. Wish it could stay 'county'.	2/28/2024 12:29 AM
22	I'm unhappy with new neighborhood developments and potential apartment complexes.	2/27/2024 9:07 PM
23	Silllooooooowww it down	2/27/2024 8:31 PM



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24	Too much money spent on indoor practice facility and tennis courts at high school. Don't think an observation tower is safe at the park and is bound to be expensive to maintain. , water department is definitely in need of funds and personnel after recent prolonged outages	2/27/2024 6:09 PM
25	Too many subdivisions are being built without the infrastructure to support them.	2/27/2024 2:15 PM
26	not good	2/27/2024 7:03 AM
27	I think they're all are what the county needs to grow. Some ppl who love the country feel does not like it. Mainly because this area has been home for country living. Let's keep a balance and not put more subdivisions and shopping that can't sustain	2/26/2024 9:53 PM
28	Don't care like it small	2/26/2024 5:26 PM
29	I wish more would want to preserve the quiet, calm, and country part. Developing isn't always the best thing for counties.	2/26/2024 1:07 PM
30	Doubtful that the county is prepared. Infrastructure does not appear ready particularly the schools but also the roads.	2/26/2024 7:27 AM
31	Stop clear cutting. Im ok with residential growth but leave the trees! No more apartments	2/26/2024 12:06 AM
32	It's horrible! There are not enough facilities and business to keep up with population. The same dollar stores are overdone	2/26/2024 10:28 PM
33	I do not like them. We moved out here for our kids to grow up in a smaller more rural country town.	2/26/2024 9:22 PM
34	Please maintain the 2 acre lots.	2/26/2024 8:17 PM
35	Happy with growth.	2/26/2024 5:48 PM
36	It needs to slow down	2/26/2024 2:39 PM
37	Uncertain	2/26/2024 8:44 AM
38	There has been way too much residential new construction, and not enough responsible commercial development. There has been a lot of recreation development (work done n the Rec center, Man O War Trails, and Ellerslie Park) which is wonderful BUT I'm concerned the return on investment is low when it comes to the county budget.	2/26/2024 12:20 AM
39	We really do need more business growth in the county. We have an industrial park!!!	2/24/2024 9:31 PM
40	not aware of future growth plans	2/24/2024 8:50 PM
41	The growth is inevitable however subdivisions and high occupancy housing should not occur. A minimum of 3 acres parcels should not be waived!	2/24/2024 7:43 PM
42	Desperately need a quality grocery store and restaurants	2/24/2024 7:37 PM
43	I think no more housing developments, only someone building on a 5-10 acre lot. Businesses instead should be encouraged to get more money in the county and provide jobs. Reduce the taxes through business instead of property taxes.	2/24/2024 5:26 PM
44	Ok	2/24/2024 2:37 PM
45	Satisfied	2/24/2024 1:50 PM
46	We could use more restaurants, retail and grocery stores.	2/24/2024 1:42 PM
47	On the fence	2/24/2024 10:56 AM
48	Very satisfied - glad to see more housing being built	2/24/2024 9:16 AM
49	In Pine Mountain, the pace of growth is slow, which seems appropriate. There is a mix of low-priced and luxury homes coming on line.	2/24/2024 8:27 AM
50	Development needs to slow down. No more subdivisions with lots less than 5 acres, no apartment communities. No shopping centers.	2/24/2024 8:24 AM
51	Houses are being built but no commercial growth. This is a food desert! Hamilton needs retail, groceries etc and I don't mean a Dollar General!	2/24/2024 8:16 AM

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52	I don't like it. Resource are strained as it is. Schools will suffer. It will require more growth other than house with. O benefit to current residents. Do I understand the need to grow	2/24/2024 7:58 AM
53	Not aware of projected growth for WH.	2/24/2024 7:32 AM
54	good	2/24/2024 7:29 AM
55	Not aware	2/24/2024 6:52 AM
56	We need more growth. Change and progress is a good thing. I'd love to see Ellerslie grow through business development.	2/23/2024 11:12 PM
57	Too much, too fast	2/23/2024 8:30 PM
58	As long as pine mountain doesnt get overgrown I am happy	2/23/2024 4:41 PM
59	Neutral	2/23/2024 2:32 PM
60	Loving the small town atmosphere of Harris county, I am reluctant to see more growth but can't blame folks for wanting to live here	2/23/2024 2:04 PM
61	I approve.	2/23/2024 1:50 PM
62	I think Harris county is growing at an extremely rapid rate and I worry, how our public schools will accommodate the growth.	2/23/2024 12:58 PM
63	Good growth is good.	2/23/2024 12:54 PM
64	Awful! We are losing wildlife habitat and subdivisions are ruining our way of life! It is sad to see our county becoming a bedroom for Columbus. People want city amenities so they need to stay in the city!	2/23/2024 11:46 AM
65	Soms is needed	2/23/2024 11:32 AM
66	Ruining things with High density housing.	2/23/2024 11:09 AM
67	So far Pine Mountain is progressing at a good pace	2/23/2024 10:08 AM
68	Must be carefully managed to match infrastructure.	2/23/2024 9:05 AM
69	Here in Pine Mountain does not need more housing unity townhomes, apartments, subdivisions. The growth rate is fine. The town could use more than 1 grocery store and more choices of restaurants	2/23/2024 8:56 AM
70	It saddens me to see all the housing. Housing development is creating a strain on the already overcrowded schools. Until more achol were built AND NOT PORTABLES!!! The county commissioners should have never let these large massive housing developments grow. It should have been in small sections. The impact on emergency (fire and police) is a strain. We are tired of commissioners era not listening to the paying tax payors in the county!! They work for us and do not seem to represent us in the best way any longer. If we don't have the money in the budget DONT DO IT! Quit putting the strain on taxes. Don't overspend when it's not your personal checkbook.	2/23/2024 8:35 AM
71	Very sad. We settled here 20 years ago because of the quiet country. Wanted nothing to do with city/congestion.	2/23/2024 8:14 AM
72	I am satisfied	2/23/2024 7:48 AM
73	I am excited about the growth and development.	2/23/2024 7:04 AM
74	No more subdivisions	2/23/2024 6:22 AM
75	Good	2/22/2024 11:16 PM
76	Either really poor low income housing or upscale housing. Medium income neighborhoods lacking. Not rea	2/22/2024 9:56 PM
77	Not happy	2/22/2024 9:55 PM
78	In Harris County, I hate all the development meaning crammed into the area of 315 near 185.	2/22/2024 9:49 PM
79	Ok	2/22/2024 9:48 PM

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80	Growth for most part is good. Will need more planning to maintain aesthetic. Must have commercial to assist with tax base.	2/22/2024 9:45 PM
81	I would not like to see much more growth along Hopewell Church Rd.	2/22/2024 9:29 PM
82	To much! We don't want to be Columbus. That's why we live here.	2/22/2024 9:25 PM
83	Too many people and apartments.	2/22/2024 9:14 PM
84	I'm worried about crime and overcrowding	2/22/2024 9:12 PM
85	Don't like the progress	2/22/2024 9:03 PM
86	Acceptable	2/22/2024 8:45 PM
87	Harris County needs to be known for more than nice sport facilities. Agriculture offers many fields of employment for students. Sports are good but Agriculture is the heartbeat of America. FFA is a great organization that inspires children to succeed!	2/22/2024 8:43 PM
88	Hate it! Feel like I live in Columbus now.	2/22/2024 8:28 PM
89	The corridor around 185 will continue to grow, it is what it is. People might as well get on board and embrace it. We absolutely need commercial development to offset our property tax increases. I would love to see some diversity in the houses (different layouts, etc) but people are buying them so someone likes them.	2/22/2024 8:27 PM
90	I hate the road widening	2/22/2024 7:31 PM
91	Our County needs business to balance our tax burden.	2/22/2024 6:54 PM
92	Too many new apartments and houses with not enough services such as water, fire, schools to support	2/22/2024 6:40 PM
93	I don't like all of the growth.	2/22/2024 6:37 PM
94	I am excited about some of the commercial developments. I do have concerns should the county ever push for subdivisions with small lots. Not a fan.	2/22/2024 6:27 PM
95	I am not a fan of the over-building in South Harris County and hope we won't see it continue...enough already!! I would like to see the Rails to Trails development continue to completion.	2/22/2024 6:17 PM
96	The developers on the Southside if the county need to pay more for the impact their developments are having on county public services and roads. It is a huge strain on the police, fire, ems, school system, roads, etc and the cost of this expansion is being passed off to the county residents in the form of excessive tax increases and rate hikes for water and power within the county.	2/22/2024 6:01 PM
97	It's growing too fast without any forethought into whether the current infrastructure can handle the growth.	2/22/2024 6:00 PM
98	Growth needs to slow down. The county is being taken over by housing developments .	2/22/2024 5:56 PM
99	The sooner the better. I hate getting stuck behind someone riding the clock and driving slow on the long stretch of two lane between Coca-Lake in Catsula all the way to the new passing lane just south of Hamilton. Sure it's beautiful scenery. It's quiet. But it's slow. I think it should be four-lanes all the way from Columbus to Hamilton. Save the beautiful scenic drive for the section between Hamilton and Pine Mountain.	2/22/2024 5:47 PM
100	We need more/stronger and reliable mobile/Internet in our area. We also need more money going to support our infrastructure (ie. Emergency, roads maintenance, schools etc) since we have had such a large influx of residence that have already moved to the county and the attritional families that will be attracted with new developments.	2/22/2024 5:45 PM
101	I don't think it is helping	2/22/2024 5:32 PM
102	Slow it down! Stop the multi family building	2/22/2024 5:26 PM
103	Putting a major highway through the small towns and villages will destroy their magic	2/22/2024 5:07 PM
104	Growth is good however it is very fast. Not sure our roads or schools or shopping can handle the influx.	2/22/2024 4:45 PM

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105	Upgrades are nice, unrestricted growth is not.	2/22/2024 4:19 PM
106	I am excited for growth. Right now. My kids are out of school and I am looking to move either to Pine Mountain or outside the county due to lack of conveniences A bigger rec center with inside track and more gym equipment. Need Longer hours for the rec center and library Need to add on to the high school	2/22/2024 4:18 PM
107	I do not encourage growth aside from within the community, keeping businesses County owned and operated.	2/22/2024 3:36 PM
108	Very upset. We had a beautiful backyard with lots of trees and lots of nice quiet animals like deer everything's gone Mulberry Grove or whatever they put in those apartments and subdivisions have ruined it. All we hear is Building and loud music from the builders	2/22/2024 3:32 PM
109	Meh, just want to keep the small town feel	2/22/2024 2:52 PM
110	Needs improvement	2/22/2024 2:52 PM
111	Feel that growth should be organic and driven by those in the communities--not driven by central planning.	2/22/2024 2:47 PM
112	I feel we have grown too much too fast and aren't prepared. High school is so far beyond capacity. We have grown people but still have so many areas without internet capability or shopping such as grocery stores to accommodate the growth. Don't believe that even the elementary schools are prepared for the growth.	2/22/2024 2:46 PM
113	Not happy with continued build up of housing developments. Columbus problems do not need to become County problems by allowing more people into the southern edge of HC..	2/22/2024 2:21 PM
114	I'm unaware of any growth	2/22/2024 2:20 PM
115	No issue.	2/22/2024 2:07 PM
116	Absolutely should be brought to a screeching halt. Prior leadership has done a MASSIVE disservice to their county.	2/22/2024 1:58 PM
117	We are building too much too fast. While growth in an area like HC is vital to expanding the tax base, it needs to be the right kind of measured growth. Not throwing up hundreds of apartments.	2/22/2024 1:58 PM
118	Reactive and deferring to residential developers.	2/22/2024 1:54 PM
119	I know nothing of any projected growth or any developmental plans in my area. For reference, we live in Ellerslie Place but are considered Waverly Hill.	2/22/2024 1:45 PM
120	Hope that new leadership brings it to a halt and works to protect the rural integrity of the county.	2/22/2024 1:44 PM
121	I welcome the growth as long as it's moderate. It would be nice to have a modern shopping center with an anchor store like Publix in the county however I wouldn't like living here if there was a shopping center on every corner as I like the natural surroundings.	2/22/2024 1:11 PM
122	needs more development on the east side of the county	2/22/2024 1:05 PM
123	It would be nice if the north side of the county could be preserved for greenspace and parks. Maybe expanding out the FDR Park with county parks.	2/22/2024 12:59 PM
124	I live in Catsula and very good so far.	2/22/2024 12:58 PM
125	Not sure of this.	2/22/2024 12:53 PM
126	It's fine	2/22/2024 12:44 PM
127	Good -we like growth! Ellerslie park was a wonderful addition. Looking forward to more benefits like this	2/22/2024 12:40 PM
128	I am excited for it	2/22/2024 12:37 PM
129	I don't like all the growth.	2/22/2024 12:34 PM
130	Growth is fine. Infrastructure (schools etc) need to maintain pace. I would like to see more business.	2/22/2024 12:23 PM

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131	Too much too fast You not building up infrastructure to suit the amount of bodies.	2/22/2024 12:21 PM
132	We're not happy with the 1/4 acre subdivisions being built because we like being mostly agricultural and rural.	2/22/2024 12:11 PM
133	Im not happy with all the land being cleared for subdivisions. We moved here in the late 70's for the country life.	2/22/2024 12:06 PM
134	Growth has been amazing but facilities are lacking. Grocery stores in the county need to be improved/rebuilt for local residents.	2/22/2024 11:56 AM
135	Don't like it. We moved to get away from it.	2/22/2024 11:53 AM
136	Growth without revenue only leads to overcrowding of schools, roadways and other resources. Bring industry and jobs to the county - not more residential homes.	2/22/2024 11:39 AM
137	Current growth has been good, but there are needs to help serve those who live here.	2/22/2024 11:36 AM
138	Seems like all new projects are focused in the Callaway area ( exception to that being the park in Ellerslie).	2/22/2024 11:33 AM
139	Glad there is widening of Hwy 27 in some places and passing lanes. I am aware of some dubious practices by some housing contractors that are damaging other people's property.	2/22/2024 11:33 AM
140	County doesn't need any more housing developments.	2/22/2024 11:29 AM
141	Too much and too fast for entire housing communities to be built. Lot size and number of homes per housing development should be limited. Developers should be responsible for implementing utilities, roads, stoplights, etc for any development prior to being authorized use.	2/22/2024 11:16 AM
142	No more subdivisions please	2/22/2024 11:15 AM
143	I feel like the growth is a little fast and wish their wasn't as many houses being built in Pine Mountain and all across the county.	2/22/2024 11:07 AM
144	I'm concerned that the developers of the high-density neighborhoods popping up aren't paying into the additional costs for schools and roads. As a homeowner, I appreciate that the county is an attractive place for people looking to move.	2/22/2024 10:26 AM
145	I like the growth but regret that Muscogee county is inching closer to Harris county	2/22/2024 10:23 AM
146	Angry.	2/22/2024 10:15 AM
147	I don't know about them	2/22/2024 10:09 AM
148	I think we're over developing. The schools are not equipped	2/22/2024 10:06 AM
149	Satisfied	2/22/2024 9:41 AM
150	Not good. The proliferation of unsustainable single family housing developments is disconcerting.	2/22/2024 9:27 AM
151	Growth is inevitable but would like to see more acreage restrictions.	2/22/2024 9:23 AM
152	County infrastructure/resources are not sufficient to handle growth particularly in the Fortson/Cataula area. Traffic is terrible hwy 315 around mulberry grove area. Schools will not be able to handle population growth.	2/22/2024 9:22 AM
153	There is growth without accountability or proper planning for the future. We are building large housing subdivisions but roads, schools, green spaces are not put in the planning. Taxes will also go up and low income/vulnerable population will have to move elsewhere.	2/22/2024 9:14 AM
154	The plans are not good.	2/22/2024 9:08 AM
155	I feel like things have been done with tax payers money that do not reflect the original Harris County. This county is made up mostly of blue collar workers and it is quiet and peaceful ( mostly ) because after working all day/week you just want to rest. We are not a big city, nor do we want to be. Keeping things simple and in good working order, is enough for us. The world is changing and there are things we must have to keep up with those changes, but if some things ( buildings) are not falling in, then why replace them. Playing sports outside was good enough for the past alumni and the sports facility and some other buildings have been a waste of our	2/22/2024 8:59 AM

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	hard earned tax dollars. We do not need to keep up with city ideas. If we wanted that we would move to the city. People who move here, move here because they want a quieter life. Why do they want to turn it into where they left from.	
156	Disappointed that county went against the majority voters and allowed smaller lots. We do not want developments in our county. Politicians don't care about what the people want.	2/22/2024 8:58 AM
157	More growth means over running the schools. My daughter's classroom has almost 30 children. It is unfair to the students and staff	2/22/2024 8:43 AM
158	I feel that if were to have continued grown like the apartments - then we need to have better first responder base.	2/22/2024 8:26 AM
159	Ok	2/22/2024 8:22 AM
160	I've been in the county for almost 60 years and only in the last 10 has the development started growing. It's growing on the outer edges of Harris County, which is good for growth and stimulates the economy. I just wish they had a bigger grocery store near as you get in your golden years, you need places that are inexpensive and closer by because economy does not allow for your salary to go up when everything else has gone up.	2/22/2024 8:17 AM
161	I think HC is growing way too fast for it's public works and school system to keep up. I'm concerned for our schools, volunteer fire dept, and sheriffs office to be able to keep up.	2/22/2024 8:10 AM
162	Harris County needs businesses to help produce tax income, and needs to stop building dense housing developments that stresses our infrastructure and services.	2/22/2024 7:44 AM
163	Not really liking the new massive subdivisions and apartments going up. Would love for it to still be the I've loved since 1988.	2/22/2024 7:43 AM
164	I don't like it the way it is.....	2/22/2024 7:34 AM
165	what are they?	2/22/2024 7:33 AM
166	Too much too fast	2/22/2024 7:32 AM
167	Not good. I'm very sad about the way our county keeps building new facilities and not maintaining the ones we have or using them for something better than an indoor training facility or tennis court. Ask the citizens and take regular polls before choosing for us	2/22/2024 7:32 AM
168	I fear it will lose its small town feel	2/22/2024 7:30 AM
169	Hate it, moved out here for the quietness, not more neighborhoods and traffic	2/22/2024 7:07 AM
170	I do not like the apartments or big subdivisions being placed right next to each other in the same area. If development of housing needs to be done then it needs to be spaced out more. No more apartments though!	2/22/2024 6:52 AM
171	Hoping they can build more things like a grocery store and a small strip mall by the highway	2/22/2024 6:46 AM
172	Why are apartments being build without additional infrastructure. Gas, groceries	2/22/2024 5:19 AM
173	I do not like all of the new developments coming in that are over-crowding the area.	2/22/2024 2:21 AM
174	Fine	2/21/2024 11:44 PM
175	We are growing in population faster than the infrastructure can keep up. Also if we are not careful we will no longer be rural and will be a subdivision to Columbus	2/21/2024 11:30 PM
176	Needs some affordable homes. Need some affordable homes	2/21/2024 10:59 PM
177	Would love more Neighborhood options in Ellerslie and Waverly hall. With large lots.	2/21/2024 10:58 PM
178	It is pitiful. There is no plan at all.	2/21/2024 10:39 PM
179	I live in the Cataula/Fortson area and am very disheartened by the build right off exit 19. Claims of years of studies, etc. are nothing but political hogwash. The rural feel of the county is quickly coming to an end.	2/21/2024 10:38 PM
180	I am concerned that the large housing developments are going to cause our schools and infrastructure to be overwhelmed if those issues are not addressed soon.	2/21/2024 10:30 PM

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181	We hate it, no more subdivisions. Stop letting Houghton homes build cheap awful homes. Also NO APARTMENTS. QUIT BRINGING KILLUMBUS TO THE COUNTY.	2/21/2024 10:29 PM
182	I honestly am not as informed as I should be about the growth. Growth does not scare me, but I'd like to expand intentionally- without cutting down all the trees and putting up subdivisions or allowing big junky billboards. I'd like more green public spaces. I'd like more access to real grocery stores and public services and way fewer dollar stores!	2/21/2024 10:18 PM
183	It seems to be growing a lot and it has been fine, so far.	2/21/2024 10:17 PM
184	Concerned about overcrowding and increase of building so many houses. Country can not continue to build more houses and apartments and expect to sustain them with water and sewage and schools.	2/21/2024 10:15 PM
185	Ok	2/21/2024 10:09 PM
186	I don't have a problem with growth but it seems like some areas are growing way too fast compared to other areas.	2/21/2024 10:07 PM
187	Do not feel like the correct assessments are being conducted to incorporate growth. Traffic, emergency responders and schools just to name a couple.	2/21/2024 9:54 PM
188	Terribly planned & executed with little regards for proper infrastructure beforehand. The area around Exit 19 has become a sacrificial lamb for the county which will bring in what most residents are running from. Build, but build with nature and under-crowding as the goal. Mandating 5-10 acres building sites would have kept the allure of one of the largest counties in Ga. But, that isn't the case now.	2/21/2024 9:52 PM
189	I think HC is letting the county become one big subdivision for those that are coming out of Columbus. Our schools can't handle the growth. What we love about HC's countryside is disappearing.	2/21/2024 9:49 PM
190	It seems fine. Most of the growth is mainly affecting the water pressure, but the amount of growth is really not that large.	2/21/2024 9:43 PM
191	Too much unplanned coordinated growth.	2/21/2024 9:34 PM
192	No issues	2/21/2024 9:23 PM
193	It's overwhelming our schools. We need more schools	2/21/2024 9:22 PM
194	Absolutely HATE !!	2/21/2024 9:21 PM
195	Growth is good in some areas but services need to keep up with that growth. I am feeling kind of squeezed in within the Hamilton city limits. I hate to see the country feel disappear.	2/21/2024 9:20 PM
196	Not great. We need a decent grocery store out here and a convenience store. A Publix and a Target would be ideal off exit 19.	2/21/2024 9:15 PM
197	Harris county needs to stop the mass growth of subdivisions, apartment complexes, and cookie cutter homes. We are seeing a rise in crime due to people from Columbus coming to Harris county to escape the issues of Columbus. However, in doing so they bring issues with them.	2/21/2024 9:10 PM
198	I don't like it at all. Too much too fast.	2/21/2024 9:09 PM
199	Do not like the large developments nor the smaller lots. Cookie cutter developers are hurting the country feel. 🙄 Do Not want commercial to move in!	2/21/2024 9:09 PM
200	little commercial growth will mean home owners are burdened with any projects. I think the commissioners should really think about the large subdivisions they approve. We also should be looking into some kind of sewer to promote more commercial growth. without this we will fail to have any sort of large grocery store or home improvement store. I hate that I have to travel to Columbus to make large purchases at Home Depot, or publix, all of those tax dollars going to MC instead of HC. I understand there is typically some way to project growth, but the growth that HC has had in the past 10 years, and will continue to have in the next 10 will be more than projected. People desire to live in HC, but	2/21/2024 9:08 PM
201	It is what it is, but the communities are grossly underestimating the growth that will happen in this area	2/21/2024 9:05 PM

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202	Too many Subdivision. Loosing the country feel in some areas.	2/21/2024 9:02 PM
203	Ellerisle is omitted in this survey. Growth in the County is increasing because of Harris County schools. Therefore, that brings inevitable growth. I'm fine with growth, but it needs careful supervision and not allow apartment complexes to get out of control.	2/21/2024 8:54 PM
204	Don't want it to become Columbus	2/21/2024 8:52 PM
205	There's a lot of growth in our area of Harris County, I am worried about the traffic we'll have on 315	2/21/2024 8:51 PM
206	Not happy about building apartment complexes. Some roads should be roundabouts.	2/21/2024 8:45 PM
207	Hoping there won't be much more planned growth. I don't know current plans.	2/21/2024 8:34 PM
208	No issues. Seems on a reasonable pace and not too much.	2/21/2024 8:32 PM
209	I feel like commissioners have our best interests at stake.	2/21/2024 8:28 PM
210	I do not like the growth overall. Harris County is a rural community and it needs to remain. Too much growth is not a good thing.	2/21/2024 8:24 PM
211	Concerned. Commissioners are not holding developers accountable and are not planning well for services down the road. Stop the damn cookie cutter developments.	2/21/2024 8:21 PM
212	Getting too big	2/21/2024 8:17 PM
213	Too much growth	2/21/2024 8:14 PM
214	I don't know what the projected growth is, but I know I spend most of my consumer dollars in Troup or Muscogee county	2/21/2024 8:10 PM
215	Too fast. Taxes taxes taxes.	2/21/2024 8:03 PM
216	No more growth. We moved to HC 40 years ago for quiet. It's getting noisier every day!	2/21/2024 8:02 PM
217	Wish we could see more growth.	2/21/2024 7:57 PM
218	Meh	2/21/2024 7:14 PM
219	Concerned that expansion of housing development in some parts of the county is outpacing services, particularly ability of roads to handle increase in traffic during peak hours.	2/21/2024 5:45 PM
220	I don't think there are any plans to develop Shiloh and I would like it to stay that way. I am increasingly concerned however of the growth on the North side of HC headed to Columbus, Harris County is not the city but it seems you guys are making it that way as well as increasing home prices in our area.	2/21/2024 5:10 PM
221	The growth in Fortson rapid.	2/21/2024 4:59 PM
222	Thank God my place haven't change to much.	2/21/2024 4:35 PM
223	Major growth and no full time fire department	2/21/2024 3:20 PM
224	Need more housing for low income families.	2/21/2024 3:09 PM
225	it growing at a steady pace. Don't want it to become overcrowded. Would like at least one chain fast food like chic fil a	2/21/2024 2:58 PM
226	I feel good about the growth in the community. At the same time, the high school is overloaded with students.	2/21/2024 2:34 PM
227	I feel good about it, but wish there were more businesses to off-set the property taxes. I think developers need to pay impact fees.	2/21/2024 1:55 PM
228	Growth is too slow. There are communities that were similar to Harris County before they embraced change and decided to grow.	2/21/2024 1:44 PM
229	There are not enough options for restaurants and groceries.	2/21/2024 1:33 PM
230	Not familiar with any plans for development along Hwy 116 west outside Hamilton City limits.	2/21/2024 12:58 PM
231	undecided	2/15/2024 9:48 PM

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232	I do not like the apartment buildings, or high density areas like apartment buildings, that have a correlation with higher crime rate, there is research on this. Harris County benefits from being distinctly different than Columbus, Lagrange, and Phenix City on this way. I do like to see new single family housing, but there are not enough options for actual middle class people to find these opportunities.	2/6/2024 7:51 PM
233	I want to continue to feel safe and bringing apartments and cookie cutter homes to the county in masses is taking that away. In addition you are taking away the land and country feel that every one loves here!	12/28/2023 8:52 AM
234	I am worried about crime rates increasing and traffic. Traffic is terrible in some areas already.	12/27/2023 9:29 PM
235	I'm here for growth but not bulldozing big development to bring crime up here	12/21/2023 1:46 AM
236	We are having way too much growth of housing: NO new apartments or dense housing developments should be built.	12/5/2023 5:32 PM
237	Changes are inevitable.	11/15/2023 11:06 AM
238	Ok	11/11/2023 1:00 PM
239	I don't have an issue with the current growth in the county. People are wanting to move to the county and it must change to accommodate them. I do wish there were more commercial opportunities in the county for me to shop. A pharmacy, a grocery store (other than Billy's).	11/8/2023 9:14 AM
240	I believe some growth is good for our county. But we are growing and expanding at a rate that our community and it's budget cannot keep up with. The growth rate compared to providing goods rate is not even close. And the traffic it is causing in some areas is becoming troublesome. Especially for those that have traveled that same way for more than 15+ years. The projected growth over the next 10 years is putting us in a financial bind I believe more than helping the growth of our county. More kids means more bus routes, more books, more computers, more Chromebooks, etc. Need for more schools eventually. More stores to be able to keep up with supply and demand.	11/8/2023 2:28 AM
241	Growth on the Shiloh/Waverly Hall side hasn't caught up to the growth on the opposite side of the county and we like it that way. I speak for several others as well.	11/7/2023 5:03 PM
242	Living it; excited	11/6/2023 11:32 PM
243	Needs better planning and collaboration with local fire authorities	11/6/2023 9:30 AM
244	Would prefer for no big housing projects to come in near Pine Mountain	11/6/2023 9:29 AM
245	Like the growth but don't want a lot of it	11/6/2023 9:25 AM
246	Like the small mom and pop shops	11/6/2023 9:24 AM
247	Too much growth, not enough schools, police, EMS	11/6/2023 9:23 AM
248	Not seeing growth in south Harris County. Businesses are brought to West Point, health facilities are only in Hamilton. Why?	11/6/2023 9:22 AM
249	Love it	11/6/2023 9:17 AM
250	Very good strategic plans	11/6/2023 9:16 AM
251	It is OK	11/6/2023 9:14 AM
252	Loving the growth but not the increase	11/6/2023 9:12 AM
253	Haven't heard of new development on this side of Harris County	11/6/2023 9:11 AM
254	More can be done, make local jobs	11/6/2023 9:04 AM
255	Love the growth new park Ellerslie	11/6/2023 9:00 AM
256	A little apprehensive	11/6/2023 8:57 AM
257	I like it	11/6/2023 8:55 AM
258	I feel growth brings a community together	11/6/2023 8:42 AM
259	I'm not aware of upcoming development	11/6/2023 8:41 AM

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260	I feel that they are helpful to our community	11/6/2023 8:39 AM
261	Waverly Hall seems to be prospering currently, new restaurants and shops	11/6/2023 8:37 AM
262	Growth rate is moderate which makes me more comfortable about living in a smaller community	11/6/2023 8:35 AM
263	Not much business growth in city. Need better incentives	11/6/2023 8:33 AM
264	Good	11/6/2023 8:29 AM
265	Believe to be doing pretty well	11/6/2023 8:28 AM
266	Slow is good on growth	11/6/2023 8:25 AM
267	Low tax in county	11/6/2023 8:20 AM
268	Dollar General, affordable apartments for seniors	11/6/2023 8:16 AM
269	Slow, planned out growth is good, I'm not for no growth, but for planned growth	11/6/2023 8:14 AM
270	None to speak of	11/3/2023 11:45 AM
271	The growth has been steadily rising yet not at too fast of a rate	11/3/2023 11:43 AM
272	Lots of growth seen. Would like to see more quality restaurants, stores, etc. Maybe another grocery store	11/3/2023 11:41 AM
273	I like the growth	11/3/2023 11:39 AM
274	Optimistic	11/3/2023 11:38 AM
275	Seems to be growing, but not too fast, what I like	11/3/2023 11:37 AM
276	Less mass housing, airport expansion needed	11/3/2023 11:35 AM
277	Ok as long as well managed	11/3/2023 11:34 AM
278	Great	11/3/2023 11:33 AM
279	Need to slow it down	11/3/2023 11:32 AM
280	It's getting better	11/3/2023 11:31 AM
281	Good	11/3/2023 11:30 AM
282	It needs to slow down	11/3/2023 11:15 AM
283	Needs to slow down. Keep it simple	11/3/2023 11:14 AM
284	Slow it down	11/3/2023 11:12 AM
285	We're growing! growth is good	11/3/2023 11:11 AM
286	Taxes are high	11/3/2023 11:06 AM
287	Not excited about golf carts	11/3/2023 11:03 AM
288	Don't want a lot of growth...need larger lots for new homes - at least 1 1/2 acres	11/3/2023 11:02 AM
289	The city and county are becoming over populated	11/3/2023 11:01 AM
290	It won't be Pine Mountain without pines if we keep clearing out	11/3/2023 11:00 AM
291	Don't like it	11/3/2023 10:58 AM
292	No more growth	11/3/2023 10:57 AM
293	Leave it alone, leave it as it is	11/3/2023 10:56 AM
294	Good	11/3/2023 10:54 AM
295	Needs to slow down, not considering current residents	11/3/2023 10:53 AM
296	Slow down, less is more	11/3/2023 10:52 AM

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297	Less cookie cutter homes in neighborhoods	11/9/2023 10:50 AM
298	It's ok	11/9/2023 10:48 AM
299	Great	11/9/2023 10:48 AM
300	Agree	11/9/2023 10:47 AM
301	Need more oversight	11/9/2023 10:46 AM
302	I feel like there is a bit more attention on business needs...rather than people's quality of life	11/9/2023 10:45 AM
303	Good and bad don't like the development of more townhomes and/or apartments	11/9/2023 10:43 AM
304	I hope that most of the old folks just go away somewhere. Like I hope it's somewhere cool but please go somewhere.	11/9/2023 10:42 AM
305	Id	11/9/2023 10:38 AM
306	Great	11/9/2023 10:38 AM
307	It's ok	11/9/2023 10:36 AM
308	Steadily growing	11/9/2023 9:50 AM
309	Keep lot size 2+ acres	11/9/2023 9:48 AM
310	Good	11/9/2023 9:46 AM
311	Controlled growth	11/9/2023 9:44 AM
312	Placed	11/9/2023 9:43 AM
313	Not seeing much growth	11/9/2023 9:40 AM
314	Less residential buildings being built and more emphasis on greenery/trees	11/9/2023 9:38 AM
315	Good, but don't allow big box stores like Walmart. Once they start here, Harris is done for	11/9/2023 9:30 AM
316	Very concerned the heart of the city is being lost.	11/9/2023 9:29 AM
317	Hide it	11/9/2023 9:26 AM
318	It's good growth and development patterns	11/9/2023 9:24 AM
319	It's got to happen in order to grow and compete	11/9/2023 9:22 AM
320	Growing in some areas too much/too populated/has developed	11/9/2023 9:20 AM
321	It's getting busy	11/9/2023 9:10 AM
322	Ok	11/9/2023 9:06 AM
323	Very satisfied	11/9/2023 9:07 AM
324	Its fine with the projected growth, I just hope Harris County can keep up with it	11/9/2023 9:05 AM
325	Ok. Probably need better control of growth on the south side of county	11/9/2023 9:02 AM
326	No growth, except Dollar General	11/9/2023 9:00 AM
327	Don't like the trees cut	11/9/2023 8:59 AM
328	Ok	11/9/2023 8:58 AM
329	Affordable residential single town	11/9/2023 8:56 AM
330	Growing too fast	11/9/2023 8:50 AM
331	Sad. But growth (progress) is inevitable	11/9/2023 8:33 AM
332	Harris County - normal growth	10/31/2023 12:45 PM
333	I don't like what's happening with residential growth	10/29/2023 6:59 PM
334	About right, maybe a little faster	10/28/2023 4:26 PM

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335	I am ok with it	10/28/2023 4:43 AM
336	Great	10/27/2023 7:06 PM
337	Would like more restricted residential growth, which leads to higher taxes because of the need for more educational facilities, and the push for more recreational facilities	10/26/2023 4:00 PM
338	Too fast and too much, leave it like it is.	10/25/2023 8:07 PM
339	Not happy with the rural area growth!! City development is increasing at a manageable pace. Our county has grown way too fast too quickly and not leaving enough agricultural and wildlife habitat. Very disappointing!	10/25/2023 6:10 PM
340	Too many people moving into HC.	10/25/2023 4:51 PM
341	Developers should be required to pay impact fees on major subdivisions for traffic lights and management. We need full time fire protection if development continues. The sheriff dept is grossly understaffed	10/24/2023 10:20 PM
342	We can't keep adding households without looking at a staffed fire department and more deputies. I live on the North end and I worry all our deputies will be tied up on exit 15. Patton should incorporate and have a city police and fire department.	10/24/2023 10:13 PM
343	More growth is needed in the commercial, retail, affordable housing, areas in order to grow jobs.	10/24/2023 9:58 PM
344	Worrisome !	10/24/2023 6:58 PM
345	I live in Patton, I'd like to see some growth here other than housing. Such as a grocery store	10/23/2023 5:50 PM
346	Prefer our less crowded population	10/23/2023 6:40 AM
347	development in southern Harris County has destroyed the character and charm of the area	10/20/2023 12:38 PM
348	Subdivisions approved on top of other approved developments puts us in danger of over development if all the approved built within the same timeframe. Too often opposition from citizens is not seriously considered. Also, allowing development in or next to a watershed or flood plain is incomprehensible. Finally, the 2 acre minimum is too small for any farm activity, furthering the diminishing of country lifestyles. I strongly oppose letting urban encroachment transform our county into a "suburb" of Columbus.	10/19/2023 4:01 PM
349	the land use policies are too restrictive that keep development away and too expensive to implement.	10/19/2023 10:02 AM
350	I do not like Harris County is growing so big. Traffic is a problem in areas and I don't like that taxes is growing.	10/19/2023 7:46 AM
351	I am concerned about the semi traffic on 159 from the business park	10/19/2023 2:38 AM
352	Residential and agricultural and most new development we've seen is off of McKee rd	10/11/2023 4:41 PM

**Q8 What are the most desirable types and locations of new development or redevelopment in your community (Harris County, Hamilton, Pine Mountain, Shiloh, or Waverly Hall) (such as residential, commercial, industrial, mixed-use, etc.)?**

Answered: 220 Skipped: 66

#	RESPONSES	DATE
1	Industrial facilities need to stick together like the Northwest Ind park, and not be scattered about the county. I am also against large apt complexes like the one going up on Hwy 335. Already it is difficult to get on I-155 because of all the traffic from that area.	3/9/2024 10:55 AM
2	Fixing roads, getting internet @Pine Mountain (off of Hopewell Church Rd). Commercial buildings should be architecturally pleasing to improve the overall look of the county.	3/6/2024 7:47 PM
3	roads	3/6/2024 11:27 AM
4	30-20 acres with a lake or small river. With no neighbors	3/5/2024 6:52 PM
5	Could use more residential and small business for the area.	3/5/2024 5:45 AM
6	Restaurants, groceries.	3/4/2024 6:28 PM
7	The reason We invested and moved here is that it was undeveloped, forested, and pastoral. Who is making the money With all this development? Not keeping homeowners.	3/4/2024 6:14 PM
8	HC ought to see itself as a rare, classic place that should be slow it self or give itself away. As such, I think HC's primary resource and treasure is its old school quiet beauty, which most of the county has lost. Prioritizing the preservation of this should be part of the guiding principles involved in steering development. Perhaps new development ought to replace or upgrade preexisting developments. Be slow to allow open land to be processed into stuff that won't be nice in thirty years.	3/3/2024 4:24 PM
9	West point	3/3/2024 9:32 AM
10	Mixed use	3/2/2024 11:43 PM
11	Harris County has an Industrial Park that needs to be marketed - each city mentioned above may have ideas for their area to market as well	3/2/2024 10:11 PM
12	Redevelopment is fine just no new growth.	3/1/2024 9:09 PM
13	need a moratorium on residential homes built by spec contractors . only individual custom built homes allowed. too many spec houses and high density presertly apartments are allowed	3/1/2024 7:14 PM
14	Those that are local in nature and are not national chains etc. The county needs to leverage leverage it's strengths of its natural resources and not become just another cookie cutter community.	3/1/2024 6:03 PM
15	Need more shopping facilities, such as pharmacy and urgent care.	2/29/2024 9:15 PM
16	none	2/29/2024 2:21 PM
17	No more residential	2/28/2024 7:31 AM
18	All of HC is desirable for out of county people. In county residents would love to have more to do for families.	2/28/2024 12:29 AM
19	None	2/27/2024 9:07 PM
20	Nil	2/27/2024 8:31 PM
21	Need a grocery store in Hamilton area	2/27/2024 6:09 PM

22	I would like to see more commercial development to offset some of the property taxes we have to pay.	2/27/2024 2:15 PM
23	I see not much planning is being done to protect us from future development	2/27/2024 7:03 AM
24	We need a decent grocery store for Pine Mtn or within 10 miles. We need local retailers to stop gouging in gas prices because of Calleway tourism. Maybe more will come if they're not ripped off at the grocery store and gas prices. Locals do not get a discount which they allow in places near Dollywood in Kodak Tenn. we keep the places going during off season. Great place for outdoor FREE concerts- compliments of the city/county.	2/26/2024 9:53 PM
25	None, stop pushing to bring more people out here and do more to preserve our agriculture.	2/26/2024 1:07 PM
26	Retail spaces need to be filled and not another DG or gas station. A grocery store or restaurant would be welcome at Exit 19	2/26/2024 7:27 AM
27	Recreational use	2/26/2024 12:06 AM
28	None	2/25/2024 9:22 PM
29	Affordable housing and some retail sales. Grocery Store especially!	2/25/2024 6:17 PM
30	Coffee shops & grocery stores	2/25/2024 5:48 PM
31	None	2/25/2024 2:39 PM
32	Residential	2/25/2024 6:44 AM
33	Hamilton, Waverly Hall, Ellerslie, and River Rd areas- restaurants, agri-tourism, small businesses.	2/25/2024 12:20 AM
34	grocery store close to Hamilton	2/24/2024 6:50 PM
35	3 acre minimum and no high occupancy housing.	2/24/2024 7:43 PM
36	Newer housing	2/24/2024 7:37 PM
37	NO MORE housing development!!!! Add more businesses. Allow people to have livestock on their property. Encourage junk clean up at homes by having some type of incentives. Free pick up days, ect.	2/24/2024 5:26 PM
38	Don't know	2/24/2024 2:37 PM
39	Residential/commercial	2/24/2024 1:42 PM
40	Commercial	2/24/2024 10:56 AM
41	Pine Mountain could use some more restaurants and a name brand grocery store.	2/24/2024 9:16 AM
42	There is some new residential construction activity within Calleway Gardens and near downtown Pine Mountain. There is some turnover in retail locations but there is no industrial development near Pine Mountain.	2/24/2024 6:27 AM
43	We don't need more development	2/24/2024 6:24 AM
44	We need grocery options, drug stores, health care facilities.	2/24/2024 6:16 AM
45	Large neighborhoods on small plots of land. Apartment complexes. Maxx clearing of land	2/24/2024 7:58 AM
46	Old commercial buildings are being revitalized by small business owners. This is wonderful.	2/24/2024 7:32 AM
47	tear down and replace old dilapidated housing in PM	2/24/2024 7:29 AM
48	Ellerslie: Commercial	2/23/2024 11:12 PM
49	Not sure	2/23/2024 4:41 PM
50	Ellerslie Park, walking trails, safe ways to be active outdoors	2/23/2024 2:32 PM
51	Small commercial	2/23/2024 2:04 PM
52	Commercial and mixed use.	2/23/2024 1:50 PM
53	Commercial in waverly hall, ellerslie, calalua area. New restaurants, shops and businesses	2/23/2024 12:58 PM

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	would be wonderful.	
54	Homex being built at Callaway Gardens	2/23/2024 12:54 PM
55	In the actual Cities in our county, businesses should be utilized and mixed residential to be available.	2/23/2024 11:46 AM
56	Need more grocery stores	2/23/2024 11:32 AM
57	Revitalizing downtown areas, like Hamilton and PM.	2/23/2024 11:09 AM
58	Most desirable would be new grocery stores, drug store	2/23/2024 10:06 AM
59	Single family residential and industrial park growth	2/23/2024 9:05 AM
60	Shopping (grocery, misc), restaurants	2/23/2024 8:56 AM
61	We need more small mom and pop shops to bring in revenue but it has to be advantageous for them to open shop. Increase full time fire and rescue, need more water lines to all residents and WFL. And all Students in a brick and mortar with lock down security capabilities. No students or teachers should be exposed out in portables in today crazy world. Period! Hire full time security for all schools	2/23/2024 8:35 AM
62	Nothing. Go back the way it was 20/30 years ago when we first moved here.	2/23/2024 8:14 AM
63	I would like to see a grocery store. More than a Dollar General	2/23/2024 7:48 AM
64	I believe residential, commercial and industrial growth is important to our area.	2/23/2024 7:04 AM
65	Improvements in Callaway	2/22/2024 11:16 PM
66	Upscale housing pushing out lower income housing. Don't want slum areas but should be more options. Limit too much development. Calloway is important but is NOT what it used to be. I know people who came to PM then couldn't afford to take family to gardens.	2/22/2024 9:56 PM
67	HC...most desirable would be to stick with the 2 acre min lot size	2/22/2024 9:49 PM
68	Mix of development	2/22/2024 9:48 PM
69	I don't want to see more growth. I think the man of war trail was a great addition to the county, however.	2/22/2024 9:29 PM
70	More medical facilities would be nice. Businesses need to stay in or near a town. The chicken plant should be gone.	2/22/2024 9:25 PM
71	Because y'all have allowed to much growth to fast the roads are way to busy and congested in the mornings and afternoons.	2/22/2024 9:14 PM
72	Family owned businesses and restaurants. No large chains.	2/22/2024 9:12 PM
73	A small village shopping area would be nice with specialty shops. Bakery, cute boutiques etc.	2/22/2024 9:03 PM
74	Residential	2/22/2024 8:45 PM
75	An Arena built to allow many educational and recreational events will be a great asset to Harris County.	2/22/2024 8:43 PM
76	None. Leave it all alone.	2/22/2024 8:28 PM
77	The I85 corridor is absolutely the most popular. People like to blame it on past commercialism but the truth is, people want to be close to the interstate so they can easily travel to Columbus for their COMMERCIAL dealings.	2/22/2024 8:27 PM
78	None	2/22/2024 7:31 PM
79	Commercial	2/22/2024 6:54 PM
80	None are desirable	2/22/2024 6:37 PM
81	Mixed use developments for auzel	2/22/2024 6:27 PM
82	Finish the Rails to Trails to completion. Residential development should be limited to single family construction on a minimum of two acres per house. Commercial building would benefit	2/22/2024 6:17 PM

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	the tax base, but Commercial development never materializes. No mixed use!!	
83	Pine Mountain and the north side needs more commercial development in the form of restaurants, grocery stores, etc.	2/22/2024 6:01 PM
84	Harris County definitely needs a higher industrial tax base. Open it up to growth.	2/22/2024 5:47 PM
85	I believe Harris county is really missing out on revenue from commercial and industrial opportunities. Spreading out into the Shiloh Waverly hall areas would bring money to the county from Columbus and Talbot counties	2/22/2024 5:46 PM
86	Commercial	2/22/2024 5:32 PM
87	More small eating establishments would be nice	2/22/2024 5:26 PM
88	Roads directly off the interstate	2/22/2024 5:07 PM
89	Mixed	2/22/2024 4:46 PM
90	Hometown commercial.	2/22/2024 4:19 PM
91	No more Dollar Generals. Hamilton needs to grow. Another restaurant besides sub shop in Hamilton. Need industrial. Need fill these empty buildings with businesses. Make Harris County attractive and stop pushing people out who want to start businesses. It is very discouraging	2/22/2024 4:18 PM
92	Development should remain closer to the highway.	2/22/2024 3:36 PM
93	Not cookie cutter houses like in Mulberry Grove just like nice quiet subdivisions. Ouzel is popular place.	2/22/2024 3:32 PM
94	New Ellerslie park <3	2/22/2024 2:52 PM
95	Commercial and mixed use.	2/22/2024 2:52 PM
96	Agricultural, locally-owned retail and commercial.	2/22/2024 2:47 PM
97	Happy with the build up of Ellerslie Park, a community garden would be nice. More improvements to Moultrie park and the soccer complex would also be good for the community as a whole.	2/22/2024 2:21 PM
98	Commercial A shopping center/food court	2/22/2024 2:20 PM
99	Slow down the commercial development.	2/22/2024 2:07 PM
100	Minimum 5 acres per home constructed (not average per development...per property)	2/22/2024 1:58 PM
101	There needs to be an influx of commercial properties (businesses) to help grow the tax base.	2/22/2024 1:58 PM
102	Dial down on the residential and actively court industry. We consistently lose out or discourage industry growth to LaGrange and West Point, but those employees want their kids in HC schools. Who is going to pay for them? The elderly home and land owners, not the industry or business tax dollars.	2/22/2024 1:54 PM
103	I would love to see something happen to the Main Street area of Waverly Hall. We now have a couple of restaurants which are great, but we have great old buildings (yes, some are shells but they could be renovated) that need businesses. I do not care to see any further residential/industrial developments in this area. Keep the rural feel.	2/22/2024 1:45 PM
104	None. Quite chopping the county up.	2/22/2024 1:44 PM
105	I think more modern and developed commercial spaces in the downtown areas of the cities would be lovely especially in Hamilton. With Callaway Gardens in Pine Mountain it would be nice for it to be developed like downtown Opelika or LaGrange with lots to do but still small and quaint. I think this could easily be done without losing the beautiful nature spaces.	2/22/2024 1:11 PM
106	needs more of everything on the east side, Waverly Hall/Shiloh/Ellerslie	2/22/2024 1:06 PM
107	I think new development and re-development should be focused on the south side of the county. South of Hamilton, this would include residential, commercial, and mixed-use.	2/22/2024 12:59 PM
108	Residential and some commercial.	2/22/2024 12:58 PM
109	Mixed use	2/22/2024 12:53 PM



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110	High tech industrial	2/22/2024 12:44 PM
111	Would really like a Trader Joe's and Costco nearby but they don't consider Harris county in the specs for some reason	2/22/2024 12:40 PM
112	We'd really appreciate a larger grocery store - think Walmart Neighborhood Market or a Publix. Highway 27 would be a great location	2/22/2024 12:37 PM
113	I don't know	2/22/2024 12:34 PM
114	Along 185 such as the Grove for easy access and better travel. Again need more commercial for residents (shopping, food, etc)	2/22/2024 12:23 PM
115	Hamilton, Waverly. Limit where u expand commercial. Use the exit 19 area you already have.	2/22/2024 12:21 PM
116	We have an industrial park and there's really no where that citizens want more industries. No more big apartment complexes are wanted either.	2/22/2024 12:11 PM
117	No more residential, I feel with commercial it should be voted on. Example we don't need anymore dollar general.	2/22/2024 12:05 PM
118	The county needs a small shopping center with amenities that are a shorter commute than driving to Columbus or Lagrange. A neighborhood Wal-Mart or Publix shopping center would be appreciated by residents.	2/22/2024 11:55 AM
119	No where	2/22/2024 11:53 AM
120	Commercial and industrial are more desired than residential.	2/22/2024 11:39 AM
121	We need a renewed plan on how we can increase commercial development to provide food, retail and entertainment that will keep people and our money in the county and not go to Columbus for everything.	2/22/2024 11:36 AM
122	Commercial	2/22/2024 11:29 AM
123	Grocery store in the Hamilton footprint	2/22/2024 11:15 AM
124	I would love to see a park in or near Pine Mountain or even Hamilton to take my children to play at.	2/22/2024 11:07 AM
125	We would love to see more business development in Hamilton. There is so much potential for commercial business and mixed-use. Potentially develop a historic district for the historic homes near the square?	2/22/2024 10:26 AM
126	The walking tracks are nice and a better grocery store choice it would be nice	2/22/2024 10:23 AM
127	Small development...very much against large developments like 315/185. Small, more manageable and fitting for a small town. Also, the infrastructure should be in place BEFORE building.	2/22/2024 10:15 AM
128	Affordable housing	2/22/2024 10:09 AM
129	Industrial within the industrial parks we already have	2/22/2024 10:06 AM
130	Mixed-use would be great to see in any new developments especially in the towns/cities. We need to focus on density in those areas where things can be more walkable and bikeable instead of spreading things all over the county where you have to rely on a car to get anything or anywhere.	2/22/2024 9:27 AM
131	I'm happy with what I have!	2/22/2024 9:23 AM
132	Good mix of locally owned restaurants.	2/22/2024 9:22 AM
133	Mixed use to offset unbearable and rising property taxes. Low income housing so kids leaving school and senior citizens have a place to live. Grocery stores in each area. More libraries and recreation centers with pools free for the community to use.	2/22/2024 9:14 AM
134	No development	2/22/2024 9:06 AM
135	Between Shiloh and Pine Mt. Valley we need fire hydrants and a better landline phone system. A grocery store such as Publix or Ingles or Kroger would be very helpful.	2/22/2024 8:59 AM

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136	West Point, near the interstate. Keep county rural	2/22/2024 8:58 AM
137	More development at exit 19. So many houses and neighborhoods going up yet only one dollar general and one gas station within miles. I think shops and restaurants would be very beneficial.	2/22/2024 8:43 AM
138	Grocery stores, shopping	2/22/2024 8:40 AM
139	I believe we need some mixed use areas, while retaining the small town residential that Harris county is known for. More options for small businesses, not large chains.	2/22/2024 8:26 AM
140	More restaurants would be helpful	2/22/2024 8:22 AM
141	The man of war Trail in Hamilton through Pine Mountain and Catalina is wonderful. I ride my bike occasionally and I walk new sites. It is very desirable.	2/22/2024 8:17 AM
142	I feel like exit 19, while convenient for me, is getting way too much attention. It'll be the next veterans parkway before too long.	2/22/2024 8:10 AM
143	None	2/22/2024 7:43 AM
144	NONE	2/22/2024 7:34 AM
145	Ursula	2/22/2024 7:32 AM
146	No major developments in Shiloh that concern me. I think our city council leaders have done just fine with the small improvements. Example, the DG was very welcome by all around here and new city hall building was definitely a wise development.	2/22/2024 7:32 AM
147	Prefer not to have the giant apartment complexes— or multiple subdivisions on small lots	2/22/2024 7:20 AM
148	Mixed use	2/22/2024 7:06 AM
149	Ellendale park has been amazing for my family! We also love visiting pine mountain and hiking the trails. Calaway is nice as well!	2/22/2024 6:52 AM
150	Catalina	2/22/2024 6:46 AM
151	Grocery	2/22/2024 5:19 AM
152	I like the new restaurants that have been established.	2/22/2024 2:21 AM
153	Residential with minimum 3 acre lot sizes and mixed-use in designated areas	2/22/2024 11:44 PM
154	Restaurants are always needed and Waverly Hall is so fortunate to have a grocery and general store.	2/22/2024 11:30 PM
155	Needs more industrial	2/22/2024 10:59 PM
156	Mixed use!! On the Ellendale/Waverly hall side. I feel like a place for people to gather socially for a meal, coffee or yogurt would be so fun. There needs to be a little more life out here in a way that compliments the county and brings the community together. Nothing chain. Local businesses.	2/22/2024 10:55 PM
157	We need commercial growth and industrial growth in the word kind of way. We need to capture commercial sales tax dollars rather than spending them in neighboring counties.	2/22/2024 10:39 PM
158	I'm open to most types, really, but they shouldn't be located near existing, occupied property.	2/22/2024 10:38 PM
159	We need to encourage the development of local commercial businesses. This would provide more amenities and job opportunities, not to mention business taxes to help fund the County operations.	2/22/2024 10:30 PM
160	ONLY RESIDENTIAL AND MAYBE A PUBLIX ON EXIT 19.	2/22/2024 10:29 PM
161	We need grocery stores, real ones not dollar stores. I thought Publix was coming in to Mulberry Grove and that would have been so great! We need green public spaces and Hamilton city would be great for that. I like the idea of the square being useful with more restaurants and shops. Leaving the square green with trees though.	2/22/2024 10:18 PM
162	Not residential	2/22/2024 10:15 PM
163	Forest land surrounding me	2/22/2024 10:09 PM

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164	A few more businesses would be nice like food or grocery.	2/21/2024 10:07 PM
165	Not industrial development	2/21/2024 10:00 PM
166	Mixed if it is completed in moderation. Building too much within a small area causes congestion and strain on local resources.	2/21/2024 9:54 PM
167	Single family homes on large enough lots to be private.	2/21/2024 9:52 PM
168	Agriculture	2/21/2024 9:49 PM
169	We need more food establishments and grocery stores at affordable prices. I want to support local - however their prices make it hard to.	2/21/2024 9:43 PM
170	Park near Fortson	2/21/2024 9:34 PM
171	None improve roads	2/21/2024 9:25 PM
172	We need more commercial businesses	2/21/2024 9:22 PM
173	The playgrounds for the kids... that's it. The one in Ellerslie is nice.	2/21/2024 9:21 PM
174	Hamilton square could use some redevelopment to better utilize what is there. Not the square/park but other buildings that could use an update.	2/21/2024 9:20 PM
175	We need more commercial building to keep up with the tremendous growth in new homes/developments/apartment buildings.	2/21/2024 9:15 PM
176	I don't think we need to continue to allow mass subdivisions and development into our county as far as residential homes. I agree with some industry coming to the county for job and income but we need to remain a rural county.	2/21/2024 9:10 PM
177	Nice Park in Hamilton	2/21/2024 9:09 PM
178	Residential, keep the 2 acre minimum	2/21/2024 9:09 PM
179	outdoor pickleball courts would be great instead of a lookout tower...	2/21/2024 9:08 PM
180	Keep things like they are. I like the smaller feel. Let Columbia be the big city down south	2/21/2024 9:05 PM
181	Hey Siri comprehensive development plan other than what I have seen should be initiated in the next five years	2/21/2024 9:05 PM
182	Event center to host weddings, reunions, etc. Instead of using places in other counties and that is reasonably priced.	2/21/2024 9:02 PM
183	Residential and businesses for employment	2/21/2024 8:54 PM
184	Small commercial. Grocery shopping, restaurants	2/21/2024 8:52 PM
185	I think a mix of residential plus shops, restaurants, etc like Old Town would be great	2/21/2024 8:51 PM
186	I prefer the home feeling of small shops and keeping the community neighborhood lots spacious.	2/21/2024 8:45 PM
187	I would love a neighborhood walmart near Cataula, but not much more than that.	2/21/2024 8:34 PM
188	Smaller neighborhoods, not massive hughston homes subdivisions.	2/21/2024 8:32 PM
189	Controlled development with rigorous oversight	2/21/2024 8:28 PM
190	New developments need to slow down. Too much growth and too fast creates a lot of issues.	2/21/2024 8:24 PM
191	Ellerslie Park	2/21/2024 8:21 PM
192	None	2/21/2024 8:14 PM
193	I do know that most people who live in Harris County don't work in Harris County.	2/21/2024 8:10 PM
194	None	2/21/2024 8:03 PM
195	None	2/21/2024 8:02 PM
196	Love to see a few more existing establishments.	2/21/2024 7:57 PM

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197	none	2/21/2024 7:35 PM
198	Residential	2/21/2024 7:14 PM
199	I would like to see affordable homes for seniors here; something like small tract, garden homes for couples or singles only.	2/21/2024 5:46 PM
200	N/A	2/21/2024 5:10 PM
201	Affordable housing for working people/poor. Residential.	2/21/2024 4:59 PM
202	Grocery store closer to Hamilton . Affordable apartments for single people	2/21/2024 4:35 PM
203	Much need of commercial	2/21/2024 3:20 PM
204	Mixed.	2/21/2024 3:09 PM
205	More places to eat.	2/21/2024 2:58 PM
206	Residential, there is a need for affordable housing. Homes, not apartments are needed in the Hamilton community.	2/21/2024 2:34 PM
207	residential that is not high density and small commercial areas.	2/21/2024 1:55 PM
208	Hamilton out by the Library and aquatic center. Sewer needs to be expanded	2/21/2024 1:44 PM
209	All of the above.	2/21/2024 1:33 PM
210	Single-family homes, Senior Citizens housing, major fast-food restaurants (i.e. McDonalds, Chick-fil A, etc.), more retail businesses in unincorporated Hamilton along Hwy 116 west and others.	2/21/2024 12:58 PM
211	undecided	2/21/2024 3:48 AM
212	The additional areas that benefit the community, such as school, parks, modernizing libraries.	2/8/2024 7:51 PM
213	Instead of homes, you need more restaurants and grocery stores in the county.	12/26/2023 8:52 AM
214	I really don't want development but if it is going to happen. Please do it right. Might as well put a Publix on 315. I believe Hamilton needs to be developed if you want to grow.	12/27/2023 9:29 PM
215	Or 315 I wouldn't mind another gas station but no big Walmart or stuff like that. Fortson could use a few more restaurants. Would love to continue to see the small downtowns develop	12/21/2023 1:46 AM
216	Commercial or industrial development should be encouraged where average is available but generally agricultural usage should be encouraged for most average.	12/5/2023 5:32 PM
217	city sewer system	11/15/2023 11:06 AM
218	Waverly Hall	11/11/2023 1:00 PM
219	I think a good mix of residential and commercial is what is needed in harris county. We have to off set the tax burden of the property owner. I think the apartments on 315 have done a great job of bringing younger people to our community.	11/8/2023 9:14 AM
220	More things for our children and teens to do. And even things/events for adults. Less new high dollar residential homes and more affordable middle class income type homes. Give the people who live here and have lived here their whole lives a chance to actually continue to reside here by building homes that are more affordable for the average income type family. Not everyone makes \$90,000 a year and can afford a \$2500 or more house payment. Well not if they want to eat & have power and water too.	11/8/2023 2:28 AM
221	Desirable is farm land, land resources and natural resources.	11/7/2023 5:03 PM
222	Affordable apartments in Cataula	11/6/2023 11:32 PM
223	South end of the county	11/6/2023 9:30 AM
224	We could use some rentals that are affordable for young people	11/6/2023 9:29 AM
225	Commercial, mixed-use	11/6/2023 9:25 AM
226	Waverly Hall/Shiloh commercial/mixed-use	11/6/2023 9:22 AM

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227	Need a bank, stand/low ATM, housing	11/6/2023 9:17 AM
228	We need a chain store such as "Walmart Grocery" in Harris County	11/6/2023 9:16 AM
229	Commercial, more stores and restaurants	11/6/2023 9:11 AM
230	Lower senior taxes on home	11/6/2023 9:04 AM
231	Waverly Hall, GA	11/6/2023 9:00 AM
232	Mild industry	11/6/2023 8:57 AM
233	Downtown	11/6/2023 8:55 AM
234	More places to eat and restaurants, cafes	11/6/2023 8:41 AM
235	Restaurants	11/6/2023 8:39 AM
236	Very satisfied, comfortable with the things that community is addressing in Waverly Hall	11/6/2023 8:35 AM
237	Commercial	11/6/2023 8:33 AM
238	Recreation, playground makeover, ballfield on Hwy 85 needs to be completed	11/6/2023 8:31 AM
239	Everything	11/6/2023 8:29 AM
240	I believe I'm satisfied as is but love anything new development if benefits	11/6/2023 8:26 AM
241	Commercial development to spread the ad valorem tax	11/6/2023 8:25 AM
242	Low tax for seniors	11/6/2023 8:20 AM
243	inside city limits	11/6/2023 8:16 AM
244	Good planned residential community, an expansion of the designated industrial park in the county	11/6/2023 8:14 AM
245	Abandoned structures renovated or torn down	11/3/2023 11:45 AM
246	Residential- affordable single family housing, affordable apartments, housing areas that are actively for 50 yo and up	11/3/2023 11:43 AM
247	Commercial, mixed-use	11/3/2023 11:41 AM
248	Commercial	11/3/2023 11:39 AM
249	Residential, commercial	11/3/2023 11:37 AM
250	Mixed-use	11/3/2023 11:36 AM
251	Residential and small commercial	11/3/2023 11:35 AM
252	Residential	11/3/2023 11:34 AM
253	Mixed-use	11/3/2023 11:32 AM
254	Restaurants, Air BnBs	11/3/2023 11:30 AM
255	Industrial, park	11/3/2023 11:15 AM
256	Industrial and commercial	11/3/2023 11:12 AM
257	Industrial	11/3/2023 11:11 AM
258	Need a new grocery store	11/3/2023 11:06 AM
259	Mixed-use	11/3/2023 11:03 AM
260	Needs a new water system	11/3/2023 11:02 AM
261	Grocery stores	11/3/2023 11:01 AM
262	Wooded and small population of people keeping the trees not clearing the land	11/3/2023 11:00 AM
263	Away from Pine Mountain	11/3/2023 10:58 AM

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264	None do not change our areas	11/3/2023 10:56 AM
265	Recreation	11/3/2023 10:53 AM
266	Resident	11/3/2023 10:52 AM
267	More landmarks, less urban	11/3/2023 10:50 AM
268	More places to rent, also more places to help with stray or abandoned animals	11/3/2023 10:48 AM
269	Commercial	11/3/2023 10:47 AM
270	Residential	11/3/2023 10:46 AM
271	Residential, mixed-use	11/3/2023 10:45 AM
272	Don't need anymore industrial	11/3/2023 10:43 AM
273	We could really use a pickleball court or tennis mixed with pickleball. I install athletic gear and can do it for free.	11/3/2023 10:42 AM
274	New homes	11/3/2023 10:39 AM
275	Commercial, like a Walmart or Starbucks	11/3/2023 10:38 AM
276	Mixed-use	11/3/2023 10:35 AM
277	More quality and affordable housing for singles and families. Modest sized housing with more land/grass and less concrete (jungle/asphalt). Show me the green!	11/3/2023 9:50 AM
278	Restaurants	11/3/2023 9:48 AM
279	Waverly Hall and Shiloh	11/3/2023 9:46 AM
280	Maintain planned growth	11/3/2023 9:44 AM
281	More community activities, commercial	11/3/2023 9:43 AM
282	Shiloh	11/3/2023 9:40 AM
283	Hamilton Square needs some more work in new development, demolish abandoned housing	11/3/2023 9:38 AM
284	Would like to see more tourist attractions	11/3/2023 9:34 AM
285	Residential	11/3/2023 9:30 AM
286	Quality shops and restaurants; county should do more to help owners like Luke's Pub	11/3/2023 9:29 AM
287	Little or no desirable type; "Mulberry Grove" development is ridiculous	11/3/2023 9:26 AM
288	Residential	11/3/2023 9:24 AM
289	residential/commercial. would like more stores	11/3/2023 9:22 AM
290	Commercial	11/3/2023 9:11 AM
291	Commercial, mixed-use	11/3/2023 9:10 AM
292	Residential	11/3/2023 9:07 AM
293	Town houses, single family homes	11/3/2023 9:06 AM
294	South end of county	11/3/2023 9:02 AM
295	Apartments	11/3/2023 9:00 AM
296	Residential	11/3/2023 8:58 AM
297	SL commercial and single family	11/3/2023 8:56 AM
298	Does not need to be in the county areas- that is why we live in the county	11/3/2023 8:50 AM
299	Residential - but on 5 or more acres	11/3/2023 8:33 AM
300	Harris County needs more commercial/industrial	10/31/2023 12:46 PM

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301	Not sure	10/29/2023 5:59 PM
302	More business parks near the expressway.	10/29/2023 4:26 PM
303	A major grocery store would be nice	10/29/2023 4:43 AM
304	Mixed use.	10/27/2023 7:05 PM
305	More industrial/commercial growth to reduce residential property tax burden	10/26/2023 4:00 PM
306	Nothing wrong with what we have.	10/25/2023 6:07 PM
307	Repurposed structures and small businesses should be encouraged to keep from bringing in big box stores and major development.	10/25/2023 6:10 PM
308	No more growth. Too many people from muscogee county moving in.	10/25/2023 4:51 PM
309	None in unincorporated Pine Mtn area	10/24/2023 10:20 PM
310	In Hamilton, the county seat should have more restaurants.	10/24/2023 10:13 PM
311	Commercial and retail....	10/24/2023 9:58 PM
312	?	10/24/2023 5:58 PM
313	Grocery and other conveniences	10/23/2023 5:50 PM
314	None	10/23/2023 6:40 AM
315	mixed use adjacent to existing municipalities	10/20/2023 12:39 PM
316	A perimeter should be set around the business park at West Point for multiple residential development in order to preserve the pasture farmlands in northwest Harris County. Contain subdivisions below Hwy 315 and allow only 5 acre plots above that line. Once our county is urbanized there is no going back.	10/19/2023 4:01 PM
317	south part of the county needs to be suburban, keep the northern part rural.	10/19/2023 10:02 AM
318	None	10/19/2023 7:46 AM
319	Residential	10/19/2023 2:38 AM
320	See above	10/11/2023 4:41 PM

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**Q9 What are the most important goals or strategies that your community (Harris County, Hamilton, Pine Mountain, Shiloh, or Waverly Hall) should pursue to improve the quality of life and economic vitality of the community?**

Answered: 303 Skipped: 03

#	RESPONSES	DATE
1	Encourage small businesses and keep the 2-acre minimum for new residences.	3/9/2024 10:55 AM
2	Internet, roads, better social service care for low income families (I think we excel compared to neighboring Inup, muscogee, and metcalfe county). More community events. Development of Lake Harding recreation area with picnic tables? And small playground/beach??	3/8/2024 7:47 PM
3	New fire department station	3/8/2024 11:27 AM
4	Increase the water bill to enable more funds for the city	3/5/2024 6:52 PM
5	Clean up dilapidated properties.	3/5/2024 5:46 AM
6	Guard against overpopulation for a quiet rural town.	3/4/2024 6:26 PM
7	Encourage small business. Limit developers. Limit the destruction of our peace and quiet.	3/4/2024 6:14 PM
8	Same answer as #6 above	3/3/2024 4:24 PM
9	Maintain pastoral setting. Restrict development.	3/3/2024 9:32 AM
10	Not a fan of commercial resident areas. The city is not the new country	3/2/2024 11:43 PM
11	Taking care of infrastructure (roads, water lines, etc)	3/2/2024 10:31 PM
12	Keep it crime free! I appreciate what sheriff Jolley does to keep us safe.	3/1/2024 9:09 PM
13	I strongly feel our senior citizens greatly need a property tax, school portion, reduction or exemption.	3/1/2024 7:14 PM
14	The county cannot be everything to everyone. If we do not protect the natural beauty we cant get it back.	3/1/2024 6:03 PM
15	stop tearing down trees to build cookie cutter houses.	3/1/2024 9:27 AM
16	Paved roads	2/29/2024 9:15 PM
17	keep it just like it is.	2/29/2024 2:21 PM
18	Family oriented activities	2/28/2024 12:29 AM
19	Restrict new housing developments. Restrict the destruction of trees.	2/27/2024 9:07 PM
20	Salary increases for police, fire, and sheriffs departments to attract more qualified personnel. Monitor on school buses to handle discipline would greatly assist drivers and make others more willing to accept driving positions.	2/27/2024 6:09 PM
21	I would love to get property taxes lowered so we do not end up like Muscogee County. And most of our property tax goes to the schools which our children do not use. I would like to see some offset to those taxes for those of us that do not use Harris County schools.	2/27/2024 2:15 PM
22	We need some commercial development to help offset the tax burden. We do not need to get into debt regardless of what the county manager says	2/27/2024 7:03 AM
23	Better healthcare options near Pine Mtn. Closest Urgent Care is in Hamilton Keep property taxes down-use other means to increase revenue. Have stricter pet lease laws and string.	2/26/2024 9:53 PM

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	enforced penalties for animals not properly secured such as horses or other live stock getting out into our roads. Dogs must be kept secure on your own property and no large dog breeding businesses.	
24	Preserve our agriculture and woods	2/26/2024 1:07 PM
25	Finish the bike trail. This is a huge asset to the community and find ways to develop parks near the water. HC has some great creeks and access to them could create recreational opportunities for residents as well as commercial opportunities (boaters)	2/26/2024 7:27 AM
26	Keep the woods and trees. No cookie cutter neighborhoods. No more apartments	2/26/2024 12:06 AM
27	Quit growing so fast. The current infrastructure cannot handle it. Thankfully we are in a more rural part, but that does not keep the schools from growing.	2/25/2024 9:22 PM
28	Public Safety.	2/25/2024 8:17 PM
29	More access to commercial shopping.	2/25/2024 5:46 PM
30	Stability	2/25/2024 2:39 PM
31	Attention to educational facilities, roads, and community apilt.	2/25/2024 8:44 AM
32	Figure out a way to bring in more revenue from commercial dollars being spent in the county. Also bring in good local businesses and support them. It's concerning to see quite a few local restaurants recently shutting their doors.	2/25/2024 12:20 AM
33	More residential family growth	2/24/2024 9:31 PM
34	maintain the rural character	2/24/2024 8:50 PM
35	Focus on what Harris County is known for, agriculture. Keep it country.	2/24/2024 7:43 PM
36	Lower taxes and better services	2/24/2024 7:37 PM
37	See above a bit. More business, no more housing developments. Incentives for property owners to clean up the junky properties.	2/24/2024 5:26 PM
38	Services	2/24/2024 2:37 PM
39	Safety and more retail type businesses	2/24/2024 1:42 PM
40	Harris County would benefit from having a name brand grocery store like Publix. Currently, I shop in Troup and Muscogee counties so they get my tax revenue.	2/24/2024 9:16 AM
41	Pine Mountain needs to update and expand water and sewer facilities. Extended high-speed internet availability is needed.	2/24/2024 8:27 AM
42	Protect undeveloped areas. Protect woodlands and farmlands. Protect wildlife. Protect waterways and air quality	2/24/2024 8:24 AM
43	Keep utilities running constantly. Every time there is. Weather water goes out, power goes out.	2/24/2024 7:58 AM
44	Fixing the water infrastructure	2/24/2024 7:32 AM
45	keep on keeping on	2/24/2024 7:29 AM
46	Convenience of access to stores and restaurants	2/23/2024 11:12 PM
47	Grocery store is needed. Yes, we are growing too fast for me, but since we are, we need to keep the tax dollars here.	2/23/2024 8:30 PM
48	Building code for pine mountain so we dont look like a trailer park going toward calloway Expand the bike paths around fdr	2/23/2024 4:41 PM
49	After school and summer opportunities for young people	2/23/2024 2:04 PM
50	Boardand and more retail.	2/23/2024 1:50 PM
51	More businesses, especially stores and restaurants. More sports facilities on the waverly hill side of the county.	2/23/2024 12:58 PM
52	Build high end cluster homes.	2/23/2024 12:54 PM

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53	Stop bringing in more subdivisions! Encourage farming and agriculture!	2/23/2024 11:46 AM
54	More law enforcement	2/23/2024 11:32 AM
55	Remove old worn down building or clean them up. Encourage new businesses to occupy those places.	2/23/2024 11:09 AM
56	What's being done now is good	2/23/2024 10:08 AM
57	Keep utilities and infrastructure up to date and adequate in capacity.	2/23/2024 9:05 AM
58	More parks for families (especially the kids) ie swings, see-saw, wading trails, tables w/ benches ...	2/23/2024 8:56 AM
59	Not to overspend on ANY project. If PloT money is available or grants. Use that and no more!! Don't spend what you don't have but further projecting out is key	2/23/2024 8:35 AM
60	N/A	2/23/2024 7:48 AM
61	Proper planning for growth is essential.	2/23/2024 7:04 AM
62	More recreational areas and programs for all ages, more parks	2/23/2024 6:22 AM
63	Clean up properties that are an eyesore	2/22/2024 11:16 PM
64	More opportunities & assistance for seniors	2/22/2024 9:56 PM
65	With growth comes additional need for infra structure. To add more internal structure the community needs additional tax base which should come from commercial and industrial growth/support. Residents will not want their taxes raised too much, so definitely must have business growth to assist.	2/22/2024 9:45 PM
66	Leave us alone. More government means more taxes. Let our businesses keep that money and there will be more jobs.	2/22/2024 9:25 PM
67	Public transportation for the elderly	2/22/2024 9:12 PM
68	Would like to see more specialty shops in Cataula	2/22/2024 9:03 PM
69	Maintain the country life style	2/22/2024 8:45 PM
70	Kids that aren't involved in sports, but love farm animals need an Ag Arena for Rodeos, FFA events, etc. Also a great place to have local produce, jelly, homemade items, etc markets. This would provide something for everyone and would be educational. Farmers and live stock families are important to the survival of America. Let's not let Harris County fall behind! Vote yes!	2/22/2024 8:43 PM
71	Stop building apartments and cookie cutter houses on top of each other.	2/22/2024 8:28 PM
72	Infrastructure to support growth. Paid fire dept, road upkeep	2/22/2024 8:27 PM
73	Nothing	2/22/2024 7:31 PM
74	Balance business with home building so we can keep our money in our county	2/22/2024 6:54 PM
75	Better internet and paid fire service	2/22/2024 6:40 PM
76	No changes, keep it a small town. No further build of housing less than 2 acres per home.	2/22/2024 6:37 PM
77	Low taxes and safety!!!	2/22/2024 6:27 PM
78	Better roads or road maintenance, residential availability to natural gas and sewer access.	2/22/2024 6:17 PM
79	Preserve the small town atmosphere while also providing gradual growth that is sustainable for the county.	2/22/2024 6:01 PM
80	Add more industrial tax base and maintain the current property owners' taxes.	2/22/2024 5:47 PM
81	Value the space	2/22/2024 5:32 PM
82	Stop trying to make Harris County like a city. If people wanted that type of life, they would live in the city.	2/22/2024 5:26 PM
83	Control the quality of homes built and stop changing lot and building codes to appease builders	2/22/2024 5:07 PM

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84	Upgrade infrastructure prior to the boom of progress, plan better.	2/22/2024 4:19 PM
85	Bring something in to keep younger people (teenagers and twenty something's) here. Good internet. A coffee shop that is open late. Convenience. Need a barber shop in Pine Mountain.	2/22/2024 4:18 PM
86	Community resources should remain within the community. Mental health and health options should be brought to Harris County.	2/22/2024 3:36 PM
87	Stop expanding the people come out here to live a quiet life and retire let it be	2/22/2024 3:32 PM
88	Requiring people to have their dogs fenced in pleaseeeee	2/22/2024 2:52 PM
89	Expand infrastructure.	2/22/2024 2:52 PM
90	Eliminate red tape and bureaucracy so that locals can start businesses. Make it easier for individuals to build using non-traditional methods--tiny homes, straw bale homes, cob, etc. Eliminate barriers to individual homesteading endeavors like small livestock in residential areas.	2/22/2024 2:47 PM
91	Internet throughout the county. Affordable grocery stores	2/22/2024 2:46 PM
92	Shiloh is perfect the way it is.	2/22/2024 2:21 PM
93	Mom and pop shops only. No billboards.	2/22/2024 2:20 PM
94	Maintain that little city appeal.	2/22/2024 2:07 PM
95	5 acre minimum residential development standards (10 acres would be even better)	2/22/2024 1:58 PM
96	See above. Plus, thank heavens the Mayor of PM couldn't force his golf cart vanity project onto every licensed driver and visitor to Harris County.	2/22/2024 1:54 PM
97	Clean up, make businesses attractive to people passing by - make them want to stop in.	2/22/2024 1:45 PM
98	Absolutely bring a halt to any further multi-family housing or neighborhood development. Introduce and implement a 5 or 10 (even better) minimal acreage clause to any future residential development or new housing.	2/22/2024 1:44 PM
99	To keep things up more. Though I love Pine Mountain, I think updating the look of storefronts and the general landscape of the community needs to be done to match Calleway. There are too many abandoned buildings and commercial spaces that need to be revitalized and used. The basketball court at the park looks terrible and that whole area could use a good refresh even the ball fields. Also better signage. As a newer resident it is often difficult to find things because there's no signage. I think also being more strategic about the types of businesses you allow in would be good so that there's an excellence within the community and more diverse offerings.	2/22/2024 1:11 PM
100	More commercial/industrial, needs sewer system	2/22/2024 1:05 PM
101	I think making more green space in the county that can preserve the rural feel of the county in the south side would help. Expanding the fire department and other public services on the south of the county would also help. Expanding parks on the north side of the county to preserve the FDR park feel.	2/22/2024 12:59 PM
102	Keeping property taxes lower and supporting law enforcement.	2/22/2024 12:58 PM
103	More grocery shopping options and entertainment	2/22/2024 12:53 PM
104	More industrial to fund school	2/22/2024 12:44 PM
105	Restaurants Food delivery Gas stations Coffee shops Playgrounds	2/22/2024 12:40 PM
106	Expand restaurants and grocery options	2/22/2024 12:37 PM
107	Keep it country	2/22/2024 12:34 PM
108	Managing growth to maintain the safety and low crime we have long been afforded.	2/22/2024 12:23 PM
109	Expand safety and emergency units.	2/22/2024 12:21 PM
110	Local owned businesses are what most citizens want and need. No chain super markets or department stores.	2/22/2024 12:11 PM

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111	I think more events, like Waverly Hill & Pine Mountain have been doing, but in other parts of the county.	2/22/2024 12:05 PM
112	Staying ahead of what's expected to come which is an expansion and more people moving to the county. Start repairing and expanding roads and facilities now before things become more congested	2/22/2024 11:55 AM
113	Lease apartments, duplexes. Homes need to be on 2+ acres.	2/22/2024 11:53 AM
114	Parks and recreation development and improvements.	2/22/2024 11:39 AM
115	There should not be a few business owners that own a majority of restaurants and shops. I don't know if it is in part that they own the buildings themselves or there isn't much work being done to encourage outside businesses of more variety to move in.	2/22/2024 11:33 AM
116	Continue to improve all county parks	2/22/2024 11:29 AM
117	Slow down the residential growth and get back in line with the rural, small town vibe.	2/22/2024 11:16 AM
118	I think that Pine Mountain needs to do more to cater to young families and children instead of all of the tourists coming from Calleway and retirees that move here.	2/22/2024 11:07 AM
119	Attracting quality businesses into the square and improving storefronts.	2/22/2024 10:26 AM
120	Stop large scale development. Improve road safety via maintenance, fresh painted lines etc. Improve park maintenance. attract more small business like Karate, gymnastics etc to serve locals without leaving the county. Enhance after-school opportunities as so often both parents have to work to afford the high cost of county living. Did I say stop large development...	2/22/2024 10:15 AM
121	Jobs	2/22/2024 10:09 AM
122	The simple community	2/22/2024 10:06 AM
123	We need more food establishments	2/22/2024 9:41 AM
124	Keep adding more bike trails. Create more density and businesses in already existing towns. Don't widen roads as that creates more destruction of nature, pollution, induces more traffic and suburban sprawl, and is a waste of money and costs more money to maintain in perpetuity. Remove parking minimums for businesses. Remove minimum square footage requirements for housing. Reduce areas that are mowed and add in native grasses, forbs, shrubs, and trees. Remove non-native/invasive species.	2/22/2024 9:27 AM
125	Limit high density housing, specifically apartments.	2/22/2024 9:22 AM
126	Acknowledge importance of diversity in our community. Putting some focus on events that foster education on adversity such as the Remembrance Project, Juneteenth Celebrations etc.	2/22/2024 9:14 AM
127	Removing the drug problem. That is the part that is really hurting. It will eventually kill our county.	2/22/2024 8:59 AM
128	Keep county rural! Quality of life, ability to grow your own food and raise your family. Keep govt out of people's lives!	2/22/2024 8:58 AM
129	SAVE YOUTH SPORTS. Thomas Vowell and crew in charge of the soccer program is a disgrace. Everyone runs from HC soccer as soon as they see it for what it is. This town bleeds out talent for kids and families that actually do want to play here, it's really disappointing.	2/22/2024 8:43 AM
130	Homeless shelter	2/22/2024 8:40 AM
131	We need to encourage small businesses	2/22/2024 8:26 AM
132	Taking care of what we have and building up our EmS, fire departments	2/22/2024 8:22 AM
133	My desires are that our taxes don't go skyrocketing like I said as a senior citizen nothing is oriented as far as money goes. But the activities and the amenities that are offered are great.	2/22/2024 8:17 AM
134	Paved roads, better schooling, better parks for the family.	2/22/2024 7:43 AM
135	NONE	2/22/2024 7:34 AM
136	low density housing-no tract neighborhoods.	2/22/2024 7:33 AM

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137	We do need a grocery store on the west side of the county . Especially for those without reliable transportation or elderly who don't want to travel into the larger cities	2/21/2024 7:32 AM
138	A drinking water fountain on the town walking trail would be a nice addition, a small rec area since our current county sports facilities are hard to get a schedule time slot on. Nothing fancy just a fenced in area for kids to use for outdoor sports practices.	2/21/2024 7:32 AM
139	Let HARRIS COUNTY maintain its small town, country atmosphere	2/21/2024 7:20 AM
140	Stop allowing Huggaton Homes to built shit houses and selling for \$400,000 and all on top of one another. Apartments were not warranted out here either!	2/21/2024 7:07 AM
141	Allowing small businesses and establishments to thrive in the community. Build and provide resources for children to have space for agricultural learning. Create a farmers market that offers locally grown produce.	2/21/2024 6:52 AM
142	Don't pack more people in without infrastructure	2/21/2024 5:19 AM
143	Continue to pour into local businesses.	2/21/2024 2:21 AM
144	Residential areas with minimum lot sizes of 3 acres in unincorporated Harris County	2/21/2024 11:44 PM
145	Manage residential growth	2/21/2024 11:30 PM
146	Improve neighborhoods by eliminating dilapidated structures and building affordable homes in those areas. More employment opportunities and diversity in county employment.	2/21/2024 10:59 PM
147	Can the school district split in half? It's getting too large.	2/21/2024 10:58 PM
148	Commercial growth which comes with allowing high density residential growth in key areas of the county.	2/21/2024 10:39 PM
149	Keeping existing property taxes low. I'm no planner, so not sure what would ignite economic vitality	2/21/2024 10:38 PM
150	We need to encourage buying from local businesses and the development of more local businesses. Additionally, we need to preserve our historical buildings and use some of these for commercial business ventures.	2/21/2024 10:30 PM
151	STOP BUILDING	2/21/2024 10:29 PM
152	Think about the families in Harris County- what kinds of jobs can we bring here for them so they don't have to commute to Columbus or LaGrange. If we had a thriving downtown Hamilton that might bring more jobs, a large grocery store near Mulberry Creek, doctor's offices and other types of offices would also be a great source of jobs. While giving access for care and public services to families who currently are commuting to the bigger cities on a regular basis for those services.	2/21/2024 10:18 PM
153	Giving our community special events and things to do. Giving our youth things to do to stay out of trouble.	2/21/2024 10:17 PM
154	Support local businesses. Protect the quality of life that we enjoy now	2/21/2024 10:15 PM
155	Stop clear cutting and stacking houses and apartments.	2/21/2024 10:07 PM
156	Defined separation of agricultural and residential development Minimum 2 acre lot required for new construction (improved access to river Limit multi family housing (apartments, duplex units) Investment in county law enforcement equipment and fire safety equipment (volunteer stations)	2/21/2024 10:05 PM
157	Listen to community home and property owners when decisions are being made that will impact their property values and quality of life. Feel like we are only listening to certain entities when it comes to growth.	2/21/2024 9:54 PM
158	Spend property tax money wisely. Offer more venues that add to quality of life and education without so much going to schools themselves. Entertainment and recreation options.	2/21/2024 9:52 PM
159	Keeping more land with houses. Not developing apartment buildings. Add grocery stores etc to support HC tax system and the like	2/21/2024 9:49 PM
160	Grocery Store.	2/21/2024 9:43 PM

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161	Bring in some businesses that will add to the tax base and provide jobs.	2/21/2024 9:34 PM
162	None	2/21/2024 9:23 PM
163	Need to loosen the restrictions on new businesses. I know the septic restrictions have chased multiple restaurants away.	2/21/2024 9:22 PM
164	To stop building more houses and apartments and let the woods stay woods.	2/21/2024 9:21 PM
165	It will be difficult to balance growth and amenities to go with it. The school system is taking very good care of our children and providing greatly needed updates to benefit their after school activities. I am excited to see all of the upgrades. These will allow us to host more events in Hamilton which will bring more visitors to us. What needs will they need ? A place to pick up what they may have forgotten from home, places to gas up, places to eat, somewhere to rest between events, etc. This may not seem important to some but we want our county to be the best it can be.	2/21/2024 9:20 PM
166	More commercial development, brick and mortar businesses, food options, dog parks, and other recreational areas.	2/21/2024 9:15 PM
167	Invest money into our roads, our schools, and use our tax money wisely. We do not need a 34 million dollar rodeo arena with Sploot funds. 95% of county residents would agree that 34M could be used much better for other projects in HC.	2/21/2024 9:10 PM
168	Keep out large residential developments. Period	2/21/2024 9:09 PM
169	Grocery store	2/21/2024 9:05 PM
170	Since the area will have a preponderance of aging citizens, I suggest that a decrease in taxes especially school taxes be initiated. Development in the northwest quarter should be initiated.	2/21/2024 9:05 PM
171	Equal opportunity in hiring, especially in the court house. 95% whites to 5% other races.	2/21/2024 9:02 PM
172	Allow and bring in new business	2/21/2024 8:54 PM
173	More town activities	2/21/2024 8:52 PM
174	Sidewalks. Spaces that bring people together - coffee shop, splash pad, open spaces	2/21/2024 8:51 PM
175	Do not bring in big companies. Keep it small business owned.	2/21/2024 8:48 PM
176	Maintain standards for properties. It maintains home values. Keep restrictions on animals. Continue to add convenience to the area, but not through dollar general. Local restaurants, etc are great.	2/21/2024 8:32 PM
177	Affordable housing for lower income folks	2/21/2024 8:28 PM
178	Keeping Harris County small and rural. Selected development is a must but the key word is selective.	2/21/2024 8:24 PM
179	Keep it rural.	2/21/2024 8:21 PM
180	More schools Police First responders to meet the growth demand	2/21/2024 8:17 PM
181	More crime protection	2/21/2024 8:14 PM
182	How about a grocery store that is not a mom and pop store with high prices and limited choices.	2/21/2024 8:10 PM
183	Less is more.	2/21/2024 8:03 PM
184	Maintenance	2/21/2024 8:02 PM
185	Mow Parks, emergency services	2/21/2024 7:35 PM
186	Stuff for young people to do	2/21/2024 7:14 PM
187	Attract more industry and a chain grocery store just off I-105	2/21/2024 5:45 PM
188	Because Shiloh is a small community I think being able to provide more community events would be helpful. Our Fire Department and Shiloh Community Connections tries to keep things going here for the residents but a lack of location hinders that. I think the old school where the	2/21/2024 5:10 PM

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	post office is currently located should be opened for community use but unfortunately we are not able to work with the group that holds its interest because they meet in private.	
189	Affordable housing.	2/21/2024 4:59 PM
190	I would love to see a public gym or facility for our youth to play basketball like the kids do in Columbus. *	2/21/2024 4:35 PM
191	Make everyone clean old car and trucks that not running out of there yard.	2/21/2024 3:53 PM
192	More commercial	2/21/2024 3:20 PM
193	Affordable housing for anyone who would like to live in our community.	2/21/2024 3:09 PM
194	Reopen Callaway Gardens Inn off hwy 27. Bring more family friendly things to do, movie night at park, monthly concerts activities at Callaway	2/21/2024 2:58 PM
195	There should be additional restaurants, supermarkets, clothing stores and entertainment venues other than sports.	2/21/2024 2:34 PM
196	I think keeping a balance between enough development to help pay property taxes and other business taxes, while also keeping it somewhat rural.	2/21/2024 1:55 PM
197	Embrace growth, business and subdivisions. Sewer expansion is a must	2/21/2024 1:44 PM
198	Wider streets to I-185 and to Columbus.	2/21/2024 1:33 PM
199	Expand sewer lines down Hwy 136 on the opposite side of the High School and Community Center. Create opportunities for more businesses.	2/21/2024 12:58 PM
200	Keep Harris County "wild" with the abundance of natural settings. Modernize where possible (sewage) and create recreational opportunities, more walking trails and public parks.	2/6/2024 7:51 PM
201	Stop building so many cookie cutter homes and NO apartmental	12/28/2023 8:52 AM
202	Keep in clean, keep houses spread out on nice size lots.	12/27/2023 9:29 PM
203	Continue to provide good schools, keeping utilities down, continue to support hcpd	12/21/2023 1:46 AM
204	See above: no new apartments or dense housing developments. Minimum average to build on should be at least doubled. High Speed Internet should be a priority - would help bring in businesses.	12/5/2023 5:32 PM
205	city sewer system	11/15/2023 11:06 AM
206	Community development	11/11/2023 1:00 PM
207	we need commercial development. Older people on fixed incomes CANNOT continue to bear the burden of increasing property taxes. Our commissioners need to reign in their spending during this recession. Remember who's money they are spending.	11/8/2023 9:14 AM
208	Consider the middle class families more. Stop catering to the military growth and their tax money that pays for their living. Consider those that have to work hard to make that house payment every month.	11/8/2023 2:28 AM
209	Affordable housing to improve the quality of life and economic viability of the community.	11/7/2023 5:03 PM
210	Affordable housing	11/6/2023 11:32 PM
211	Remember the "little guys" that made this county what it is	11/6/2023 9:30 AM
212	Grocery store	11/6/2023 9:25 AM
213	Have a place for young people and families to go. Community center	11/6/2023 9:24 AM
214	Less neighborhoods	11/6/2023 9:23 AM
215	Bring in companies to provide jobs, health facilities, and entertainment outside of Hamilton. If we have to pay, would rather spend dollars in our town	11/6/2023 9:22 AM
216	Housing	11/6/2023 9:17 AM
217	Increase businesses available	11/6/2023 9:16 AM

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218	More restaurants, affordable housing	11/6/2023 9:11 AM
219	More togetherness with the community	11/6/2023 9:05 AM
220	Daycare for working moms, local senior activities, local doctors, senior discount on food	11/6/2023 9:04 AM
221	More affordable homes and apartments	11/6/2023 9:00 AM
222	MFG industry to create jobs and improve tax base	11/6/2023 8:57 AM
223	More development	11/6/2023 8:55 AM
224	I feel water improvement along with downtown development	11/6/2023 8:42 AM
225	Farm to table living, increased exercise involvement, shop at local places	11/6/2023 8:41 AM
226	Get people out in the community	11/6/2023 8:39 AM
227	Community outreach safety programs, health strategies, better communication from the WH1 Town Council	11/6/2023 8:37 AM
228	Public relationships	11/6/2023 8:35 AM
229	Roads and business	11/6/2023 8:33 AM
230	Update of playground and ballfields	11/6/2023 8:31 AM
231	I believe we are doing a great job as is	11/6/2023 8:29 AM
232	More grant writing, help with training locals how to write, attack the needs of places like Melody Lakes	11/6/2023 8:25 AM
233	Should not have to school tax on 75	11/6/2023 8:20 AM
234	Apartments	11/6/2023 8:18 AM
235	Establish and execute a plan for what Harris County should be for the future	11/6/2023 8:14 AM
236	More sense of community	11/3/2023 11:46 AM
237	Have more opportunities or places geared towards acceptance of those who practice a more natural or self reliant lifestyle (such as large farmers market, community gardens)	11/3/2023 11:43 AM
238	Continue building infrastructure	11/3/2023 11:41 AM
239	Commercial growth	11/3/2023 11:39 AM
240	Walkable/bikeable communities	11/3/2023 11:38 AM
241	Would be nice to have a larger grocery store and stores with everyday necessities	11/3/2023 11:37 AM
242	Remove rules about chickens and gardening, encourage personal farms	11/3/2023 11:35 AM
243	Infrastructure	11/3/2023 11:34 AM
244	Bridges the community	11/3/2023 11:33 AM
245	Infrastructure	11/3/2023 11:32 AM
246	Outreach to community	11/3/2023 11:30 AM
247	Industry	11/3/2023 11:28 AM
248	Slow it down	11/3/2023 11:27 AM
249	Lower county taxes, take away school taxes for senior citizens (eliminate)	11/3/2023 11:26 AM
250	Safety	11/3/2023 11:26 AM
251	Water	11/3/2023 11:23 AM
252	Keep the woods as I can go hunting not to the grocery store	11/3/2023 11:20 AM
253	Keep rural atmosphere	11/3/2023 10:53 AM
254	Keep it small	11/3/2023 10:52 AM



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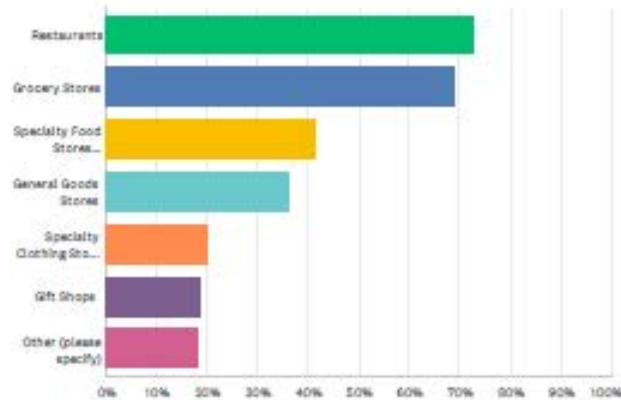
255	Keep it small town feel	11/3/2023 10:50 AM
256	Not sure	11/3/2023 10:46 AM
257	Bring business to business park	11/3/2023 10:47 AM
258	Control spending and manage growth	11/3/2023 10:46 AM
259	Community support, youth programming and access to sports centers	11/3/2023 10:46 AM
260	More police presence	11/3/2023 10:43 AM
261	Honestly, HC should invest in a youth sports complex that is accessible for Pine Mountain	11/3/2023 10:42 AM
262	Everything is ok	11/3/2023 10:39 AM
263	Stop throwing the trash cans after emptying	11/3/2023 10:38 AM
264	Inclusiveness	11/3/2023 10:36 AM
265	Not to shy away from the internet era, allow more safe meeting places and spaces as well	11/3/2023 9:50 AM
266	Safety	11/3/2023 9:48 AM
267	Go closer together and would like to see some of rural areas in Shiloh with county water	11/3/2023 9:46 AM
268	More medical access	11/3/2023 9:44 AM
269	More community activities like We-Ha Food Truck Festival	11/3/2023 9:43 AM
270	Affordable cable	11/3/2023 9:40 AM
271	Increase the attractiveness of places like Hamilton Square to garner more attention to Harris County	11/3/2023 9:38 AM
272	Work with the nature and maintain good quality landscapes	11/3/2023 9:34 AM
273	Good like it is!	11/3/2023 9:30 AM
274	Tow the line don't disrespect the current residents	11/3/2023 9:29 AM
275	Curtail growth	11/3/2023 9:26 AM
276	Teach more economic and money topics in schools	11/3/2023 9:24 AM
277	More access to internet	11/3/2023 9:20 AM
278	Schools and seniors	11/3/2023 9:07 AM
279	Demolish abandoned houses	11/3/2023 9:05 AM
280	Tourism	11/3/2023 9:02 AM
281	Apartments	11/3/2023 9:00 AM
282	Sewer lines	11/3/2023 8:59 AM
283	Stop putting so many rules and restrictions	11/3/2023 8:50 AM
284	Semi rural lifestyles. Larger home lots...but they're too expensive...	11/3/2023 8:33 AM
285	Infrastructure improvements	10/31/2023 12:46 PM
286	Not sure	10/29/2023 5:59 PM
287	I wonder if should relax the limitations of folks trying to build a home, i.e., the size of the lot?	10/28/2023 4:26 PM
288	Bulk trash pick up	10/27/2023 7:06 PM
289	more retail stores, restaurants , less housing developments	10/26/2023 4:00 PM
290	Slow down development	10/25/2023 6:07 PM
291	Encourage small business, keep the rural feel by allowing homeowners to utilize their home based businesses without harassing them about their own personal property. Encourage more	10/25/2023 6:10 PM

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	agricultural development	
292	Maintaining country life.	10/25/2023 4:51 PM
293	Full time fire, more police, small business development	10/24/2023 10:20 PM
294	Work on our school system and keeping Columbus ideas out of our county schools. Make sure we are hearing the TRUTH regarding crime.	10/24/2023 10:13 PM
295	Recruit more commercial and retail opportunities	10/24/2023 9:58 PM
296	Leave the chickens alone !	10/24/2023 5:58 PM
297	Unknown	10/23/2023 5:50 PM
298	Continue to keep our community safe, we have excellent law enforcement	10/23/2023 6:40 AM
299	development controlled by adequate utilities and services	10/20/2023 12:39 PM
300	Pine Mountain Valley through it's Chamber aims to create a sense of community and to provide a vehicle for addressing local issues affecting its residents. It recently transferred its recreational park to the county which will improve and maintain it for our citizens. When issues arise with the chicken plant, its chamber mediates. Having a sense of community is essential for a sparsely populated, country population.	10/19/2023 4:01 PM
301	have less restrictive land use policies, market the county's location to developers and industries.	10/19/2023 10:02 AM
302	Taking care of what we have now. Slow growth	10/19/2023 7:46 AM
303	Need more businesses	10/17/2023 4:41 PM

### Q10 What type of retail businesses would you most likely support?

Answered: 357 Skipped: 19



ANSWER CHOICES	RESPONSES
Restaurants	72.75% 267
Grocery Stores	68.94% 250
Specialty Food Stores (bakeries, delis, ethnic markets, health food stores, wine shops, etc.)	41.42% 150
General Goods Stores	36.24% 130
Specialty Clothing Stores or Boutiques	19.89% 73
Gift Shops	18.53% 68
Other (please specify)	18.20% 67
<b>Total Respondents: 357</b>	

#	OTHER (PLEASE SPECIFY)	DATE
1	Hardware.	3/3/2024 4:24 PM
2	We have what the county needs south end is creating opportunities for small business but we don't need much more or we ruin the pastoral nature	3/3/2024 9:32 AM
3	Brew pub/beer/beer/ eg buttern	3/1/2024 8:03 PM
4	small businesses	3/1/2024 9:27 AM
5	Small independent business is all I will support	2/28/2024 2:21 PM
6	None, I drive to Columbus, knew I'd have to do that when I moved here.	2/27/2024 9:07 PM

7	Local businesses	2/27/2024 8:31 PM
8	Commercial business	2/27/2024 7:03 AM
9	None	2/25/2024 9:22 PM
10	The current stores and restaurants support. Or at least turn the vacant restaurants into a viable restaurant	2/24/2024 7:43 PM
11	Home Improvement and Auto parts stores	2/24/2024 5:26 PM
12	chick-fil-A	2/24/2024 1:42 PM
13	Drug stores like CVS, Walgreens or large chain grocers with pharmacy	2/24/2024 8:16 AM
14	Small local businesses	2/24/2024 7:58 AM
15	pleased with what we have in FM	2/24/2024 7:29 AM
16	Only in Cities	2/23/2024 11:46 AM
17	Farming and agriculture stores	2/23/2024 8:35 AM
18	A couple of the better franchisees would be great like Zaxby's or Applebee's	2/23/2024 9:56 PM
19	Publix	2/22/2024 9:55 PM
20	None. All those are avail within 15 mins of HC. I within 3	2/22/2024 9:49 PM
21	Trader Joe's - high end outdoor mall	2/22/2024 9:48 PM
22	In town!	2/22/2024 9:25 PM
23	These stores are for city living. We have enough stores.	2/22/2024 9:14 PM
24	Family owned small businesses and restaurants	2/22/2024 9:12 PM
25	Small independent, no chain stores	2/22/2024 9:03 PM
26	As I work from home, if I could get all my groceries in the county, my medications and eat at a nice sit down restaurant, I might not leave for weeks!	2/22/2024 8:27 PM
27	Locally owned restaurants	2/22/2024 5:56 PM
28	Brewery. Winery. Rooftop bars.	2/22/2024 4:18 PM
29	None of the above I can go to Columbus	2/22/2024 3:32 PM
30	locally-owned retail and restaurants	2/22/2024 2:47 PM
31	Feed and Seed	2/22/2024 2:21 PM
32	Cafe with area for kids to run around	2/22/2024 2:20 PM
33	Just go ahead and put a Walmart and Publix/Kroger out on 3151-185. That area has been destroyed already anyway.	2/22/2024 1:54 PM
34	Would love to see more event type places that are not ridiculously overpriced for use in renting for gatherings/meetings/parties.	2/22/2024 1:45 PM
35	Bank	2/22/2024 11:33 AM
36	There could be fewer Dollar General's and a couple of stores like Kroger or Ingles. Even little Woodbury has an Ingles. It is a great clean place to shop and prices are competitive	2/22/2024 11:33 AM
37	Small businesses	2/22/2024 10:15 AM
38	Small businesses	2/22/2024 8:26 AM
39	None, stop building!	2/22/2024 7:07 AM
40	I love having small groceries like coopers and Billy's	2/21/2024 11:30 PM
41	Hotels	2/21/2024 10:39 PM

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42	Some places for our youth to hang out that's safe and give them some fun things to do	2/21/2024 10:17 PM
43	Auto parts stores	2/21/2024 10:09 PM
44	In moderation spread throughout the county not just the southern or eastern sections as continues growth from Columbus.	2/21/2024 9:54 PM
45	None - we have enough.	2/21/2024 9:21 PM
46	None, I prefer keeping the county rural.	2/21/2024 9:09 PM
47	Small business owners	2/21/2024 8:45 PM
48	Pizza	2/21/2024 8:34 PM
49	No chains	2/21/2024 8:18 PM
50	None	2/21/2024 5:10 PM
51	Macy's	2/21/2024 3:53 PM
52	Building Material locations like Lowe's and Home Depot.	2/21/2024 1:33 PM
53	Public, Public Transportation, Expand the Senior Citizens Center	2/21/2024 12:58 PM
54	Basex pro	12/27/2023 9:29 PM
55	Jobs, entertainment, movies, mall, bowling	11/6/2023 9:22 AM
56	Destination restaurants, storefronts on walking trail- Christmas decoration of storefronts	11/6/2023 8:31 AM
57	-	11/3/2023 11:36 AM
58	Chickfila	11/3/2023 11:32 AM
59	Rentals	11/3/2023 10:46 AM
60	-	11/3/2023 9:30 AM
61	Food trucks on weekends	11/3/2023 9:20 AM
62	Walmart	11/3/2023 9:11 AM
63	medical facilities	10/29/2023 4:00 PM
64	Outdoors	10/29/2023 8:07 PM
65	Small business! No Big Box stores, restaurants or major department stores!	10/29/2023 6:10 PM
66	Farm supply stores	10/19/2023 4:01 PM
67	Gymnasiums	10/11/2023 4:41 PM

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Q11 If you have friends visiting, what is your favorite thing to do with them or show them in your community (Harris County, Hamilton, Pine Mountain, Shiloh, or Waverly Hall)?

Answered: 285 Skipped: 301

#	RESPONSES	DATE
1	FDR State Park, town of Pine Mtn	3/9/2024 10:56 AM
2	Callaway Gardens, FDR State Park, Lake Harding, town of Pine Mountain.	3/9/2024 7:47 PM
3	Calloway	3/9/2024 11:27 AM
4	Fd: Pine Mountain boutiques	3/9/2024 6:52 PM
5	Little White House, Callaway Gardens	3/9/2024 5:46 AM
6	Lake Harding, Pine Mountain and Callaway Gardens	3/4/2024 10:54 PM
7	We enjoy our farm and visit Callaway.	3/4/2024 6:26 PM
8	Callaway. Country roads that go on and on. Peace.	3/4/2024 6:14 PM
9	Walk the woods. Drive the backroads and FDR park. Visit Callaway.	3/3/2024 4:24 PM
10	Callaway Gardens FDR	3/3/2024 9:32 AM
11	The land and area around. Still natural.	3/2/2024 11:43 PM
12	FDR Park, Callaway Gardens, Golf Course	3/2/2024 10:31 PM
13	Callaway, Wild Animal Safari & Roosevelt State park.	3/3/2024 9:09 PM
14	callaway gardens	3/3/2024 7:14 PM
15	Hiking, driving country roads, visiting small towns, pine mountain, waverly hall, etc.	3/3/2024 6:03 PM
16	callaway gardens	3/3/2024 6:27 AM
17	Warm Springs	2/29/2024 9:15 PM
18	Pine Mountain and Callaway	2/29/2024 2:21 PM
19	We enjoy supporting our local businesses!	2/28/2024 10:00 PM
20	Umm...usually have to go elsewhere	2/28/2024 12:29 AM
21	FDR State Park and the Little White House	2/27/2024 9:07 PM
22	As much as possible	2/27/2024 6:31 PM
23	Callaway Gardens, stopping in Pine Mountain, biking and hiking on the Man O War Trail.	2/27/2024 6:09 PM
24	peace and quiet	2/27/2024 7:03 AM
25	Callaway, bike riding, hiking, nice restaurants like Caxons, Pure Chisley and Ironhorses.	2/26/2024 9:53 PM
26	The quietness and the woods.	2/26/2024 1:07 PM
27	Callaway Gardens or the bike trail	2/26/2024 7:27 AM
28	Pine Mountain, Callaway, Humble's Pub, Lake Harding	2/26/2024 12:06 AM
29	Callaway. FDR park	2/26/2024 6:17 PM
30	Bring them to Calloway gardens or just go to Columbus. Stay at home mostly.	2/26/2024 5:48 PM

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31	Show them Calloway Gardens.	2/25/2024 8:44 AM
32	Calloway Gardens	2/25/2024 12:20 AM
33	Calloway Gardens	2/24/2024 9:31 PM
34	Hiking Trails, and FDR State Park	2/24/2024 8:50 PM
35	Take them up to FDR	2/24/2024 7:43 PM
36	Calloway Gardens	2/24/2024 7:37 PM
37	Calloway, Wild Animal Safari, Pine Mountain town, FDR sites	2/24/2024 5:26 PM
38	Calloway	2/24/2024 2:37 PM
39	Calloway	2/24/2024 1:50 PM
40	Calloway Gardens, lake swimming, biking	2/24/2024 1:42 PM
41	Pine mountain	2/24/2024 10:56 AM
42	Visit Calloway Gardens	2/24/2024 9:16 AM
43	Calloway Gardens, the Little White House, Wild Animal Safari, restaurants.	2/24/2024 8:27 AM
44	Hiking, visit Calloway Gardens. Enjoy the quiet atmosphere at home	2/24/2024 8:24 AM
45	Calloway Gardens, shopping in the quaint stores in Pine Mountain there isn't much else	2/24/2024 8:16 AM
46	The peace and quiet	2/24/2024 7:58 AM
47	Calloway Gardens	2/24/2024 7:32 AM
48	highway 190	2/24/2024 7:29 AM
49	Calloway, Little White House, Infanby Museum	2/24/2024 6:52 AM
50	Ellerslie Park	2/23/2024 11:12 PM
51	Calloway San Marcos Hiking in Roosevelt	2/23/2024 8:30 PM
52	Hike in fat, go to calloway , bike ...eat at iron horse	2/23/2024 4:41 PM
53	Hands down Calloway Gardens	2/23/2024 2:32 PM
54	Calloway gardens	2/23/2024 2:04 PM
55	Nothing	2/23/2024 1:50 PM
56	Calloway Gardens Ellerslie Park Hamilton Ice cream Walking trail in Hamilton	2/23/2024 12:58 PM
57	Calloway Gardens, Little White House, FDR State Park.	2/23/2024 12:54 PM
58	Show them what is left of the agricultural lands in the area	2/23/2024 11:46 AM
59	Calloway	2/23/2024 11:32 AM
60	Take them to eat at Hunters pub. Maybe go hunting.	2/23/2024 11:09 AM
61	Calloway Gardens, FDR Park, shops in Pine Mountain Biggest th	2/23/2024 10:08 AM
62	Calloway Gardens and Wild Animal Safari.	2/23/2024 9:05 AM
63	The Beautiful scenery	2/23/2024 8:56 AM
64	Calloway, state park	2/23/2024 8:35 AM
65	Visit Pine Mountain	2/23/2024 8:14 AM
66	Man O War Walking trail, Calloway, shopping in Pine Mountain	2/23/2024 8:00 AM
67	Calloway Gardens or go to downtown Warm Springs	2/23/2024 7:48 AM
68	Besides Calloway Gardens, I enjoy sharing the stores and restaurants in Harris County.	2/23/2024 7:04 AM

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69	Love the Man o War Trail, Calloway Gardens and Roosevelt State Park	2/23/2024 6:22 AM
70	Calloway and FDR state park	2/22/2024 11:16 PM
71	Eat out	2/22/2024 9:56 PM
72	Our parks, farm land, the rural aspects	2/22/2024 9:49 PM
73	Not much to do	2/22/2024 9:48 PM
74	Show community sites	2/22/2024 9:45 PM
75	I love to walk around Pine Mountain and visit all of the shops. I love all of the owners and enjoy our sense of community.	2/22/2024 9:29 PM
76	Dowdells knob.	2/22/2024 9:25 PM
77	Calloway Gardens and FDR	2/22/2024 9:14 PM
78	Calloway, FDR State Park, Dowdell's Knob	2/22/2024 9:12 PM
79	The clean air and quietude.	2/22/2024 9:03 PM
80	Roosevelt state park, calloway gardens	2/22/2024 8:45 PM
81	Animal Safari and Calloway Gardens and Beach!	2/22/2024 8:43 PM
82	State park and calloway	2/22/2024 8:28 PM
83	Calloway Gardens	2/22/2024 8:27 PM
84	Calloway Gardens . It's getting so expensive you can't hardly afford it	2/22/2024 7:31 PM
85	Our tourist attractions	2/22/2024 6:54 PM
86	FDR state park	2/22/2024 6:40 PM
87	Beach at Calloway, golf, hike, bike the trail, pickleball	2/22/2024 6:37 PM
88	We go to Ellerslie Park.	2/22/2024 6:27 PM
89	Pine Mountain	2/22/2024 6:17 PM
90	Take them to FDR state park and to walk around calloway gardens and pine Mountain shops	2/22/2024 6:01 PM
91	Calloway Gardens Pine Mountain area.	2/22/2024 5:56 PM
92	Calloway Gardens and Lake Harding.	2/22/2024 5:47 PM
93	Calloway	2/22/2024 5:45 PM
94	My friends live here	2/22/2024 5:32 PM
95	Roosevelt State Park	2/22/2024 5:26 PM
96	Hunters Pub, Calloway Gardens, FDR Park	2/22/2024 5:07 PM
97	Calloway, FDR	2/22/2024 4:45 PM
98	Calloway Gardens. Pine Mountain. And FDR state Park	2/22/2024 4:18 PM
99	Enjoy the quiet and land of Harris county.	2/22/2024 3:36 PM
100	Pine Mountain uptown, Columbus	2/22/2024 3:32 PM
101	Hiking	2/22/2024 3:08 PM
102	Hiking would love more restaurants though	2/22/2024 2:52 PM
103	Go to Columbus	2/22/2024 2:52 PM
104	Go to local restaurants	2/22/2024 2:47 PM
105	Rec center for the pool. Calloway gardens and Roosevelt state park	2/22/2024 2:46 PM
106	Take them to Calloway Gardens and hiking in FDR.	2/22/2024 2:21 PM

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107	Nothing.	2/22/2024 2:20 PM
108	Calloway Gardens, FDR Park area	2/22/2024 2:07 PM
109	Enjoy the outdoors	2/22/2024 1:58 PM
110	Calloway Gardens	2/22/2024 1:58 PM
111	They seem to enjoy the murals! Also, driving through the park and enjoying ice cream in Hamilton. Calloway hasn't regained the value it lost when I moved here 20+ years ago so I very, very rarely take anyone there.	2/22/2024 1:54 PM
112	Oh, this is an easy one! We had company this week - actually took them to Tina's in WH for dinner on Wednesday night and visited the park in Ellerslie. (Also took a ride up to Warm Springs for a few hours, but that's obv not Harris County)	2/22/2024 1:45 PM
113	FDR state park, Calloway Gardens, Pine Mt.	2/22/2024 1:44 PM
114	Calloway Gardens, Eatz on the Corner and Hamilton Ice Cream Company are the places we take people who visit. Also Ellerslie Park which is the best, most updated park in my opinion. Would love to see changes to the existing parks to make them more like that one.	2/22/2024 1:11 PM
115	Pine Mountain, FDR	2/22/2024 1:06 PM
116	Calloway and FDR Park.	2/22/2024 12:59 PM
117	Calloway Gardens and Roosevelt park.	2/22/2024 12:58 PM
118	Eat out go to Calloway or the state park	2/22/2024 12:53 PM
119	Calloway	2/22/2024 12:44 PM
120	Calloway Tina's Thai kitchen Ellerslie Park Harris county library Harris county pool Food truck Thursday at Ellerslie park	2/22/2024 12:40 PM
121	Calloway Gardens	2/22/2024 12:37 PM
122	FDR State Park, Calloway Gardens, Pine Mountain and Hamilton shops	2/22/2024 12:34 PM
123	Calloway Gardens	2/22/2024 12:23 PM
124	Pine mountain shopping.	2/22/2024 12:21 PM
125	Lake Harding and the Chattahoochee River, Calloway Gardens, Roosevelt state park, Warm Spring. There's beauty all around our area.	2/22/2024 12:11 PM
126	I always take them to downtown Pine Mountain for shopping and visiting the FD Roosevelt Park.	2/22/2024 12:05 PM
127	The views, Calloway Gardens or just peace in the country	2/22/2024 11:55 AM
128	Local restaurants and businesses Calloway Gardens	2/22/2024 11:53 AM
129	Pine Mountain shop, riding/walking trails, and hiking.	2/22/2024 11:39 AM
130	Showing off Pine Mountain and the Calloway area.	2/22/2024 11:36 AM
131	There's not much to show anyone here so we end up in Columbus.	2/22/2024 11:33 AM
132	Calloway Gardens. I miss Kimbrough's in PMtn. The shops in PM are cute but prices are for tourists. Also	2/22/2024 11:33 AM
133	Pine Mountain, FDR Park, Hamilton and our pool.	2/22/2024 11:29 AM
134	Calloway Gardens and the state park	2/22/2024 11:16 AM
135	Pine mountain	2/22/2024 11:15 AM
136	Take them to FDR state park or to eat at San Marco's.	2/22/2024 11:07 AM
137	I enjoy walking with friends on the MoW trail to look at the houses, the square, and stop for ice cream.	2/22/2024 10:26 AM
138	State Park and Calloway	2/22/2024 10:23 AM

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139	Calloway Gardens, FDR, Warm Springs, PeBelias, Wild Leap, Iron Horse, Tina's Thai, Community Center for grants to swim, MOW trail walking, or Hamilton's other walking trails.	2/22/2024 10:15 AM
140	Calloway, Bike Trail	2/22/2024 10:09 AM
141	Pine Mountain we go to the restaurants see the beauty of the mountain	2/22/2024 10:06 AM
142	Used to be eat at Luke's pub	2/22/2024 9:41 AM
143	Pine Mountain Trail, Man O' War Trail, Calloway Gardens	2/22/2024 9:27 AM
144	My family and friends come to visit and enjoy the peace and quiet of country life.	2/22/2024 9:23 AM
145	Restaurants, FDR, Lake Harding, Blanton Creek	2/22/2024 9:22 AM
146	We usually go to Columbus-more restaurants, public transportation	2/22/2024 9:14 AM
147	Calloway Gardens, FDR, Whistling Pig Cafe.	2/22/2024 8:59 AM
148	Calloway Gardens and FDR State Park	2/22/2024 8:58 AM
149	Calloway gardens	2/22/2024 8:43 AM
150	We typically visit restaurants and in WH, Hamilton, or Pine mountain. We also spend a lot of time in Calloway.	2/22/2024 8:26 AM
151	FDR park, the country side	2/22/2024 8:22 AM
152	Pine Mountain has a lot more gift shops to offer but we still frequent Hamilton also.	2/22/2024 8:17 AM
153	Calloway, pine mountain trails, Fdr	2/22/2024 8:10 AM
154	FDR state park, Calloway Gardens	2/22/2024 7:44 AM
155	The small towns. It's the best thing about this county.	2/22/2024 7:43 AM
156	Don't have friends that visit	2/22/2024 7:34 AM
157	Calloway, Pine Mountain	2/22/2024 7:33 AM
158	Pine Mountain area is very nice	2/22/2024 7:32 AM
159	Calloway gardens and the state park.	2/22/2024 7:32 AM
160	Calloway Gardens Country estates	2/22/2024 7:20 AM
161	We don't go out	2/22/2024 7:07 AM
162	Explore the shops in pine mountain, waverly hall	2/22/2024 7:06 AM
163	Take them outdoors to see how beautiful the community is. Visit the towns small shops and restaurants.	2/22/2024 6:52 AM
164	I don't have friends	2/22/2024 6:46 AM
165	-	2/22/2024 6:19 AM
166	I would take them to Calloway Gardens or Pine Mountain.	2/22/2024 2:21 AM
167	FDR park, Pine Mtn, Calloway Gardens	2/21/2024 11:44 PM
168	Calloway Gardens, FDR trails, and just hanging out at our house.	2/21/2024 11:30 PM
169	Calloway Gardens, FDR. Shopping, and dining.	2/21/2024 10:59 PM
170	Nothing.	2/21/2024 10:58 PM
171	Man of war trail, pine mountain trail.	2/21/2024 10:39 PM
172	Downtown Pine Mountain	2/21/2024 10:38 PM
173	Visit Calloway Gardens, go shopping in downtown Pine Mountain, camping on the backwaters, and eating at places like 219 Food and Spirits or the Bullock House.	2/21/2024 10:30 PM
174	Calloway	2/21/2024 10:29 PM

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175	FDR, Callaway, Jenny Jack Farm Wednesday Market, the ManOWar trail.	2/21/2024 10:18 PM
176	Callaway, pine mountain, FDR	2/21/2024 10:17 PM
177	Warm Springs, Callaway, Pine Mountain (the trail and the Knob)	2/21/2024 10:15 PM
178	Cook out	2/21/2024 10:09 PM
179	Callaway Gardens or Hunters Pub for dinner.	2/21/2024 10:07 PM
180	Visit Callaway Gardens and downtown Pine Mountain area.	2/21/2024 10:03 PM
181	The peaceful living of Harris county. Pine mountain, Callaway gardens and wild animal safari. County school system is best in the state.	2/21/2024 9:54 PM
182	Callaway, FDR, Pine Mountain.	2/21/2024 9:52 PM
183	Visit Callaway gardens or hike the PM trail	2/21/2024 9:49 PM
184	There isn't a ton to do in Waverly Hill, so we usually go into Columbus.	2/21/2024 9:43 PM
185	Pine Mountain, FDR park	2/21/2024 9:23 PM
186	Not much to show other than pine mountain	2/21/2024 9:22 PM
187	Show them outside of our house where we still have some woods left to look at.	2/21/2024 9:21 PM
188	FDR state park, Callaway, Hunters pub, high school facilities and the beauty of the scenery surrounding it, and Pine Mountain area.	2/21/2024 9:20 PM
189	Callaway Gardens, shops in Pine Mountain, downtown Columbus.	2/21/2024 9:15 PM
190	Man O war, pine mtn trail, Whistling pig.	2/21/2024 9:10 PM
191	Callaway gardens	2/21/2024 9:09 PM
192	Just riding around and showing off the beauty of a rural county. The walking trail in Waverly Hill, Ellerslie Park, large tracks of woods.	2/21/2024 9:09 PM
193	we go to Columbus to restaurants or breweries	2/21/2024 9:08 PM
194	Callaway Gardens and FDR state park	2/21/2024 9:05 PM
195	Obviously, Callaway in FDR Park. In addition the library and the recreational center are important assets to the community.	2/21/2024 9:05 PM
196	Go eat Mexican	2/21/2024 9:02 PM
197	Visit Roosevelt State Park, Animal Safari and Callaway Gardens	2/21/2024 8:54 PM
198	219 on the Lake, Callaway	2/21/2024 8:51 PM
199	Parks and recreation and small businesses.	2/21/2024 8:45 PM
200	We enjoy the parks, hiking.	2/21/2024 8:34 PM
201	Visit Callaway Gardens and the Little White House and enjoy downtown Pine Mountain.	2/21/2024 8:28 PM
202	Pine Mountain and Callaway Gardens	2/21/2024 8:24 PM
203	Ellerslie Park, Pine Mountain, FDR	2/21/2024 8:21 PM
204	Hike the PM trails	2/21/2024 8:14 PM
205	Hiking, Callaway Gardens	2/21/2024 8:02 PM
206	Callaway	2/21/2024 7:57 PM
207	Pine Mountain shopping; Callaway Gardens	2/21/2024 7:35 PM
208	FDR state park.	2/21/2024 7:14 PM
209	FDR Park, Man O' War recreation trail, Callaway Gardens	2/21/2024 6:45 PM
210	FDR and all of its locations.	2/21/2024 6:10 PM

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211	Callaway Gardens	2/21/2024 4:59 PM
212	Go to dinner and a drink	2/21/2024 4:35 PM
213	Bring the old Callaway garden back. People love it.	2/21/2024 3:53 PM
214	The bike trail and Callaway resort	2/21/2024 3:20 PM
215	Callaway Gardens	2/21/2024 3:09 PM
216	Trails of war, Callaway Gardens, Hamilton ice cream	2/21/2024 2:58 PM
217	Callaway Gardens and Roosevelt State Park	2/21/2024 2:34 PM
218	Callaway Gardens, Pine Mountain & FDR State Park, and the downtown shops of Pine Mountain.	2/21/2024 1:55 PM
219	Entertainment is limited outside of sports events. Have to go to Columbus for entertainment	2/21/2024 1:44 PM
220	Nothing at the present there's not much to shout about.	2/21/2024 1:33 PM
221	Restaurants, Boutique store where souvenirs can be purchased, Historical Museum.	2/21/2024 12:58 PM
222	Visit FDR state park and dine in local restaurants.	2/25/2024 3:48 PM
223	Visit Pine Mountain or Ellerslie park.	2/6/2024 7:51 PM
224	Callaway Gardens and Dowlitts Knob	12/28/2023 8:52 AM
225	Go to callaway.	12/27/2023 9:29 PM
226	219 restaurant, callaway	12/21/2023 1:45 AM
227	Areas with acreage with no housing, Callaway Gardens, F.D.R. State Park, and areas to fish	12/5/2023 5:32 PM
228	honestly, nothing. We go to columbus.	11/8/2023 9:14 AM
229	I love to take them up to pine mountain and show them the history .	11/8/2023 2:28 AM
230	Focus Thrift shop is always a special treat.	11/7/2023 5:03 PM
231	Nothing here; would travel to Columbus	11/6/2023 11:32 PM
232	Besides walking and eating, not to do	11/6/2023 9:22 AM
233	Walking trail, restaurants	11/6/2023 9:17 AM
234	Callaway Gardens	11/6/2023 9:16 AM
235	Walk	11/6/2023 9:14 AM
236	Callaway Gardens, Pine Mountain	11/6/2023 9:11 AM
237	Go to Callaway Gardens	11/6/2023 9:04 AM
238	Harris County all of the county	11/6/2023 9:00 AM
239	New restaurant	11/6/2023 8:57 AM
240	Our yard sale	11/6/2023 8:55 AM
241	Take them throughout the county	11/6/2023 8:42 AM
242	Church service	11/6/2023 8:41 AM
243	The historical places	11/6/2023 8:39 AM
244	Restaurants, village green, Pine Mountain, Callaway, Pine Mountain Trail	11/6/2023 8:37 AM
245	More fire hydrants in the county, east of Harris Road for unincorporated area	11/6/2023 8:35 AM
246	Visit Pine Mountain, other counties	11/6/2023 8:33 AM
247	Community events	11/6/2023 8:31 AM
248	Church, town, walk trail	11/6/2023 8:29 AM

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249	Callaway Gardens, local events, library	11/6/2023 8:28 AM
250	Waverly Hall, hunting, Callaway Gardens, etc.	11/6/2023 8:25 AM
251	Callaway Gardens	11/6/2023 8:20 AM
252	Pine Mountain	11/6/2023 8:16 AM
253	Walk the square	11/3/2023 11:46 AM
254	The Overlook, Oyster House!!!	11/3/2023 10:42 AM
255	Oyster House and the Overlook	11/3/2023 10:38 AM
256	Parks	11/3/2023 9:48 AM
257	Our city town in all areas of county	11/3/2023 9:46 AM
258	All of the above	11/3/2023 9:44 AM
259	Walking trails, parks	11/3/2023 9:43 AM
260	Golf	11/3/2023 9:40 AM
261	I usually don't do much in Harris County because there aren't many fun things to do. Pine Mountain is nice though and Callaway Gardens are nice.	11/3/2023 9:38 AM
262	FDR State Park and Callaway Gardens and Wild Animal Safari	11/3/2023 9:34 AM
263	Pine Mountain and Waverly Hall	11/3/2023 9:07 AM
264	Pine Mountain Zoo and Callaway Gardens	11/3/2023 9:05 AM
265	Pine Mountain	11/3/2023 9:00 AM
266	Callaway Gardens, 219 on the Lake.	10/31/2023 12:45 PM
267	The quietness of my residence	10/29/2023 5:59 PM
268	Callaway Gardens, FDR State park .	10/28/2023 4:26 PM
269	FDRPark	10/28/2023 4:43 AM
270	Callaway gardens, pine mountain antique stores.	10/27/2023 7:05 PM
271	Hunting, fishing,	10/25/2023 8:07 PM
272	Taking them for a ride through the areas where there is open land and woods. Showing them what the county should be instead of the development that has become an eyesore.	10/25/2023 6:10 PM
273	Antiques	10/25/2023 4:51 PM
274	Callaway	10/24/2023 10:20 PM
275	Callaway	10/24/2023 10:13 PM
276	Pine Mountain, Callaws	10/24/2023 9:58 PM
277	Pine Mountain	10/24/2023 5:58 PM
278	The Wild Animal Safari	10/23/2023 5:50 PM
279	Callaway Gardens and state park	10/23/2023 6:40 AM
280	Callaway Gardens	10/20/2023 12:39 PM
281	Callaway Gardens, FDR State Park, and the Pine Mountain specialty shops are my first go to tours	10/19/2023 4:01 PM
282	Callaway Gardens, Ellerslie Park, Man O War Trail, Pine Mountain Trail	10/19/2023 10:02 AM
283	Pine Mountain- State park with their trails	10/19/2023 7:46 AM
284	Callaway	10/19/2023 2:38 AM

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285	FDR state park or ellerslie park	10/11/2023 4:41 PM
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### Q12 What are the greatest Strengths, Weaknesses, Opportunities and Threats that Harris County and its communities will face over the next 5 years?

Answered: 272 Skipped: 114

#	RESPONSES	DATE
1	Law enforcement is a strength. We must stay tough on crime. The movement of people from Columbus is a worry, especially if they live in apartments and work outside the county. They are not supporting the tax base, thus are just a drain on infrastructure.	3/9/2024 10:55 AM
2	Threats would be overdevelopment of apartments and neighborhoods due to increased population but this is unavoidable and sometimes necessary. I think Harris county should focus on sustainable development while prioritizing land (minimum land sizes to build), improving the esthetics and activities/shops in the county (to keep more money in Harris county verses out to Columbus), focus on helping all sorts of small businesses verses letting in large corporations (ie local grocery stores vs chains).	3/6/2024 7:47 PM
3	weakness: growing travel congestion	3/6/2024 11:27 AM
4	Too many people moving to Harris County, need the infrastructure to keep up with the growth	3/4/2024 10:54 PM
5	We could easily lose the very reason we love it here— peace and quiet — by allowing builders and developers to make a quick buck.	3/4/2024 6:28 PM
6	Greedy, dishonest developers. It's already happened.	3/4/2024 6:14 PM
7	1) losing the common-sense, family-friendly way of governing , and giving into a progressive, agenda-driven way. People don't want to live under governance like that, but then they bring it with them when they leave places destroyed by such philosophies. 2) Muscogee Co and maybe Atlanta cheaply making HC in their image.	3/3/2024 4:24 PM
8	Avoiding too much suburbanism and over loading schools and public services	3/3/2024 9:32 AM
9	The migration of nearby city expansions and commercialization.	3/2/2024 11:43 PM
10	Infrastructure (roads and water supply)	3/2/2024 10:31 PM
11	Uncontrolled growth, crime, drugs, gangs, making Pine Mountain a golf cart community & Democrats!	3/1/2024 9:09 PM
12	over residential growth with high density apartments	3/1/2024 7:14 PM
13	There is a clear trend that I have observed in my 20 years in the real estate industry. Post covid more people want a more balanced life and are tired of the chaos of city life. One of the biggest weaknesses I see is from county leadership and makes little effort to engage citizens in efforts like this survey. As I am writing this now less than 51 people have responded. The leadership bends to developers with deep pockets that don't even live here. Rapid growth will mean rapid increases in tax burdens which will drive those who have moved here for a quiet life.	3/1/2024 6:09 PM
14	weakness - schools getting more over crowded due to new developments	3/1/2024 9:27 AM
15	Roads need to be four lanes if communities keep growing.	2/29/2024 9:15 PM
16	More left wing extremist moving in trying to make it just like the crap hole that Muscogee is.	2/29/2024 2:21 PM
17	People no more houses	2/28/2024 7:31 AM
18	Education will probably be better. But with more people coming there will be more crime.	2/28/2024 12:29 AM
19	Strengths-Trees; Weakness-new housing; Opportunity-more parks; Threats-increasing population	2/27/2024 9:07 PM

20	Influx of crime that more people will bring	2/27/2024 8:31 PM
21	Too much rapid growth with out adequate infrastructure to support it. No impact fees being assessed to offset development costs. No relief for seniors on property taxes needs to be a priority	2/27/2024 6:09 PM
22	Too much growth without the infrastructure to support it.	2/27/2024 2:15 PM
23	The fire departments lack of equipment and the lack of good leadership	2/27/2024 7:03 AM
24	Building too fast. Lack of quality builders, Our nice quiet but fun areas to explore	2/26/2024 9:53 PM
25	Overdevelopment	2/26/2024 1:07 PM
26	Without better development standards we risk cheap developments ruining our quality of life.	2/26/2024 7:27 AM
27	Weakness: changing the topography of the county. Threat: unaffordability of property taxes.	2/26/2024 12:06 AM
28	Crime with the growth on 315	2/25/2024 9:22 PM
29	Water, sewer and public safety	2/25/2024 8:17 PM
30	Politics with building more commercial shops.	2/25/2024 5:48 PM
31	The greatest strength comes from residents, merchants, it's small town charm.	2/25/2024 8:44 AM
32	Way too much residential development which causes a strain on the schools, EMS, VFD, roads, utilities.	2/25/2024 12:20 AM
33	The Man o War bike trail Weakness is lack of employees for businesses.	2/24/2024 9:31 PM
34	Lack of job opportunities for young people , lack of affordable housing, starter homes for first time home owners, lack of choices for medical care	2/24/2024 8:50 PM
35	Columbus crime and mindset spreading to Harris County and our law enforcement cant keep up with the crime. Growth needs to slow down.	2/24/2024 7:43 PM
36	More housing developments. Out of hand taxes.	2/24/2024 5:26 PM
37	Threat would be apartments.	2/24/2024 2:37 PM
38	Property taxes are as high as Sarasota Florida	2/24/2024 1:42 PM
39	Our greatest weakness will be to shut out any kind of growth	2/24/2024 9:16 AM
40	Continued improvement of infrastructure, roads and utilities. Additional parks and athletic facilities.	2/24/2024 8:27 AM
41	Columbus moving in; stop building new roads and new housing developments	2/24/2024 8:24 AM
42	No transportation, no grocery or drug store options, very limited health care facilities. Great schools for sure!	2/24/2024 8:16 AM
43	Threats- growth	2/24/2024 7:58 AM
44	Over population and apartments being built is a major concern. Would love to see a community farms mkt for the county farms rather than having them go elsewhere to sell their products.	2/24/2024 7:32 AM
45	UNK	2/24/2024 7:29 AM
46	Lack of commercial growth	2/23/2024 11:12 PM
47	Lack of space in schools more	2/23/2024 8:30 PM
48	Streghs - nice people, school, fair Weakness - lack of building code , chicken trucks going through town , restaurants with some ambiance Opportunities ? Threats people who lack vision	2/23/2024 4:41 PM
49	Overgrowth of high schools	2/23/2024 2:32 PM
50	Water and sewage	2/23/2024 2:04 PM
51	Opposition to progress.	2/23/2024 1:50 PM
52	Overdevelopment of housing developments	2/23/2024 12:58 PM



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53	Opportunity to build more homes in subdivisions. Weakness is that locals don't want growth. Opportunity now before it's too late to have covenants for signage; ie, Billboards, faded signs on road coming and going to Pine Mountain	2/23/2024 12:54 PM
54	We have a little wildlife habitat left for hunters and fishermen that is enticing. Subdivisions and growth is destroying it rapidly!	2/23/2024 11:46 AM
55	Concerned about more crime coming into the county	2/23/2024 11:32 AM
56	High density housing. Large neighborhoods without first making sure schools can handle the increase population of students. Also the roads need to be able to handle the increased traffic volume.	2/23/2024 11:09 AM
57	Biggest threat probably crime like rest of the county	2/23/2024 10:08 AM
58	Managing growth given spread from Columbus and Atlanta.	2/23/2024 9:05 AM
59	Strengths- wildlife, nature, scenery Weakness-lack of shopping, restaurants, public parks, VERY slow antiquated internet services	2/23/2024 8:56 AM
60	Overgrowth of homes and people that went up faster than the county schools, fire, EMS, police force	2/23/2024 8:35 AM
61	Way too any people and the infrastructure to support all these people.	2/23/2024 8:14 AM
62	N/A	2/23/2024 7:48 AM
63	One weakness is the willingness to grow. Harris County has an opportunity to grow in a unique way in order to be prosperous. Refusing to grow will only hurt the county.	2/23/2024 7:04 AM
64	Controlling its growth and development of a strategic plan for embracing it while maintaining most of the rural environmental desires.	2/23/2024 6:37 AM
65	Crime and gang activity is big threat	2/23/2024 6:22 AM
66	Friendly and caring community	2/22/2024 11:16 PM
67	Weaknesses: internet, security, snobbishness of upscale neighborhoods, lack of large grocery store. Strengths: closeness to nature & cultural opportunities in nearby towns	2/22/2024 9:56 PM
68	Over building of bedroom communities, apartments	2/22/2024 9:49 PM
69	Overdevelopment	2/22/2024 9:48 PM
70	Unwanted changes, dense housing, limited fire, police and municipal support.	2/22/2024 9:45 PM
71	We need to bring our public safety into the current century. We need more deputies, better funded fire services, more EMS staffing, and I think we need more communication between emergency management and the general public.	2/22/2024 9:29 PM
72	Our strength is in our people. Our weakness is in the government doing what they want, not what the people want. Threat is from drugs and crime	2/22/2024 9:25 PM
73	Over crowded schools and roads. Crime will increase because of the apartments and the amount of people.	2/22/2024 9:14 PM
74	Overpopulation and crime	2/22/2024 9:12 PM
75	It would be nice to have a couple community center in Cataula with classes a nice simple outreach.	2/22/2024 9:03 PM
76	Safe family friendly environment, threats of over population and increased crime rates	2/22/2024 8:45 PM
77	People working together is the strength every community needs. Desiring only to support only that that interest you is a weakness. There should be opportunities for many to grow and find their place in life. Our children is our greatest resource.	2/22/2024 8:43 PM
78	Allowing the building of apartments, cookie cutter houses on top of each other and commercial/retail. This is simply going to expedite the crime from Columbus moving north.	2/22/2024 8:28 PM
79	Rapid Population growth and lack of infrastructure.	2/22/2024 8:27 PM
80	Traffic	2/22/2024 7:31 PM

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81	Overgrowth of residential and no commercial to balance it.	2/22/2024 6:54 PM
82	School system keeping up with population growth. Fire protection is needed with a paid fire department	2/22/2024 6:40 PM
83	Weakness: unwanted growth Strengths: tight knit community	2/22/2024 6:37 PM
84	Harris County, like every other municipality within the United States, will face increasing pressures to grow the size of its government. I plea with you to please keep it small. Do not mimic Muskogee county. Keep the government lean and small and help suppress taxes.	2/22/2024 6:27 PM
85	STRENGTH: We have unmatched law enforcement in the Sheriff's Office. THREAT: Uncontrolled growth will destroy our county life.	2/22/2024 6:17 PM
86	Excessive growth that is too fast for county services to keep up with. Outgrowing our current water, power grid, roads, fire, ems, and police services.	2/22/2024 6:01 PM
87	Threat :Over growth of housing developments	2/22/2024 5:56 PM
88	Rising homeowner taxes due to a lack of industrial tax base.	2/22/2024 5:47 PM
89	A big weakness is not expanding our police and sheriff departments. As more business and people come into the community, we will need to be ready to serve the residence of our county.	2/22/2024 5:45 PM
90	The loss of space and over development	2/22/2024 5:32 PM
91	Increased crime, even higher taxes, overcrowding	2/22/2024 5:26 PM
92	Encroaching urban sprawl from Columbus	2/22/2024 5:07 PM
93	Overfilled schools, traffic, more noise in the county	2/22/2024 4:45 PM
94	We need growth in our Sheriff's department.	2/22/2024 4:19 PM
95	Not keeping up with the times. Not growing business wise. No internet and lack of phone service	2/22/2024 4:18 PM
96	The greatest strengths are the community based functions. The rodeo, the trunk or treating put on by the library. The sports programs.	2/22/2024 3:36 PM
97	Overpopulated, which might go with crime	2/22/2024 3:32 PM
98	Over population	2/22/2024 2:52 PM
99	Strengths - opportunities. Weaknesses - no development	2/22/2024 2:52 PM
100	I purchased property in Harris County to enjoy a wholesome, small-town atmosphere. What I am finding is an overwhelming law enforcement presence and surveillance going up everywhere. There are police cars on every corner. People are often pulled over having their cars searched. It lends to an atmosphere that there is crime everywhere. It does not lead to a wholesome, small-town atmosphere, drives people away, and is bad for business. These are the kinds of things that I'm used to seeing in rougher parts of Atlanta, not in a small town.	2/22/2024 2:47 PM
101	Safety is greatest strength but also the greatest weakness as more and more people move into the county. Internet access is huge issue.	2/22/2024 2:46 PM
102	The greatest threat to the County is losing sight of what makes it a desirable place to live. That it is a rural community where people can connect with each other. The desire to attract a larger tax base and build up the commercial areas will destroy the identity of HC.	2/22/2024 2:21 PM
103	Preventing chain restaurants/shops	2/22/2024 2:20 PM
104	Too much growth and development.	2/22/2024 2:07 PM
105	Poorly managed over development	2/22/2024 1:58 PM
106	Strengths - for the most part, HC has maintained its rural feel. The people are kind and it's generally a very safe place to be. HCSO is top notch and our volunteer FD and rescue workers are great. Weaknesses - our LEO/EMS and PDs need better pay/funding. Our schools are getting overcrowded. The massive building of the community of apartments and houses just off the interstate in Mulberry Grove was a stupid idea. We don't have the infrastructure for that	2/22/2024 1:45 PM

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and the thoughts of more of those type areas is disconcerting to say the least. Opportunities - we have the responsibility to take care of our land, keep the rural areas, not allow the "rape and pillage" of acres and acres of old growth trees for subdivision after subdivision of cookie cutter houses built right on top of each other. Threats - same as with other areas. The economy is in the tank thanks to our government. I'm afraid our locally owned businesses will be hit hardest and there's no going back from that. The threat of the increasing violence and stupidity just south of us in Columbus will move north.

107	Continued over development. Hope that our new leadership puts the brakes on it.	2/22/2024 1:44 PM
108	The greatest strength is all of the beautiful natural spaces and the southern friendliness of this area. The community is really just one of a kind. The weaknesses would be the lack of available high speed internet and cell towers. In this day that is necessary. We were shocked to find that there wasn't high speed internet in our community and not even cell service. Also, I feel a good hospital in the county is definitely needed and larger urgent care with the amount of growth. I think there's a good opportunity for moderate commercial growth. Especially in the downtown areas. Opelika and LaGrange are great examples of this. Also, a shopping center with a larger anchor like Super Target, Kroger or Publix would be nice though I think getting rid of too much farmland/ natural spaces would be a mistake because that's the appeal of this area.	2/22/2024 1:11 PM
109	threats - lack of development, expensive residential growth	2/22/2024 1:05 PM
110	Threats to the Callaway and FDR area become overdeveloped. Giving enough public services to keep up with the growth on the south side of the county.	2/22/2024 12:59 PM
111	Incoming people with low values are detrimental and mass housing not good.	2/22/2024 12:58 PM
112	People are the greatest strength Lack of quality grocery store or clothing stores.	2/22/2024 12:53 PM
113	Staying a wealthy bedroom community with low crime but bringing in some businesses for taxes	2/22/2024 12:44 PM
114	Not spending money in our own county - we all go to columbus for everything	2/22/2024 12:40 PM
115	More people moving out here and not enough development of other features	2/22/2024 12:37 PM
116	Apartment complexes are the biggest threat	2/22/2024 12:34 PM
117	Strengths is schools and safety Weaknesses is potential overcrowding of public services. Threats again safety and rising property taxes due to little sales tax from business.	2/22/2024 12:29 PM
118	Sheriff department is our greatest asset strength. The BOC and planners need to start listing to them where it comes to safety.	2/22/2024 12:21 PM
119	Greatest strength is our united people of all backgrounds who have a love for our county. Our weakness is the lack of local government listening to its people and what we want for our rural way of life. Threats come from outsiders who've left city life for the county but now want to make our county like the cities they wanted to get away from.	2/22/2024 12:11 PM
120	All these housing developments with no increases in firefighters & law enforcement.	2/22/2024 12:05 PM
121	Greatest threats are not taking care of residents and not allocating funds properly	2/22/2024 11:55 AM
122	Over population and crime that comes with it.	2/22/2024 11:53 AM
123	Strength: rural county culture. Higher quality of life and safety (low crime).	2/22/2024 11:39 AM
124	Our strengths our how people love to live here. There are all sorts of opportunities for development that will enhance that. The biggest threat is letting those who don't want any progress to continue to lead our county.	2/22/2024 11:35 AM
125	Our schools are doing a great job, but after the kids get their education they leave ( for the majority) and get jobs elsewhere. Instead of a new rodeo center spend that money getting industry in here to put that education we paid for to good use.	2/22/2024 11:33 AM
126	Uncontrolled and unsupervised construction of homes.	2/22/2024 11:33 AM
127	Too much growth too fast. Greatest strength are it's people	2/22/2024 11:29 AM
128	Controlling the rapid growth. The short term influx of money will result in the long term	2/22/2024 11:16 AM

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decrease in desirability. Stick to what has made this a desirable location to live and raise your family.

129	Over population	2/22/2024 11:15 AM
130	Extreme growth that our school system and county services can't handle.	2/22/2024 11:07 AM
131	Strength - public safety, schools, and quality of life Weakness - rapid growth of lower quality housing Opportunities - economic development, tourism Threats - public infrastructure struggling to keep up with population growth	2/22/2024 10:26 AM
132	Military families moving to HC and apartment complexes being built...may get too crowded	2/22/2024 10:23 AM
133	Weaknesses-Over development especially the wrong kind, large city like size subdivisions, huge apartment complexes. Also, insufficient infrastructure to support what is already here. Threats- Crime, fire, traffic, out of control dog population. Strengths-There are still some rural minded groups here, so all isn't lost yet. Callaway, FDR, Community Center, Library, good teachers, FOCUS, Valley Rescue	2/22/2024 10:15 AM
134	Jobs	2/22/2024 10:09 AM
135	Over stretching our assets	2/22/2024 10:06 AM
136	Strengths are the natural beauty of places like Pine Mountain. Weaknesses are too much car-dependent sprawl and lack of high quality businesses (natural food stores, local general goods stores, etc.). Opportunities are to create a greater network of trails and to foster the growth of more local businesses. Threats are suburban sprawl and unsustainable developments.	2/22/2024 9:27 AM
137	The greatest threat I believe is people moving here and wanting all the conveniences of city life/ stay in the city and let Harris County remain rural!	2/22/2024 9:23 AM
138	Strengths - locally owned businesses Weaknesses - high density housing Threats - population growth Opportunities - county resources/infrastructure	2/22/2024 9:22 AM
139	We live in a beautiful county with amazing rural setting. Weakness-people who make the decisions are not considering the majority of the population and feel it is more about enriching the rich and leaving low income and vulnerable populations behind. No adversity in Government and a subtle fear from some community members.	2/22/2024 9:14 AM
140	Commissioners and their own agendas	2/22/2024 9:08 AM
141	Strengths - Original citizens pulling together. Weaknesses- New citizens who want to add things to our County that take away from traditions, from a simple, quiet, slow paced way of life. Also drugs. They seem to have a foothold in this county that is ruining lives.	2/22/2024 8:59 AM
142	Strengths - residents. Weaknesses and threats - politicians taking over people's lives, zoning.	2/22/2024 8:58 AM
143	Strengths is it being a beautiful area with so much nature and potential. Weakness is the school system, teachers being so spread thin, the politics of people who are from Harris County running things (the bias), biggest threat over the next 5 years is incredible talented children who want to be apart of their community leaving to Columbus because the disgrace and bias that is Harris county sports (except I've heard amazing things about the softball/baseball program). Why is that so successful and everything else crumbles? Another threat is overman schools, exhausted teachers, students not getting the education they deserve, not enough of a gifted program.	2/22/2024 8:43 AM
144	Callaway Gardens	2/22/2024 8:40 AM
145	Over population on the first responders infrastructure - major threat. We could absolutely bring in a commercial base without losing a county feel. Look at 30A in Florida. They maintain most commercial areas while retaining the land.	2/22/2024 8:26 AM
146	The building of housing and school growth	2/22/2024 8:22 AM
147	The growth in the last five years is pretty overwhelming. Needs to slow down a bit and as I said it doesn't offer seniors a lot.	2/22/2024 8:17 AM
148	Overgrowth by shotty home builders	2/22/2024 8:10 AM
149	S - proximity to Columbus W - no business development, continued stress on infrastructure and services, nothing to attract more visitors to generate revenue O - more retail and services	2/22/2024 7:44 AM

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	to serve growing population in less served areas of the county T - trying to stay the same	
150	Becoming more like Columbus.	2/22/2024 7:43 AM
151	threat- too much population growth, tract housing	2/22/2024 7:33 AM
152	Too many subdivisions coming all at once without infrastructure to support .... We can barely get out off our neighborhood due to increased traffic	2/22/2024 7:32 AM
153	I think that Harris county really needs to make more of an effort to get feedback from its citizens before any major changes. Something mailed to each citizens address since we are the tax paying citizens. We choose this rural area because it's just that, rural. If I want the amenities of a big city I will drive to Lagrange or Columbus. Harris county is growing in the wrong areas. If you dont consider our opinions then we will move to another county that will.	2/22/2024 7:32 AM
154	Overcrowding Traffic problems School populations	2/22/2024 7:20 AM
155	Too much traffic, accidents, not enough officers. Burden on water supply and demand.	2/22/2024 7:07 AM
156	The over population. Worried it will become another city! Filled with crime, poverty, traffic, etc. It's not the reason we live here, we wanted to move away from that and we are afraid it will eventually become that.	2/22/2024 6:52 AM
157	Influx of crime	2/22/2024 6:46 AM
158	Overpopulation without amenities	2/22/2024 5:19 AM
159	Greatest strength - amount of land Weakness and a threat- developments over-crowding the area	2/22/2024 2:21 AM
160	Lack of infrastructure to support the growing population.	2/21/2024 11:44 PM
161	The biggest threat is unmanaged residential growth without the support infrastructure. The counties strength is its land and county fees; however all of that is changing as more people want to move to the county, but want the same conveniences as Columbus.	2/21/2024 11:30 PM
162	Strengths in housing for upper middle class and wealthy households and weakness in housing for low income.	2/21/2024 10:59 PM
163	We need to keep our schools safe and small. Divide the county into two districts.	2/21/2024 10:58 PM
164	Lack of leadership. Our county manager has no idea how to achieve this. We should hire an economic development manager.	2/21/2024 10:39 PM
165	Explosive growth of unsightly apartments and neighborhoods of unaffordable homes	2/21/2024 10:38 PM
166	Harris County needs a historic preservation foundation to save as many as possible of the old buildings and landmarks that are being neglected. We also need to monitor and manage the influx of new residents and businesses from outside the County. Our schools and infrastructure need to be improved before additional housing is constructed.	2/21/2024 10:30 PM
167	GROWTH IS A THREAT. YOU ARE GOING TO TURN THE COUNTY INTO A CRIME COMMUNITY STOP LOWERING PRICES FOR THE GHETTO TO COME HERE	2/21/2024 10:29 PM
168	Strengths- the number of families attracted to Harris County for the schools. The opportunity to bind with the old school county people (especially black ones) in a way that makes us respect diversity and be an example of neighbors loving each other as we should. Not all communities even have diverse types of people living together. We do and we should work harder at bringing that to light and working to make education and living circumstances equitable. Weakness then would be the opposite of that- racism and entrenched, close minded people who want whatever they think Harris County was supposed to be (a place for white people and good old boys) and don't look to a future of diversity and growth. Sheriff Jolly and his signs and all the Trump supporters with their big flags who showed up at the local Black Lives Matter protest on the square- those are our weaknesses. We who were insisting Black Lives Matter, we were all locals whose kids go to school together, whose churches have picnics together, who see each other weekly at baseball games, walking on the trail, the courthouse, the community center, the library. We were showing up for love and to be neighborly. Those others, literally all white men with the Trump flags and guns in their belts, I never see them out enjoying their community. Their closed-in, closed-minded natures are our weakness.	2/21/2024 10:18 PM
169	This area compared to most places I have lived has a lot of strengths, however I feel with the	2/21/2024 10:17 PM

	growth we need things/places for our youth to get involved in and stay out of trouble.	
170	Strength is the people. Families Schools Quality of life Weakness is being complacent about big business or builders grabbing up the land to line their pockets without concerns about the future of the county. Threat is the increase of drug abuse. Influx of people.	2/21/2024 10:15 PM
171	Influx of people moving in and expecting HC to have consciences like Muskogee Co.	2/21/2024 10:09 PM
172	Threats is developing too much in areas and not having enough schools, police etc to back it up.	2/21/2024 10:07 PM
173	Over population for traffic flow and schools	2/21/2024 10:03 PM
174	Strengths: Residences that love and want are county to stay rural. Weakness: Decisions being made without input from residence. Poor maintenance of local infrastructure. Money spent wisely of county and school projects. Opportunities: Growth in moderation with input Threats: Over growth to fast for infrastructure and local resources to support	2/21/2024 9:54 PM
175	Strengths: simplicity, privacy & safety. Weaknesses: lack of leadership in spending. Opportunities: there's still time to regroup and stop the incessant building of cheaply built homes & neighborhoods that ugly the landscape simply to fund the coffers of businessmen & companies.	2/21/2024 9:52 PM
176	Overdeveloped areas that support multiple family housing in clusters is stressing the school systems and decreasing the agricultural land areas	2/21/2024 9:49 PM
177	Supporting the growth. Housing developments are being approved, but we aren't getting things like grocery stores, gas stations, etc.	2/21/2024 9:43 PM
178	Too much growth for the current school system, sheriffs office, and volunteer fire departments.	2/21/2024 9:34 PM
179	Stop the over population of neighborhoods. We love the county life!	2/21/2024 9:23 PM
180	Schools, bus drivers and teachers	2/21/2024 9:22 PM
181	We will not have enough space for kids to go to school without having to make more schools for everyone to fit which means we will have to fulfill more jobs and it just turns into too much.	2/21/2024 9:21 PM
182	Increase of population, crime, crowding, road conditions with more traffic are some of the weaknesses. Strengths are the community cooperation and care with opportunities of getting it right with proper planning.	2/21/2024 9:20 PM
183	Strengths: Population growth Opportunities: commercial development and economic prosperity. Threats: those who have long lived here will see it change dramatically.	2/21/2024 9:15 PM
184	No strengths come to mind or opportunity. But threats would be continued mass home production in HC.	2/21/2024 9:10 PM
185	Too much growth and section 8 housing	2/21/2024 9:09 PM
186	Weaknesses may be the commissioners not having the guts to say no to large tract developers.	2/21/2024 9:08 PM
187	commercial growth that has been pushed out of by prior admin will hurt this county, School system overman thanks to numerous hughton subdivisions, and the "Harris county fire service" and as a member of a VFD in Harris county there is no way that the FD will be able to provide a reliable service if HC ever gets any real commercial industry, it will take one large event happening in the middle of the day while all the volunteers are at there day jobs to make HC look foolish, it doesnt matter if you call all 10 fire dept. at the same time, something like an apartment complex catching on fire and burning to the ground will be a large black eye. IT WILL MAKE THE FIRE SERVICE LOOK LIKE A JOKE. HC has got away with paying essentially nothing for a service, complacency will kill. Hire a fire coordinator or a real fire chief and get a 5 year plan rolled out.	2/21/2024 9:08 PM
188	Lack of adequate road system is pyramid paramount to the development of this area. Fulton DeKalb in Cobb county on our suffering. From my lack of a master plan. This will happen here also.	2/21/2024 9:05 PM
189	So many people moving and purchasing in Harris County, we do not have full time fire department.	2/21/2024 9:02 PM

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190	Strength: good educational system Weaknesses: poor leadership from County officials Threats: Crime	2/21/2024 8:54 PM
191	Becoming Columbus	2/21/2024 8:52 PM
192	Growing too fast and not preparing for traffic appropriately, overcrowding schools, not enough emergency services for so many new homes	2/21/2024 8:51 PM
193	Not enough information to give a definitive answer.	2/21/2024 8:46 PM
194	Political discord	2/21/2024 8:28 PM
195	The biggest threat is too much development which will ruin the Harris County we know and love. There is only so much land and building on all of it will destroy Harris County. Conservative growth should be the main focus.	2/21/2024 8:24 PM
196	Threats: big developers destroying the rural and quiet of the county. I left Columbus for quiet, space, and privacy.	2/21/2024 8:21 PM
197	Too many ppl Too few schools First responders	2/21/2024 8:17 PM
198	Treats growth	2/21/2024 8:14 PM
199	Growth and so much of money going elsewhere because there are not places to shop in Harris County	2/21/2024 8:10 PM
200	Too much growth too fast.	2/21/2024 8:03 PM
201	Growth that is too fast to keep up with. Infrastructure is hurting. Police, all first responders have to much to deal with.	2/21/2024 8:02 PM
202	Biggest threat is over building of residential communities, population growth	2/21/2024 7:36 PM
203	Schools being overcrowded	2/21/2024 7:14 PM
204	Strengths include the natural environment and an influx of newcomers bringing new ideas. Weaknesses include those who have been here for awhile who resist change of any kind and the problems that come with being a wealthy White flight bedroom community including loss of diversity and minorities not feeling welcome. % of African Americans has been going down every year	2/21/2024 6:46 PM
205	Threat- allowing major growth and increased home prices to take over what was once a rural and loving community.	2/21/2024 6:10 PM
206	Rapid growth, higher taxes	2/21/2024 4:59 PM
207	Crazy people moving in from Columbus	2/21/2024 4:36 PM
208	Need of more services for the taxpayer	2/21/2024 3:20 PM
209	Not sure	2/21/2024 2:58 PM
210	Job opportunities and the unwillingness of elected officials to include all people in the decision making process.	2/21/2024 2:34 PM
211	Strengths: Schools, outdoor recreation, controlled development. Weaknesses: Out of control development. Opportunities: We could get some more business development. Threats: The lack of a professional fire department. This will increase homeowners insurance.	2/21/2024 1:56 PM
212	Threats/weaknesses- leaders who will not embrace and support growth. Lack of diversity in leadership Commissioners vision seems to be to keep Hamilton like it was 40 years ago. I graduated high school in 1979 where we had one traffic light in Hamilton. In 2024, there are now 2 traffic lights. Where is the growth?	2/21/2024 1:44 PM
213	One strength is that Harris County is ripe for some major developments and with strategic planning this could develop very nicely.	2/21/2024 1:33 PM
214	Strengths: More diverse population, Educated residents. Threats: Opposition to growth due to traditional mindsets	2/21/2024 12:58 PM
215	I am concerned that the infrastructure can not keep up with the growth/demand.	2/15/2024 3:48 PM

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216	Strength: focus on small town growth and supporting current communities Weakness: growth the makes Harris county the new Muscogee county Opportunities: Tourism that focuses on the natural settings and agriculture Threats: the growth mindset that will transform Harris county to an extension of Muscogee county, with higher crime and the loss of anything that makes Harris county unique	2/9/2024 7:51 PM
217	Greatest threat is growth that the county can't keep up with and it is impacting our schools, making them over crowded!	12/28/2023 8:52 AM
218	People moving here that don't truly care about Harris county. Our being bought by developers and putting cash in their pockets.	12/27/2023 9:29 PM
219	Crime moving in from ctbus, extreme development taking away from "county" feel	12/21/2023 1:46 AM
220	Strengths: rural lifestyle Threats: apartments, dense housing developments and the subsequent crime. Opportunities: emphasizing and promoting a rural lifestyle. Making high speed internet a priority.	12/5/2023 6:32 PM
221	Traffic	11/15/2023 11:06 AM
222	Growth and traffic	11/11/2023 1:00 PM
223	you will see no young people move to harris county, they can't afford it, and there is no commercial development to bring them here.	11/8/2023 9:14 AM
224	Our greatest drinks are people they have been here for over the decades and everything you know well band together our greatest weaknesses will be the people that come in and try to overtake what's a beautiful county we have and our biggest threat is all these new houses that are taking over what beautiful woods that we used to have	11/8/2023 2:28 AM
225	Growth & Expansion	11/7/2023 6:03 PM
226	Weakness - people that are afraid of change	11/6/2023 11:32 PM
227	Threats- corruption, misappropriation of funds	11/6/2023 9:22 AM
228	Family atmosphere	11/6/2023 9:17 AM
229	Strengths - small town, safe community; weaknesses - need more businesses	11/6/2023 9:16 AM
230	High taxes	11/6/2023 9:14 AM
231	Invite community, green space - strengths; not enough stores to keep from going to Columbus - weaknesses; loss of growth - threats	11/6/2023 9:11 AM
232	Senior taxes too high	11/6/2023 9:04 AM
233	Potential for crime rate increase due to gang activity all around	11/6/2023 8:57 AM
234	Crime and drugs	11/6/2023 8:56 AM
235	Strength: place of living and acres for each home; weaknesses: decrease in people's involvement in community; threats: state/federal policies against people in community	11/6/2023 8:41 AM
236	There is not enough space in the schools for kids to have enough space to move in the halls and in the classrooms	11/6/2023 8:39 AM
237	Residential growth will stress WH Water Works	11/6/2023 8:37 AM
238	Strength (security) in Harris County and maybe add security in Waverly Hall	11/6/2023 8:36 AM
239	Move residual - destroys our beautiful city	11/6/2023 8:33 AM
240	Mosquitoes are out of control - spray citywide!	11/6/2023 8:31 AM
241	We offer great opportunities as is. Harris County I would recommend to anyone I know	11/6/2023 8:28 AM
242	Strength- small town attitude, low crime	11/6/2023 8:25 AM
243	Don't know	11/6/2023 8:20 AM
244	People need to be more considerate	11/6/2023 8:16 AM

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245	The cops harass locals	11/3/2023 11:46 AM
246	Greatest strength is views, the needs are Trader Joe's and a cool sports complex I can build	11/3/2023 10:42 AM
247	Growth and taxes	11/3/2023 9:48 AM
248	Strength in workforce in our government office	11/3/2023 9:46 AM
249	Uncontrolled growth is dense	11/3/2023 9:44 AM
250	Property taxes increasing stipulations land/home building. I feel they are designed to keep the common blue collar workers out	11/3/2023 9:43 AM
251	Getting city water to everyone	11/3/2023 9:40 AM
252	The land is cheaper when compared to other places but the land needs to be allocated better. The population is increasing which could be bad/backfire.	11/3/2023 9:38 AM
253	Any industrial commercialization will ruin the natural attractions of the area	11/3/2023 9:34 AM
254	Opportunities to expand, threat would be excessive people moving here quickly	11/3/2023 9:06 AM
255	More places to rent	11/3/2023 9:00 AM
256	Threat- That the economy slows down even further and growth stops. Home prices drop and tax revenue follows.	10/31/2023 12:45 PM
257	Weaknesses/threats—The leaders in place.	10/29/2023 5:59 PM
258	Fear of expansion, we must allow controlled growth.	10/29/2023 4:26 PM
259	urban sprawl, increased crime, increasing taxes	10/29/2023 4:00 PM
260	Leadership, crime, overdevelopment worry me. Commissioners are lacking.	10/29/2023 8:07 PM
261	Family living and rural feel is the greatest strength we can have! Development is going to be the single biggest downfall of our precious county!!!	10/25/2023 6:10 PM
262	The treat of Muscogee County residents moving in.	10/25/2023 4:51 PM
263	Crime in the county. Especially in apartment complexes. New Horizon rent vouchers to house mentally ill in new apartments	10/24/2023 10:20 PM
264	Overcrowding of our schools. Higher taxes to cover the expenses of the apartments. Too much residential growth without services to keep our crime rates low and school system thriving.	10/24/2023 10:13 PM
265	Rising taxes due to no commercial/retail development	10/24/2023 9:58 PM
266	?	10/24/2023 5:58 PM
267	Unknown	10/23/2023 5:50 PM
268	Growth will bring problems and increase need for money to support infrastructure. Growth will bring crime.	10/23/2023 6:40 AM
269	Weakness and threat - lack of strong intelligent elected leadership and unwillingness of others to serve	10/20/2023 12:39 PM
270	Threat of urban sprawl stretching county public services, education, transformation of the county, and increased taxes to meet those demands. Strengths & opportunities: Small businesses have strong local support. Attentive voters. The West Point business park creating jobs.	10/19/2023 4:01 PM
271	I don't think I have lived here long enough to provide a meaningful response	10/19/2023 2:38 AM
272	Affordable housing and the influx of people coming from Columbus	10/11/2023 4:41 PM

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Q13 What would you like to see happen in your community (Harris County, Hamilton, Pine Mountain, Shiloh, or Waverly Hall) over the next 10 years?

Answered: 262 Skipped: 134

#	RESPONSES	DATE
1	I would like fire service to be strengthened. It is ridiculous to expect them to keep doing more with less. These are volunteers, most of whom also work somewhere. They are truly unsung heroes. This work is extremely difficult and hazardous!	3/9/2024 10:55 AM
2	Better roads and internet and more parks/recreation areas. More sustainable activities (hiking, biking, paddle boarding, restaurants, farmers markets)	3/5/2024 7:47 PM
3	no thoughts	3/5/2024 11:27 AM
4	Clean up abandoned properties and make those lots available for new housing	3/5/2024 5:46 AM
5	We like it the way it is. Let's maintain the roads, keep the local government small and simple and friendly, and stop trying to make it like places we don't want to live. Let's limit development.	3/4/2024 6:28 PM
6	For the love Of this region, let's preserve what we have. We moved here because it is not hip and cool. We moved here because of the natural beauty. We moved here because it was not an up an coming community. That's the essence Of Harris County: leave it alone.	3/4/2024 6:14 PM
7	Solidifying what has evolved organically here and creating structures and policies that will intentionally preserve it.	3/3/2024 4:24 PM
8	Stay much the same!	3/3/2024 9:32 AM
9	Put a plan in place to resurface roads and to identify and replace old water lines before they go bad	3/2/2024 10:31 PM
10	Improved roads, lower taxes, a safe community	3/1/2024 9:09 PM
11	we need more roundabouts for traffic control	3/1/2024 7:14 PM
12	The county needs to leverage what remains of 200 year history so that visitors will continue bring money into our county and maintain our way of life	3/1/2024 6:03 PM
13	to stop building apartments and hughston homes houses everywhere.	3/1/2024 9:27 AM
14	Replace road signs on old subdivision.	2/29/2024 9:15 PM
15	I like my community like it is and if small business owners opened I would support it but not some mega grocery chain that send money everywhere else but here in the county.	2/29/2024 2:21 PM
16	Stop with all the subdivisions. Preserve our land	2/28/2024 10:00 PM
17	Less building...no more apartments or subdivisions.	2/28/2024 12:29 AM
18	Codes and ordinances created and implemented to protect what makes Harris County different from Columbus...TREES	2/27/2024 9:07 PM
19	Family & local business increase	2/27/2024 8:31 PM
20	Additional high school, grocery stores, expanded budget for fire and police protection	2/27/2024 6:09 PM
21	Mainly let the communities grow by themselves set some rules and regulations but quit all of the micromanaging that some try to do.	2/27/2024 7:03 AM
22	Same as I've provided	2/26/2024 9:53 PM
23	Preservation and promotion of farming	2/26/2024 1:07 PM
24	Strengthen development standards to require a bigger stream buffer. Muscogee County.	2/26/2024 7:27 AM

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	requires 50'. Why would HC where we value rural living not require twice that? Other development standards should be reviewed and strengthened as well especially tree ordinance.	
25	No more apartments	2/26/2024 12:06 AM
26	Stop building tons of cheap homes, useless facilities.	2/25/2024 10:28 PM
27	I love it the way it is.	2/25/2024 9:22 PM
28	Maintaining tax rates vs. uncontrolled spending. Both county and school system. Friendly businesses and industry to attract our local work force vs. having to leave the county to work and shop for essential items.	2/25/2024 8:17 PM
29	Parks & shopping options (grocery & clothing)	2/25/2024 5:48 PM
30	Special Olympics for disabled children and adults and a community-based day program for disabled adults. There is a very large disabled population in Harris County that love being in the community but have very few opportunities.	2/25/2024 12:20 AM
31	More emphasis on tourism.	2/24/2024 9:31 PM
32	better traffic controls and traffic signals in the school zones, traffic patterns in Hamilton due to school traffic congestion	2/24/2024 8:50 PM
33	Growth becomes stable and the infrastructure can full support its citizens at a high level.	2/24/2024 7:43 PM
34	Get in the 21 Century	2/24/2024 7:37 PM
35	Improved services	2/24/2024 2:37 PM
36	Add clay court tennis	2/24/2024 1:42 PM
37	Smart growth	2/24/2024 9:16 AM
38	Continued development and improvements at Callaway Gardens. Additional restaurant options. Full-service grocery and bakery.	2/24/2024 8:27 AM
39	Reduction of population explosion.	2/24/2024 8:24 AM
40	Commercial growth, good paying jobs, adequate housing	2/24/2024 8:16 AM
41	Continue with the current quality of life	2/24/2024 7:58 AM
42	Revitalize existing store fronts with small businesses	2/24/2024 7:32 AM
43	Get rid of the ghetto	2/24/2024 7:29 AM
44	Good Restaurants, a Publix	2/24/2024 6:52 AM
45	Substantial economic growth prompting increase of businesses opening in and near Ellerslie	2/23/2024 11:12 PM
46	More parks, schools, family oriented restaurants	2/23/2024 8:30 PM
47	Improve bike paths around for to the rails to trails...develop a plan or vision for how we want our town to grow instead of wiley niley in terms of neighborhoods. Building codes Landscape the bike path in pine mountain	2/23/2024 4:41 PM
48	Better infrastructure set up More affordable housing	2/23/2024 2:32 PM
49	More affordable community events	2/23/2024 2:04 PM
50	Board and, more retail.	2/23/2024 1:50 PM
51	Improve school buildings and facilities More local shops and restaurants	2/23/2024 12:58 PM
52	Cluster homes; affordable subdivisions.	2/23/2024 12:54 PM
53	Decrease the availability of subdivision and apartment growth!	2/23/2024 11:46 AM
54	More utilities	2/23/2024 11:32 AM
55	Encouragement of homes built on 3-5 acres and a public sewer system.	2/23/2024 11:09 AM
56	Not to be overbuilt, careful planning of utilities, roads, etc	2/23/2024 10:08 AM

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57	Good as is!	2/23/2024 9:05 AM
58	Factor internet, public parks and recreational facilities (areas) for families, Grocery stores, specialty, ethnic, health food stores, restaurants,	2/23/2024 8:56 AM
59	For commissioners to talk and openly listen to the people. Before they've made decisions and just hold meetings to make it look like they care	2/23/2024 8:35 AM
60	Stop the construction of subdivisions and apartment complexes	2/23/2024 8:14 AM
61	More community events	2/23/2024 7:48 AM
62	I would like my community to grow productively.	2/23/2024 7:04 AM
63	Continue to accept the reality that surrounding communities are going to wish for more developments in the county.	2/23/2024 6:37 AM
64	A nice grocery store and no more subdivisions. Parks and recreational activities for all ages.	2/23/2024 6:22 AM
65	Beautify the area through town on Highway 27.	2/22/2024 11:16 PM
66	Slow reasonable growth for median income people	2/22/2024 9:56 PM
67	Leave things alone, work on infrastructure	2/22/2024 9:49 PM
68	Waverly Hill- anything, everything. It's a dump town.	2/22/2024 9:48 PM
69	I would like to see less of these cheaply built houses. If we have to grow, we should grow the right way. Harris county is special because we are still rural and small. Don't ruin my small town.	2/22/2024 9:29 PM
70	More bike trails, play grounds and fewer houses going up.	2/22/2024 9:25 PM
71	Harris County used to be a County that was a close knit community. People was friendly and new one another. Cared for each other. Now it feels like a small city or town. Not the community I grew up in.	2/22/2024 9:14 PM
72	For it to stay like it is	2/22/2024 9:12 PM
73	Market days	2/22/2024 9:03 PM
74	More family owned businesses, restaurants and small stores	2/22/2024 8:46 PM
75	Hopefully it will not lose its small town closeness among its residents. Hopefully there will be growth with the welfare of our children the main goal.	2/22/2024 8:43 PM
76	Stop the building of apartments, cookie cutter houses on top of each other and commercial/retail. More Harris County Sheriffs to fight the growing crime that will come with all this.	2/22/2024 8:28 PM
77	I'd like to see our county government take a more active role on social media. The ways of distributing information are antiquated and do not meet the needs of the county residents.	2/22/2024 8:27 PM
78	Just repair the roads	2/22/2024 7:31 PM
79	Shopping to keep our money in our county and sufficient tax collection	2/22/2024 6:54 PM
80	Nothing. Keep it the same, obviously maintain infrastructure	2/22/2024 6:37 PM
81	Lower taxes.	2/22/2024 6:27 PM
82	A walking trail in Cataula would be amazing. Completion of the Rails to Trails would give us a walking trail and more. Give us sewage service.	2/22/2024 6:17 PM
83	It would be nice to have a real grocery store in pine mountain area that doesn't sell vegetables and meats that rot in a day's time.	2/22/2024 6:01 PM
84	Stop housing developments	2/22/2024 5:56 PM
85	Let the state four lane US Hwy 27 all the way from Columbus north to a Hamilton.	2/22/2024 5:47 PM
86	It to grow gradually	2/22/2024 5:32 PM
87	No more multifamily buildings and no large big box	2/22/2024 5:26 PM

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88	Slow growth, measured growth with a care to the families of long time Harris County residents.	2/22/2024 5:07 PM
89	Less of big subdivisions, affordable housing for the young people of Harris county	2/22/2024 4:46 PM
90	Maintain small town values	2/22/2024 4:19 PM
91	See previous. Growth!!!!!! Business growth. Good internet. Good cell service. Uber or any other public transportation	2/22/2024 4:18 PM
92	I would like to see more community and growth in the sports and activities.	2/22/2024 3:36 PM
93	Let it be leave the trees alone, and the animals alone	2/22/2024 3:32 PM
94	Splash pad for the kids in the summer months. A brewery would be great too.	2/22/2024 3:08 PM
95	Continue its small town feel and population	2/22/2024 2:52 PM
96	Commerce, jobs, 4-lane highways	2/22/2024 2:52 PM
97	I would love to see local agriculture and business thrive. I would love to see residents driving what happens in their own communities rather than central planning.	2/22/2024 2:47 PM
98	Growth of supermarkets and restaurants as well as internet.	2/22/2024 2:46 PM
99	If Shiloh could start doing market days and festivals like Waverly Hill.	2/22/2024 2:21 PM
100	Unique retail	2/22/2024 2:20 PM
101	Improved infrastructure.	2/22/2024 2:07 PM
102	5 or 10 acre minimum (per new home built) implementation. Ban on future multi family housing	2/22/2024 1:58 PM
103	QUIT BUILDING SCHOOLS. The realtors and Chamber brag incessantly about how great they are but, when researched, they are smack in the middle of Georgia education. Being better than Alabama or Talbotton shouldn't confer bragging rights. Figure out and solve the broadband issues immediately.	2/22/2024 1:54 PM
104	General clean up; there are several areas in the County where homes/buildings are falling down or in a state of disrepair; yards are full of debris - limbs, trees, garbage, old cars, farm equipment, mixed metal debris, etc. that are an eyesore. I would love to see that addressed. Roads need to be repaired, striped for safety at night. Ditches lining the highways and rural roads, especially those with overhanging trees, need to be cleaned out. Visibility would be greatly improved with a focus of ongoing maintenance of these areas.	2/22/2024 1:46 PM
105	Maintaining the rural integrity of the county.	2/22/2024 1:44 PM
106	I'd like to see more care put into the parks and overall appearance of the area. An updated thriving downtown area. No more abandoned, trashed buildings. A nice grocery store within 15-20 minutes would be wonderful. More programming at the recreation center. A larger gym in the area would be nice.	2/22/2024 1:11 PM
107	I would like to see the roads improved, the trails to trails get completed. I would like a sewer system	2/22/2024 1:06 PM
108	preservation of the Callaway and FDR area is important for the future of the county.	2/22/2024 12:59 PM
109	The incoming hwy 27 widening will help traffic flow and traffic safety.	2/22/2024 12:58 PM
110	More shopping opportunities and activities for families.	2/22/2024 12:53 PM
111	Get a high tech industrial company here	2/22/2024 12:44 PM
112	Trader Joe's Home goods Give columbus folk a reason to come to us to spend money - keep it right off the highway to not congest the town but bring in revenue. Also schools will be packed. We need another middle and high school further south!	2/22/2024 12:40 PM
113	Not a lot of growth. Keep it rural.	2/22/2024 12:34 PM
114	Keep improving schools improve and expand parks (for little league/ sports) as more families are moving to the county	2/22/2024 12:23 PM
115	Slow down expansion before we turn into Columbus and lose long time residents.	2/22/2024 12:21 PM

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116	Adding some new small businesses, continue to develop the walking trails from Hamilton down to Catsula and possibly connecting to Columbus walking trails. Wouldn't that be a great tourist attraction.	2/22/2024 12:11 PM
117	More festivals & events and less residential developments	2/22/2024 12:05 PM
118	Modern growth in the county would definitely be great	2/22/2024 11:55 AM
119	Stopping all the apartments and housing taking up our green space making it look like the suburbs instead of country living	2/22/2024 11:53 AM
120	Infrastructure improvements. Parks and recreation improvements.	2/22/2024 11:39 AM
121	I would like to see a place where I can spend my money on necessities and entertainment close to home and build our tax base instead of having to send that all to neighboring communities	2/22/2024 11:36 AM
122	Put a school or two back on our end of the county!	2/22/2024 11:33 AM
123	Improve and build more outdoor recreation facilities	2/22/2024 11:29 AM
124	Focus on business that will draw in tourists to bring in outside money. Develop local businesses to keep local money local.	2/22/2024 11:16 AM
125	No more subdivisions please	2/22/2024 11:15 AM
126	A better basketball gym or sports facility in Pine Mountain and a park and any other things with kids and young families in mind.	2/22/2024 11:07 AM
127	I would love to see the Hamilton square become a place that people choose to come to to enjoy shopping, dining, live events.	2/22/2024 10:26 AM
128	a water park and more food trucks	2/22/2024 10:23 AM
129	Halted large development. No more large subdivisions. No more huge apartment complexes. Better maintained roads. Enhanced after school opportunities, daycare etc. Friendly environment for small businesses. Never repeat the 315/185 debacle. Press the proper responsible parties to get the inadequate traffic issue the CCs created by allowing the development BEFORE the infrastructure could handle it. There is no excuse for the "rush hour" mess at the Interstate. Downtown Hamilton is not so great either. An example of poor development planning. Basically, improve what we have, and stop repeating untenable growth. Slow, steady, small scale rural environment. Maybe some of the city folk will hate it and go back to the city.	2/22/2024 10:15 AM
130	I would like to see the growth slowed to a pace that our workers can keep up with	2/22/2024 10:06 AM
131	Finish the Man O' War trail and get it connected to the Fall Line Trace, which I understand is already supposed to happen in 5 years or more, though I wish it would happen even sooner. I'd like to see mountain bike trails in Pine Mountain, though I know that that is being worked on.	2/22/2024 9:27 AM
132	I would like to see the roads paved	2/22/2024 9:23 AM
133	Continue improving services for children specifically Schools, Parks and Rec.	2/22/2024 9:22 AM
134	Reduction in property taxes: low income housing for kids leaving school and senior citizens more job opportunities homeless shelter youth homeless shelter	2/22/2024 9:14 AM
135	Spend tax payers money more responsibly. Lower land taxes. Do away with some regulations that make it too hard for the younger generation to have a home (that they can afford on one income). Our County would benefit greatly if our economy could be based on a "one income" household. If moms could be able to stay home and raise their children, we would see a huge difference in the children when they attend schools. And I really wish we could have our smaller community/town schools back. Teaching just the basics. We have gotten so far away from that and our schools are not the better for it and our teachers are stressed. Simple, slow pace, and basic learning is huge. And town schools had more participation from families too.	2/22/2024 8:59 AM
136	Leave county rural! Let people live their lives, growing food for their families, raising their children.	2/22/2024 8:58 AM
137	More schools being built to house all these new communities, exit 19 being a one stop shop so we don't have to drive to Columbus to pour our money into that town, more people in charge	2/22/2024 8:43 AM

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	that weren't born and raised here.. their small mindedness is harmful to growth and development	
138	I would like for most of the tax burden to not be on the residents. If we're to support sploot-bring in smart small businesses in well planned out areas that will lessen the tax burden on residents. I would love to support HC businesses over Columbus.	2/22/2024 8:26 AM
139	Slow Growth is great. Wouldn't matter what I want in my community County will do what they wanna do.	2/22/2024 8:17 AM
140	Restaurants, shops government services around the Ellerslie/ Waverly Hill areas	2/22/2024 7:44 AM
141	Better roads, public water, more family oriented area's, safer communities, no big subdivisions, no apartment complexes and not to be like Columbus. Small towns and country is what we've always been and what need to always be.	2/22/2024 7:43 AM
142	No more sub divisions	2/22/2024 7:34 AM
143	Unsure at moment	2/22/2024 7:32 AM
144	Nothing that changes our small town. Maybe a playground or Rec area for children to practice sports at. Nothing fancy, just a fenced in area and restroom.	2/22/2024 7:32 AM
145	Stop the building!	2/22/2024 7:20 AM
146	STOP BUILDING	2/22/2024 7:07 AM
147	More communication when there is a concern in your neighborhood	2/22/2024 7:06 AM
148	Make another park for families to enjoy like Ellerslie park, build an outdoor pool area to enjoy during summertime, make a designated area for farmers market, build and provide resources for agricultural learning.	2/22/2024 6:52 AM
149	More amenities and activities for our kids to get involved with	2/22/2024 6:46 AM
150	Not become over-crowded to keep the small town feel	2/22/2024 2:21 AM
151	Nice restaurants and grocery stores. Eventually HarrisCo will need businesses to pay taxes to help support the County.	2/21/2024 11:44 PM
152	We probably need to think about the size of the high schools.	2/21/2024 11:30 PM
153	More affordable homes and focuses on improving quality of underserved neighborhoods.	2/21/2024 10:59 PM
154	Mixed use areas. Things to do. Places to gather. A school district that splits in half or at least offers two high schools	2/21/2024 10:58 PM
155	Commercial growth.	2/21/2024 10:39 PM
156	Slowed growth of unsightly apartments and neighborhoods of unaffordable homes	2/21/2024 10:38 PM
157	Cataula is one of the gateways into Harris County. I would like to see more local businesses developed on highway 27 since it is a major road with lots of commercial land available. I would also like to see the Man O War trail completed into Cataula.	2/21/2024 10:30 PM
158	stop building cookie cutters	2/21/2024 10:29 PM
159	I would like to see grocery stores, public services, restaurants, and green spaces. I would like to see that Community Remembrance Garden or Park developed in Hamilton and people enjoying it. I'd like to see diversity.	2/21/2024 10:18 PM
160	community centers that are close to each area. We live in ellerslie so driving to Hamilton is not convenient for parents of teens that don't drive.	2/21/2024 10:17 PM
161	Continue to have great schools and parks. Decrease in the growth of subdivisions and apartments.	2/21/2024 10:15 PM
162	Nothing	2/21/2024 10:09 PM
163	A round about at 315 and mountain hill	2/21/2024 10:07 PM
164	Elected officials work for the people and not the builders. County funds spent wisely for both school and county projects. Needed projects vs nice to have projects.	2/21/2024 9:54 PM

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165	Unpaved roads paved. I would also like to see a benefit from the high property taxes other than schools. Many, many residents do not have children in the system.	2/21/2024 9:52 PM
166	A small grocery store - I would love a neighborhood market - just for groceries - not the extras that a typical Walmart carries.	2/21/2024 9:43 PM
167	Expend public safety services and recreational facilities.	2/21/2024 9:34 PM
168	Stop the development that attracts crime.	2/21/2024 9:23 PM
169	More restaurants	2/21/2024 9:22 PM
170	Tear down apartments and quit building new stuff that should stay in Columbus.	2/21/2024 9:21 PM
171	Figure out how to grow but not change the heart of being in Harris county.	2/21/2024 9:20 PM
172	A Publix and a Target would make our hearts sing.	2/21/2024 9:15 PM
173	Improve the park in PMV, invest more money into Shiloh and improving the city of Shiloh. Shiloh is a great city with great people but is very low income and needs more business in the town. Improve county roads.	2/21/2024 9:10 PM
174	Slow down growth and build a nice park for kids to use	2/21/2024 9:09 PM
175	Quiet, peaceful county with as much country feel as possible.	2/21/2024 9:09 PM
176	commercial tax base, and some sort of a hybrid/paid fire department.	2/21/2024 9:08 PM
177	None	2/21/2024 9:05 PM
178	Hey Mr. plan for commercial and residential areas in the county, guided by good engineering principles should be accomplished in the next 10 years	2/21/2024 9:05 PM
179	More community family activities	2/21/2024 9:02 PM
180	More business for employment without driving to Columbus or Iagrs	2/21/2024 8:54 PM
181	Need a true city center like Hamilton. Not become Columbus	2/21/2024 8:52 PM
182	Have spaces for people to walk/bike/bikes to and spend time together, outdoor live music, etc. Casual community events	2/21/2024 8:51 PM
183	Not enough information to give a definite answer.	2/21/2024 8:46 PM
184	Expanded community centers offering recreational activities .. swimming, tennis, pickleball etc. Also completion of the remembrance park in Hamilton	2/21/2024 8:28 PM
185	To remain the quiet peaceful place we love.	2/21/2024 8:24 PM
186	Stay country	2/21/2024 8:18 PM
187	Lower Crime, road work	2/21/2024 8:14 PM
188	slow down growth.	2/21/2024 8:03 PM
189	Nothing!	2/21/2024 8:02 PM
190	More community based events	2/21/2024 7:35 PM
191	Schools	2/21/2024 7:14 PM
192	I would like to see county support for the Harris Co. Community Remembrance Project and the Hamilton Remembrance Park; efforts toward fostering diversity in county governance and in the county in general. <a href="http://www.rememberanceharris.co.ga">www.rememberanceharris.co.ga</a>	2/21/2024 6:46 PM
193	Shiloh needs to remain Shiloh, small rural area not open for outside or personal interest.	2/21/2024 6:10 PM
194	Affordable housing lower taxes	2/21/2024 4:59 PM
195	I would love to see a public gym or facility for our youth to play basketball like the kids do in Columbus.	2/21/2024 4:35 PM
196	Most would be better relations with local government.....more equal races opportunities ..more balance in school and county relations...	2/21/2024 3:20 PM



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197	Hamilton more eateries	2/21/2024 2:58 PM
198	I would like to see a diverse County Commissioners, black and/or Hispanic elected to the board.	2/21/2024 2:34 PM
199	The development of a professional fire department, some businesses (in a controlled manner), and more outdoor recreation opportunities.	2/21/2024 1:55 PM
200	Sewer	2/21/2024 1:44 PM
201	More amenities to accommodate all residents.	2/21/2024 1:33 PM
202	All of the above mentioned recommendations, better accommodate the needs of a growing senior citizen population.	2/21/2024 12:58 PM
203	slower home development	2/15/2024 3:48 PM
204	Public parks, public trails, recreational access to ponds, update public utilities like sewage and expand affordable internet	2/6/2024 7:51 PM
205	Keep the county safe by not allowing apartments to bring in the rif raff from Killumbus. I want my kid safe in the schools here!!!	12/28/2023 8:52 AM
206	Stay country	12/27/2023 9:29 PM
207	Increase property value, some development but not overall	12/21/2023 1:46 AM
208	Maintain a professional and efficient Sheriff's Department, EMS and fire service.	12/5/2023 5:32 PM
209	city sewer system	11/15/2023 11:06 AM
210	More local restaurants	11/11/2023 1:00 PM
211	Commercial development.	11/8/2023 9:14 AM
212	Over the next 10 years I would like to see the growth slow down and to be able to catch up with what we have already done so far and she just sit back and enjoy what our county truly stands for and to understand and raise our families up without being an overcrowded schools and without things that we need because we have got too much growth going	11/8/2023 2:28 AM
213	Bringing a community together generates loyalty, trust and a sense of belonging. Most importantly, extensive public involvement in building a community vision leads to a sense of community-wide ownership. When there is buy-in from all levels, when it comes to generating documents and planning new projects, you'll face less resistance, be able to make decisions more efficiently, and get community-wide support for new initiatives that will propel your city or municipality towards your vision.	11/7/2023 5:03 PM
214	Affordable housing for seniors and low income residents	11/6/2023 11:32 PM
215	Health facility and family entertainment	11/6/2023 9:22 AM
216	Some centers for youth and seniors	11/6/2023 9:17 AM
217	Bank or standalone ATM in Waverly Hall Apartments in Harris County	11/6/2023 9:16 AM
218	Careful at the growing housing, need to utilize the existing, especially for new retail or restaurants	11/6/2023 9:11 AM
219	Lower senior taxes	11/6/2023 9:04 AM
220	More affordable homes low income	11/6/2023 9:00 AM
221	Employment opportunity	11/6/2023 8:57 AM
222	More community involvement	11/6/2023 8:55 AM
223	Improved support of individuals in community and stronger support for our environment (recycling) etc.	11/6/2023 8:41 AM
224	I would like to see more stores and more small businesses	11/6/2023 8:39 AM
225	Bigger store retail, get a variety	11/6/2023 8:35 AM

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226	Business in all community	11/6/2023 8:33 AM
227	Accountability of our public servants - stop covering up and telling us it is a private matter - really?	11/6/2023 8:31 AM
228	Sewage system	11/6/2023 8:29 AM
229	I support anything that benefits the community	11/6/2023 8:28 AM
230	Waverly Hall- sewage system	11/6/2023 8:25 AM
231	Place to eat, low tax for seniors	11/6/2023 8:20 AM
232	Apartments	11/6/2023 8:16 AM
233	Potholes fixed/cops chill out	11/3/2023 11:45 AM
234	Probably like a cool space zone like in my favorite movie John Cena	11/3/2023 10:42 AM
235	A grocery store. Stop throwing trash can	11/3/2023 10:38 AM
236	Less residential neighborhoods	11/3/2023 9:48 AM
237	For Cataula, got to be incorporated	11/3/2023 9:46 AM
238	More medical access	11/3/2023 9:44 AM
239	More residential and commercial building	11/3/2023 9:43 AM
240	More residential and commercial building	11/3/2023 9:40 AM
241	More attractions to be made, development can be more environmentally friendly.	11/3/2023 9:38 AM
242	See more trails, bike trails with natural beautiful landscape	11/3/2023 9:34 AM
243	Nothing we are growing just fine	11/3/2023 9:07 AM
244	Development more environmentally friendly, more stores	11/3/2023 9:05 AM
245	Affordable apartments	11/3/2023 9:00 AM
246	Industrial expansion funded by some tax credits to attract businesses & jobs.	10/31/2023 12:45 PM
247	Reasonable growth	10/29/2023 5:59 PM
248	Finish the Iron Horse trail to Muscogee County. Build more hangars at the Harris County Airport.	10/28/2023 4:26 PM
249	High school closer to the eilerste side.	10/27/2023 7:05 PM
250	More restaurants, and large retail stores, grocery stores	10/26/2023 4:00 PM
251	Leave it alone	10/25/2023 8:07 PM
252	Encouraging agricultural development and wildlife habitat. Stop developing subdivisions and manage the population growth.	10/25/2023 6:10 PM
253	To grow but not in mass like the 315 - 185 area. Too many apartments.	10/25/2023 4:51 PM
254	Internet	10/24/2023 10:20 PM
255	More restaurants in Hamilton. More things for families to do.	10/24/2023 10:13 PM
256	More commercial/retail; more jobs	10/24/2023 9:58 PM
257	Slow down growth	10/24/2023 5:58 PM
258	Do not allow massive housing development. Keep large lot requirements for residential housing, restrict new apartments	10/23/2023 6:40 AM
259	Nothing	10/20/2023 12:39 PM
260	Inclusion of incoming residents in the concept and philosophy of maintaining the county as "country."	10/19/2023 4:01 PM

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261	Sustained sensible growth no increase in taxes	10/19/2023 2:38 AM
262	More opportunities for businesses to grow, but in a targeted and surgical way. If we allow too much we will just end up like any other metropolitan area, and too little means we stay stagnant with rising taxes	10/11/2023 4:41 PM

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Q14 Please provide any additional thoughts on the future of Harris County and your community.

Answered: 174 Skipped: 232

#	RESPONSES	DATE
1	I just hope it doesn't change too much. We like the country life, otherwise we would not be here. I think I speak for many!	3/9/2024 10:55 AM
2	Wa	3/6/2024 7:47 PM
3	Who is making money on a new agricultural center? Who is behind it?	3/4/2024 6:28 PM
4	See above.	3/4/2024 6:14 PM
5	I love Sheriff Jolly's approach! And the way the school system is run. And the kind folks I meet in the county courthouse. And the preserved, untainted country side. These gems are all endangered species! They are not simply a lack of development or sophistication. Let's recognize the irreplaceable value of a large chunk of undeveloped quiet land. Once it's gone, it's gone. Thanks for caring enough to ask!	3/3/2024 4:24 PM
6	Avoid temptation of development for sake of attracting more just to End up with a lower quality natural setting and crowding	3/3/2024 9:32 AM
7	Harris County does not have a long term plan to follow - it would appear that things are not addressed until a catastrophic failure occurs - make a plan and follow it - by kicking the can down the road, the infrastructure (roads, etc) has caught the city manager and Commissioners unable to meet the needs that the community expects and deserves	3/2/2024 10:31 PM
8	Love living here - don't screw it up - leave it alone!	3/1/2024 9:09 PM
9	more road resurfacing greatly needed and enforcement of no thru trucking signs	3/1/2024 7:14 PM
10	We need to create jobs.	2/29/2024 9:15 PM
11	People move to Harris County because of its natural beauty. There has to be a limit to new housing; otherwise, it will become just like everywhere else.	2/27/2024 9:07 PM
12	Great place to live!	2/27/2024 6:09 PM
13	The dept of community development needs to quit making its own interpretation of the rules a lack of leadership. Rules are not interpretation but to help control the problems that come up	2/27/2024 7:03 AM
14	If we continue to push for development, you will run the true heart of Harris county away and end up like Columbus. The very thing that makes people love Harris county, is that it isn't Columbus or Lagrange	2/26/2024 1:07 PM
15	Currently there is high demand for housing in HC. People are moving in and businesses will follow. The county should not squander this opportunity with lax rules but should require development fees to cover infrastructure upgrades that properly compensate the county. Keeping our county beautiful should be top priority!	2/26/2024 7:27 AM
16	No more apartments	2/26/2024 12:06 AM
17	We love Harris County! Consider ways to encourage small business growth and development; have better communication regarding schedules and issues by having a stronger social media presence or an email distribution	2/25/2024 12:20 AM
18	For Harris County to continue to thrive and maintain its desirability as a place to raise a family, and live, it needs to maintain its rural character, build family friendly recreational facilities, develop sites of historic interest and support its churches and civic organizations.	2/24/2024 8:50 PM
19	Keep Harris County country.	2/24/2024 7:43 PM
20	NA	2/24/2024 7:37 PM

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21	Keep its rural small town feel.	2/24/2024 2:37 PM
22	Very strong Christian Faith in this County-very positive.	2/24/2024 1:42 PM
23	Hope to see the Man O War Trail connect to the trails in Muscogee County	2/24/2024 9:16 AM
24	This peaceful community will not survive if growth is not curtailed and managed correctly.	2/24/2024 8:24 AM
25	We need to grow opportunities here if we want young families to stay here or move here	2/24/2024 8:16 AM
26	none	2/24/2024 7:29 AM
27	Many homes and former businesses look run-down. The area does not portray the image that growth and progress are in our future.	2/23/2024 11:12 PM
28	We moved here for small town life. We are realistic about change, but we also want to keep our HC family, family.	2/23/2024 8:30 PM
29	I think we should consider how large we want to grow so as not to destroy the beauty of the foothills of the Appalachian mtns	2/23/2024 4:41 PM
30	Signage covenants ! Tidy up the south side of US 27 in Pine Mountain. Provide false fronts like they did in Alpharetta. It would make the entire town of Pine Mountain much more charming.	2/23/2024 12:54 PM
31	We are selling our county out at an alarming rate! We are not country anymore. We are losing the way of life that people moved here for.	2/23/2024 11:46 AM
32	We need to move in the right direction with businesses	2/23/2024 11:32 AM
33	Even though we live in HC in the city of WP. Our plan is to one day move into the rural part of the county.	2/23/2024 11:09 AM
34	Harris County is a beautiful place to live; very peaceful and diverse. Harris County's future should include faster updated internet services , updated restaurants, updated parks and recreation facilities, urgent care services	2/23/2024 8:56 AM
35	Don't spend what you don't have	2/23/2024 8:35 AM
36	Harris County can grow correctly with good planning.	2/23/2024 7:04 AM
37	Have been disappointed in lack of acceptance of diversity . Lived previously in resort area, somewhat larger but much more diversity & opportunities in general	2/23/2024 9:56 PM
38	I am so tired of people moving here and then complaining about not having amenities of a city... having moved from living in a city PLEASE DO NOT URBANIZE HARRIS COUNTY. I'm a young person who is in love with the small town feel and closeness of our community. If I didn't like it, I would move, and in my opinion those who don't like it should move.	2/22/2024 9:29 PM
39	Stop the cookie cutter houses going up everywhere. We don't have the infrastructure for them, and we don't want it. People live out here because it's not Columbus. Stop trying to make it just like town. If you want town, move there.	2/22/2024 9:25 PM
40	Prayers God will bless Harris County residents with safety and all things good	2/22/2024 8:43 PM
41	Stop the building of apartments, cookie cutter houses on top of each other and commercial/retail	2/22/2024 8:28 PM
42	Our government needs to allow an easier path for businesses to locate, stop being the "county of No".	2/22/2024 6:54 PM
43	I love living in Harris county. It is the best place I have ever lived. Please continue to Provide basic county services and avoid the urge to get too large.	2/22/2024 6:27 PM
44	The tax payers in this community are strained enough, pass some of these costs on to the builders and stop raising our taxes.	2/22/2024 6:01 PM
45	10 years we will no longer be "The County" we will be the city	2/22/2024 5:56 PM
46	Start grooming a successor for Sheriff Mike Jolley. He will be missed once he moves to Mexico Beach.	2/22/2024 5:47 PM

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47	Please let Harris County stay the best place in the world to live. Stop replacing the trees with concrete.	2/22/2024 5:26 PM
48	I understand that once someone establishes residency they have a say in how taxes are spent. Growth is inevitable, but please give a care about the charm of our county before selling it off to crappy builders for short term gains.	2/22/2024 5:07 PM
49	Harris county should remain as close to itself as possible! Another restaurant or two would be enjoyable, but not a chain. More mental health and health accessibility.	2/22/2024 3:36 PM
50	We didn't move out of Columbus to move back into Columbus and that's kind of what it feels like when you're up here now a lot of traffic on 315 loud cars it's just not what we wanted	2/22/2024 3:32 PM
51	Need more cooperation between county and city governments/councils	2/22/2024 2:52 PM
52	The presence of surveillance cameras everywhere is just too much. I had hopes of living in Mayberry, instead I'm living in Minority Report. I probably won't remain here indefinitely.	2/22/2024 2:47 PM
53	I think on the south side of the county Harris County should focus on how to handle the growth of people and how the public services in the area can be expanded like rec centers, departments and police closer to the area.	2/22/2024 12:59 PM
54	There is a way to bring business and revenue along the main highway arteries without disturbing the quaintness of country living	2/22/2024 12:40 PM
55	Do something about the highschool before it's too late, build another one.	2/22/2024 12:21 PM
56	It would be nice to have a pool at Pate Park or other amenities for the Pate Park area. A small library, volleyball court there could be so much more than just baseball fields and 1 football field. Maybe walking trails because there are a lot of walkers in Pate Park.	2/22/2024 12:11 PM
57	I hope we can find a compromise that we can still live in the country.	2/22/2024 12:05 PM
58	Harris County will no longer be one of the safest place to live. Traffic will increase, population will increase with all these apartments, how will our police, fire dept and schools cope with it. More people, more businesses more crime	2/22/2024 11:53 AM
59	I am concerned about home overvaluation. This will drive up taxes and make the county costly to live in and less appealing to potential buyers.	2/22/2024 11:39 AM
60	Just need to control growth and listen to citizens over greed.	2/22/2024 11:29 AM
61	Please fix New Mountain Hill Road	2/22/2024 11:15 AM
62	I hope we can find a way to continue to make this a great place to live with slow and control growth.	2/22/2024 11:07 AM
63	I hope that we as residents can continue to maintain the rural charm of the county and welcome the opportunities for growth and development. It's a hard balance!	2/22/2024 10:26 AM
64	We are praying for wise leadership, a peaceful neighborly, conscientious citizenry, and no more large development!	2/22/2024 10:15 AM
65	We are over populating our schools, fire department areas, police departments, and the animal control. Growth is needed but not at this rate.	2/22/2024 10:06 AM
66	Commissioners, school board and county manager needs to listen to what the people want and not what "they" think is best for Harris County!	2/22/2024 9:23 AM
67	Investments/Developments/Ideas need to make money and/or sustain themselves. If data does not show those results we do not need it here in Harris County.	2/22/2024 9:22 AM
68	This is a wonderful place to live but empty nester leave as property taxes are too high.	2/22/2024 9:14 AM
69	I think my opinions have all kept the same theme. Our growth in many ways has not helped us remain a unified County. So maybe rethink this fast paced growth, this need to be something more than we need. When you get older, you don't look back and say "Wow, I remember that fancy building" or "Wow, we had the nicest ball parks, etc...". No, you remember the friends, the school dances, the pranks, the ball games, the Church weddings, the Church camps, the rodeo, neighbors, 4th of July, Christmas, etc... So spend our hard earned money on safety, on	2/22/2024 8:59 AM

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	keeping in-repair what we already have. And finally, some really good grocery stores, strategically placed in the County would be very beneficial. VERY BENEFICIAL !!!	
70	Listen to the people, not developers or folks from Atlanta!	2/22/2024 8:58 AM
71	There has got to be a happy medium on progression. But we also have to protect the residents by having more paid first responders. Let's definitely support Agriculture development, but that brings in more traffic, we need more businesses in HC to keep that tourism here.	2/22/2024 8:26 AM
72	Better tax rates for the seniors and not have to pay school taxes. We paid taxes all our life and what benefit are we getting? The school gets plenty. Help us out there please.	2/22/2024 8:17 AM
73	Change is always hard .... Growth will come .... But too much all at once is hard	2/22/2024 7:32 AM
74	I think that Harris county really needs to make more of an effort to get feedback from its citizens before any major changes. Nobody looks at the website for these updates (especially senior citizens) or goes to the meetings. They aren't very inviting. Something mailed to each citizen address since we are the tax paying citizens. We choose this rural area because it's just that, rural. If I want the amenities of a big city I will drive to Lagrange or Columbus. Harris county is growing in the wrong areas. If you don't consider our opinions then we will move to another county that will.	2/22/2024 7:32 AM
75	STOP BUILDING, KICK EDGAR HUGHSTON AND THE OTHER SHITTY STIC HOUSE, PAYING OFF THE INSPECTR PEOPLE OUT OF HERR	2/22/2024 7:07 AM
76	Better utilization of services	2/22/2024 7:06 AM
77	We want Harris county living to stay rural!	2/22/2024 6:52 AM
78	N/a	2/22/2024 2:21 AM
79	Do not become Muscogee County 2.0!	2/21/2024 11:44 PM
80	Honestly for the size of our school and the agricultural presence in our county, we really need a covered agricultural arena/barn that would be utilized by PFA and 4-H, county extension office, etc. We are growing so fast our infrastructure needs to move faster or we need to slow the development of subdivisions.	2/21/2024 11:30 PM
81	Harris County needs to focus on entire community to make life better for all and be more inclusive.	2/21/2024 10:59 PM
82	Change is coming. Locals need to quit bashing those of us with ideas and telling us to go back to Columbus. This county belongs to all of us. Let's preserve it but keep it relevant so it can stay a great place to raise a family.	2/21/2024 10:58 PM
83	We should hire an economic development manager.	2/21/2024 10:39 PM
84	Twenty-two years ago, I moved to Catsula because I wanted my children to have safe place to grow up. A place where they could ride bikes in the street and play outside until dark without fear of danger. My kids are now grown, but I want this same "county life" dream to continue for young families in our community. We can have the best of both worlds (county life and business development) if we work together and make wise decisions.	2/21/2024 10:30 PM
85	STOP BUILDING CHEAP HOMES.	2/21/2024 10:29 PM
86	I'm very proud of my community, with all our faults. My children were born here and have thrived in our public schools. I'm so proud of our school system and the way parents get to know each other and stand up for each others' children. I want all children to feel supported by the community, no matter how different or poor they are. I hope we can work together to acknowledge some inequity and ease that, make it better, especially for the children growing up in our county. Which brings up a good point- we have a "newspaper" that often does not print factual news but spreads misinformation and hate. We need better outlets and circuit of information so that we can acknowledge the what's going right but also what needs work. Unless we go to the Commissioners Meeting, it's hard to really know what's going on around here. It shouldn't be that way. We need representatives who spread the news of opportunities for positive change and mobilize the community to work to make this an even better place to live- a good place to live for all.	2/21/2024 10:18 PM
87	I love our county and want future generations to have the same freedoms and opportunities to enjoy this county life.	2/21/2024 10:15 PM

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88	Our county has great potential and growth inevitable but should be done in moderation with all having the ability to decide our future growth direction. County Commissioners, developers and builders shouldn't be the only ones making decisions on growth of Harris County. For the last 10 years this is what I have witnessed.	2/21/2024 9:54 PM
89	The good ol boy political system needs to be overseen by a more unbiased entity. The pull some have to direct the path of so much of the changes is unsettling.	2/21/2024 9:52 PM
90	HC is so appealing bc of the rural, quiet areas. It's disappearing and will be another overcrowded Columbus with the same type of crimes etc moving north.	2/21/2024 9:49 PM
91	We have to support the growth with bringing in things like grocery stores, gas stations, etc. I understand that people want the county to stay county - but that isn't where we are headed. It is becoming so populated and people are shoving money into Muscogee County to get the things they need at an affordable price. We need to bring it to the county so that we keep that money here and not somewhere else.	2/21/2024 9:43 PM
92	Keep the county safe. We love HC!	2/21/2024 9:23 PM
93	Harris county needs to slow down the residential building until the overloaded schools can be figured out.	2/21/2024 9:22 PM
94	Quit allowing them to build more and more stuff - it is ruining Harris County. Might as well call us Columbus.	2/21/2024 9:21 PM
95	Maybe more information on how residents can become involved with the process.	2/21/2024 9:20 PM
96	Thank you for asking for the community's input.	2/21/2024 9:15 PM
97	We love Harris County, Ga. Would like for anyone moving in to experience the same feel and pride that most current residents do with an appreciation of county living. We have to make the choice to keep it this way.	2/21/2024 9:09 PM
98	Leave it as it is	2/21/2024 9:05 PM
99	Hi projected the population of the county will reach 150 thousand in the next 20 years	2/21/2024 9:05 PM
100	Still alot of racism. Find ways to rise above this	2/21/2024 9:02 PM
101	Keep it simple within the community and do not build apartments complexes.	2/21/2024 8:45 PM
102	I am very optimistic. It has done a good job steering the ship so far!	2/21/2024 8:28 PM
103	Stop light/caution light needed at 27208 by river of life church	2/21/2024 8:17 PM
104	Keep it quiet! Reduce taxes, for seniors if not everyone!	2/21/2024 8:02 PM
105	Love the people	2/21/2024 7:35 PM
106	Keep the County the County, we don't want city life here and we don't need a new AG Center.	2/21/2024 5:10 PM
107	More paved roads upgrade all communities not just wealthy.	2/21/2024 4:59 PM
108	Cable/ strong internet	2/21/2024 4:35 PM
109	Good old boys relations...more concern and understanding for the taxpayers	2/21/2024 3:20 PM
110	I like living in my community, and would not want to live anywhere else, but diversity should be addressed.	2/21/2024 2:34 PM
111	Harris County is a great place to live, but I do somewhat worry that the growth will grow out of control if it is not more regulated and well planned for. I think some growth is good.	2/21/2024 1:55 PM
112	Would be nice to see this area develop into a thriving community with something for basically everyone.	2/21/2024 1:33 PM
113	Involve more African American residents in community boards, special projects and opportunities.	2/21/2024 12:58 PM
114	I have lived and worked in the surrounding areas of Harris County my whole life and grew up with FDR as my backyard. Harris county has maintained such a natural and rural county for so long. It would be a sad day to see all that gone just to line the pockets of those not invested in	2/19/2024 7:51 PM

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	the area. (Pointing fingers at the mulberry creek disaster of an expansion, basically Columbus moving north)	
115	Please stop the madness.	12/28/2023 8:52 AM
116	Please don't go after the money. Develop Harris county right and keep it beautiful and rural.	12/27/2023 9:29 PM
117	Better commutation on upcoming county community meetings	12/21/2023 1:46 AM
118	See above: maintain the rural lifestyle	12/5/2023 5:32 PM
119	We love the small town vib and the friendly atmosphere	11/11/2023 1:00 PM
120	I love Harris County!	11/7/2023 5:03 PM
121	Excited about the future growth	11/6/2023 11:32 PM
122	Increase fire protection	11/6/2023 9:30 AM
123	Heading in the right direction	11/6/2023 9:25 AM
124	Adjustments for seniors in taxes	11/6/2023 9:17 AM
125	I would like to continue to see growth	11/6/2023 9:16 AM
126	Equal growth across the county	11/6/2023 9:11 AM
127	Local jobs	11/6/2023 9:04 AM
128	DOT refuse to clean drain line ditches on 315 Waverly Hill, GA	11/6/2023 9:00 AM
129	All good and comfortable with it, higher cost is a problem	11/6/2023 8:35 AM
130	Pull together as a united community	11/6/2023 8:31 AM
131	Sewage system	11/6/2023 8:29 AM
132	Stoplight	11/6/2023 8:16 AM
133	Foster and encourage small businesses	11/6/2023 8:14 AM
134	I work hard. I should be comfortable walking home and to the store without the police asking questions and driving slow by me	11/3/2023 11:45 AM
135	Not so much future thought, just a suggestion: trees for shade on walking trail, benches...	11/3/2023 11:43 AM
136	We love it here	11/3/2023 11:38 AM
137	We love em	11/3/2023 11:37 AM
138	Not going anywhere!!	11/3/2023 11:34 AM
139	Let's keep the people in mind	11/3/2023 11:33 AM
140	Would like more business	11/3/2023 11:15 AM
141	Police chief needs to be elected	11/3/2023 11:06 AM
142	Old cars that do not run need to be removed. The business that one sees as you enter into Pine Mountain need to clean up the yards.	11/3/2023 11:02 AM
143	Keep the trees dont clear out make anymore room so it can be more pouplated	11/3/2023 11:00 AM
144	I love Pine Mountain, keep it like it is	11/3/2023 10:53 AM
145	Like the small town feel, keep big chains out	11/3/2023 10:50 AM
146	Love Harris County	11/3/2023 10:48 AM
147	Take a look at what is currently in place for people vs. what visitor to an area would like	11/3/2023 10:45 AM
148	Looking forward to what the future holds	11/3/2023 10:43 AM
149	I really hope one day I can meet John Cena. He is so cool	11/3/2023 10:42 AM
150	I love it here	11/3/2023 10:38 AM

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151	Proud of how Harris County has grown with communities and our fire and EMS	11/3/2023 9:46 AM
152	Food Truck Festival was awesome! Go We-Ha!!	11/3/2023 9:43 AM
153	Better opportunities at schools, stop putting so much money into sports for example the sports building made for HCHS and put it in academics instead. Widen AP classes in the high school and build another high school	11/3/2023 9:38 AM
154	Future is great as long as community works with nature. I keep it preserved and maintained well.	11/3/2023 9:34 AM
155	We love the county and all the nature God blessed us with	11/3/2023 9:29 AM
156	I knew when we moved to Harris County 40 years ago that retail was limited and we were fine with that.	11/3/2023 9:26 AM
157	Skateboard park	11/3/2023 9:24 AM
158	Places for teens to hang out	11/3/2023 9:20 AM
159	All about the trash	11/3/2023 9:17 AM
160	Part time jobs for senior citizens; good senior club	11/3/2023 9:11 AM
161	I love our county	11/3/2023 9:10 AM
162	Better high school and getting rid of the STC entirely. Hopefully another high school	11/3/2023 9:05 AM
163	From time to time there's talk of building housing projects to take advantage of the residents spending. If it's to help (house) Harris County low income...fine. But to bring in folks from Muscogee or Troup...No. Absolutely not.	11/3/2023 9:02 AM
164	No school tax once kids finish school, lower property taxes	11/3/2023 9:00 AM
165	Make stuff for the kids	11/3/2023 8:56 AM
166	Pave some gravel roads	10/31/2023 12:45 PM
167	I have enjoyed living here the past four years. The people here are great. It's amazing how many people that were born here still live here.	10/28/2023 4:26 PM
168	Everyone trying to over develop and taxes.	10/25/2023 8:07 PM
169	We have sold out our county to developers for the all mighty dollar! We have lost why our generations before us came here. Slow our growth down so that we can show generations to come what this county was loved for. Development will be the single greatest disaster!	10/25/2023 6:10 PM
170	I moved to HC because of its beauty. I see way too many muscogee county people moving up here.	10/25/2023 4:51 PM
171	Mulberry Grove/Fortson should incorporate to keep the rest of the county from having to pay for their fire and police services. The loopholes in splitting land up (should be parcel not owners) needs to close. The loopholes for PUDs and them never actually doing the commercial part needs to close too!	10/24/2023 10:13 PM
172	People move to Harris County to escape the problems we are seeing in larger cities like Columbus and LaGrange. Keep our rural and small town communities - DO NOT OVERBUILD our county and ruin our communities. Everything is NOT about more money. We don't need industry here. Companies can't hire enough workers now. Business are closing everywhere because they can't find anyone to work. Jobs are available in Columbus, LaGrange, Phenix City, etc.	10/23/2023 6:40 AM
173	Harris County needs a full-time development/planner to oversee and direct future growth rather addressing each proposal on a case-by-case basis.	10/20/2023 12:39 PM
174	I think it's all doing well maybe so taller transmitter/repeater towers for local tv and ham radio. We are in a spot where we can't get over the air tv or ham radio repeaters which would be important when bad weather is coming	10/19/2023 2:38 AM

# APPENDIX C: CAPITAL IMPROVEMENTS ELEMENT

## Capital Improvements Element

Harris County, Georgia



For Adoption

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# Introduction

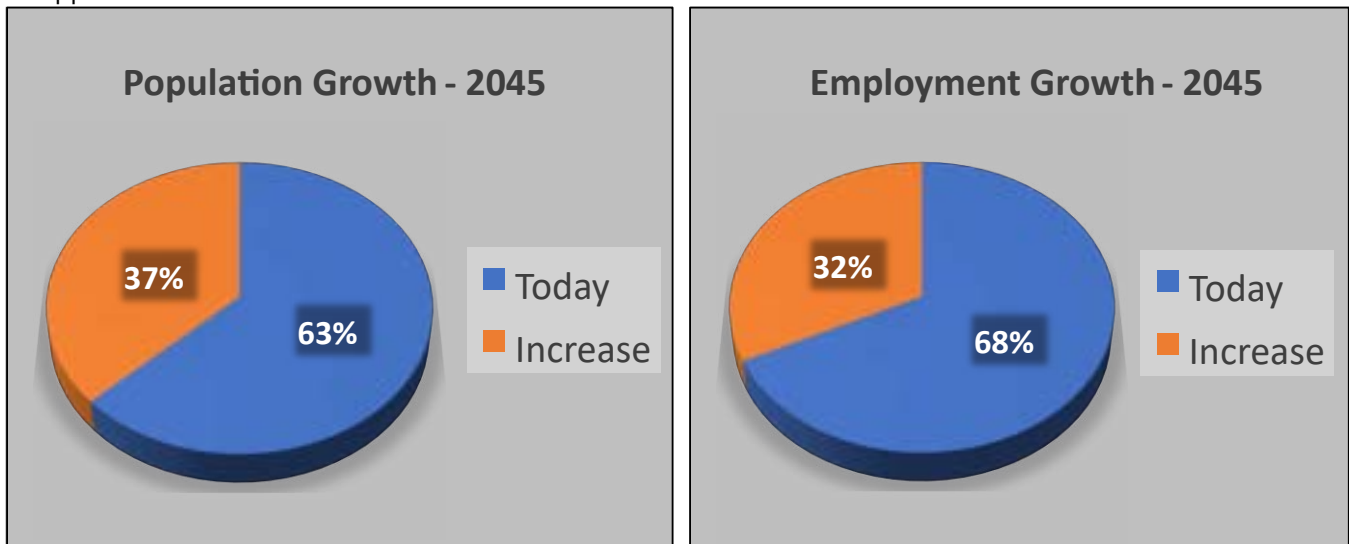
The purpose of a Capital Improvements Element (CIE) is to establish where and when certain new capital facilities are planned to be provided within a jurisdiction and the extent to which they may be financed through an impact fee program. A Capital Improvements Element is adopted as a chapter, or 'element', in a local government's Comprehensive Plan. This Capital Improvements Element addresses Harris County Parks & Recreation, Fire Protection, Emergency Medical Services, Emergency 911 (E-911), and the Sheriff's Office & Jail.

As required by the Georgia Development Impact Fee Act ("State Act" of "DIFA"), and defined by the Department of Community Affairs in its Development Impact Fee Compliance Requirements, the CIE must include the following for each capital facility category for which an impact fee will be charged:

- a projection of needs for the planning period, which for Harris County is from 2021 to 2045;
- the designation of service areas, which are the geographic areas in which a defined set of public facilities provide service to development within the area;
- the designation of levels of service (LOS), the service level that is provided and will be provided;
- a schedule of improvements listing impact fee related projects and costs for the planning period; and
- a description of funding sources for the planning period.

## ■ Looking Ahead

Forecasts indicate major growth ahead for Harris County as people continue to move into the county and attract increases in jobs and services. Over the coming 24 years, Harris County is projected to continue its previous rate of population growth, fully recovering from the lingering effects of the Great Recession and the COVID-19 global pandemic. Over the next 24 years, extending to 2045, it is expected that 37% of the people that will be living in Harris County in the future are not here today. Employment will also increase, though not to the extent of population growth. By 2045, the total number of 'value added' jobs in the county will increase as Harris County is projected to see a 32% increase in employment. Population, housing, and employment forecasts are presented in greater detail in Appendix B: Future Growth.



## Population and Housing Outlook

These future increases in population and housing are not as unprecedented as it may seem. Looking back over the past 19 years, since 2000 the county's population grew from about 23,900 to 35,240, an overall increase of more than 47%. During the decade of 2000-2010, the county's population increased by 7,582 and grew by an additional 3,087 new residents during the nine years since 2010. Slower growth between 2010 and 2019 is attributed to the impacts of the Great Recession. Full recovery from the Great Recession is anticipated, however, with a return to the county's historic population growth rate over the coming 24 years.

## Increased Job Opportunities

Though not as robust as population growth, the nonresidential growth forecast indicates an increase in the number of private-sector jobs such that by 2045, about 1 in 3 Harris County jobs (32%) will be new to the county. New jobs will increase by 5,264 compared to today's 'value-added' employment of 11,110—an increase equal to 47% of the number of today's workers.

Numerically, the county is projected to add the largest number of new jobs in real estate (1,205) followed by administrative positions (393), transportation and warehousing (294), finance & insurance (285), and manufacturing (247). Together, these five categories will account for over 2,400 new jobs, a little less than two-thirds (61%) of all new jobs to be added over the coming 24 years.

Proportionally, the greatest increases are expected in the real estate category (64% of real estate jobs in 2045) followed by administrative positions (40%), transportation and warehousing (38%), educational services (36%), and finance & insurance (35%).

What these residential and business growth projections mean is that Harris County will be called upon to expand its services and infrastructure if it is to maintain the quality of life and business environment enjoyed by its residents and workers. Failing to keep up will bring an erosion of the lifestyles and employment opportunities that attract new growth and investment tomorrow, and that are enjoyed by the population today.

## ■ Impact Fees

Impact fees present one potential revenue source for funding public facilities that will be needed to serve both existing *and* future residents and workers. The key is that the capital improvement, whether it is land, buildings or long-lived vehicles, must create new capacity within the system to keep pace with the number of future residents and businesses as the county grows. Maintenance and personnel costs are not eligible for impact fee funding, nor are replacement of deteriorated floor space or a run-down vehicle because, although the replacement is maintaining the level of service, no new capacity is created to serve the needs of new growth. In addition, school facilities are not eligible for impact fee funding based on the provisions of the Georgia Development Impact Fee Act. For each public facility category, this report identifies the current level of service provided throughout the county in order to quantify the capital facilities needed to meet future needs. Based on that analysis, calculations identify what portion of future capital facilities could be funded through impact fee collections.

## Impact Fees Authorized

Impact fees are authorized in Georgia pursuant to O.C.G.A. §36-71-1 *et seq.*, the *Georgia Development Impact Fee Act* (DIFA), and are administered by the Georgia Department of Community Affairs under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*, of the Georgia Administrative Code. Under DIFA, the County can collect money from new development based on that development's proportionate share—the 'fair share'—of

the cost to provide the facilities needed specifically to serve new development. In Georgia, impact fees can be collected for the following:

- Parks, open space, and recreation areas and related facilities;
- Public safety facilities, including law enforcement, fire, emergency medical services, and E-911 emergency communications;
- Animal control;
- Libraries;
- Roads, streets, and bridges;
- Stormwater and flood control facilities;
- Water supply, treatment, and distribution; and,
- Wastewater collection, treatment, and disposal.

Revenue for such facilities can be produced from new development in two ways: through future taxes paid by the homes and businesses that growth creates, and through an impact fee assessed as new development occurs.

The table below shows the facility categories that are eligible for impact fee funding under Georgia law and that were selected by the Board of Commissioners to be included in the County’s impact fee program. These categories include Parks & Recreation and Public Safety Facilities, specifically Fire Protection, Emergency Medical Services, Emergency 911 (E-911), and the Sheriff’s Office & Jail.

Indicated for each facility category are the types of public facilities that could be eligible for impact fee funding (in whole or in part), the service area for each public facility category as well as the basis for the standard adopted as the Level of Service to be delivered for each facility category.

**Table 1: Overview of Impact Fee Program – Facilities**

	<b>Eligible Facilities</b>	<b>Service Area</b>	<b>Level of Service Standard Based On...</b>
<b>Parks and Recreation</b>	Park acres and recreation components	Countywide	Number of acres and recreation components per dwelling unit
<b>Sheriff’s Office and Jail</b>	Buildings housing Sheriff functions and Jail, heavy vehicles	Countywide	Square footage and number of vehicles per day-night population
<b>Fire Protection</b>	Fire stations, training facilities, and fire apparatus	Countywide (excluding West Point)	Square footage and number of fire apparatus per day-night population
<b>EMS</b>	EMS stations, ambulances, and other heavy vehicles and equipment	Countywide (excluding West Point)	Square footage and number of vehicles and equipment per day-night population
<b>E-911</b>	E-911 facility space, communication towers, heavy vehicles and equipment, and emergency power systems	Countywide (excluding West Point)	Square footage of facilities and number of towers, vehicles and equipment per daynight population

NOTE: All facilities, including vehicles and equipment, must have a useful life of 10 years or more.

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The following terms are used in Table 1:

**Eligible Facilities** under the State Act are limited to capital items having a life expectancy of at least 10 years, such as land, buildings and other facilities, and major rolling stock (such as fire trucks). Impact fees cannot be used for the maintenance, supplies, personnel salaries or other operational costs, or for short-term capital items such as computers, furniture or passenger automobiles. None of these costs are included in the impact fee program.

**Service Areas** are the geographic areas that the facilities serve, and the areas within which the impact fee would apply. Monies collected in a service area for a particular type of facility may only be spent for that purpose, and only for projects that serve that service area.

**Level of Service Standards** are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new development to assure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor can it be required to subsidize existing facility deficiencies.

## ■ Editorial Conventions

This report observes the following conventions:

The capitalized word 'County' applies to the government of Harris County, the Board of County Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".

The lower-case word 'county' refers to the geographical area of Harris County, as in "the population of the county has grown".

Single quote marks ( ' and ' ) are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.

Double quote marks ( " and " ) are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or report.

Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.

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## Forecasts

In order to accurately calculate the demand for future services for Harris County, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2045. These projections provide the base-line conditions from which the current (2021) or future (2045) Level of Service calculations are produced.

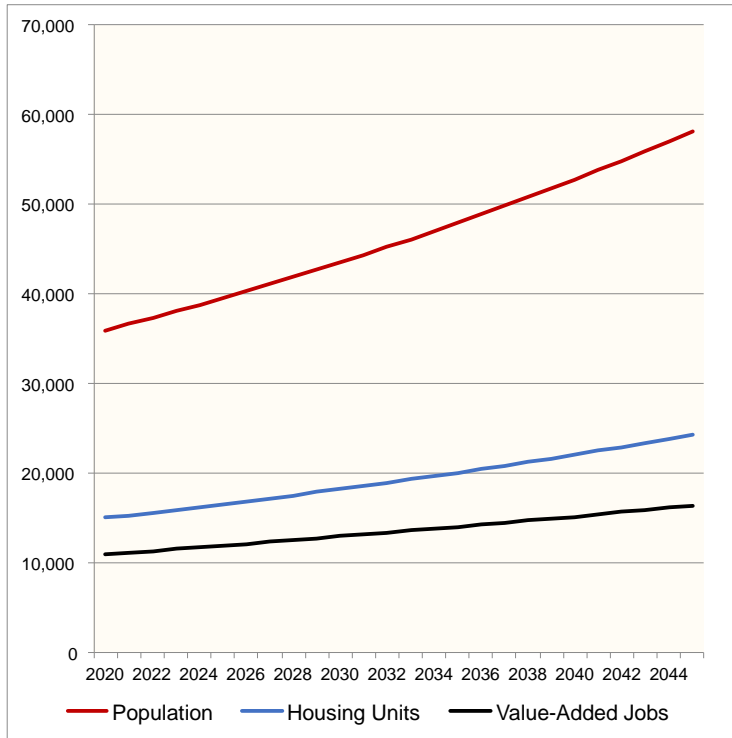
### ■ County Forecasts

Population projections reflect the extensive growth that is expected by 2045 in the county, interrelated with both housing and business growth. The ultimate population forecast for 2045 is more than 58,000 people—an additional 58.7% over the number of people in the county today. Housing for this future population growth will increase accordingly, yielding a 2045 housing stock of over 24,300 units of all types of housing, adding about 9,000 units to the existing housing supply.

Employment in the county will also increase, adding over 5,200 (47.4%) to the number of value-added jobs here today. The numbers shown in the 'value-added jobs' column are private sector, building-occupying employment figures and exclude those that are referred to as 'non-building related' jobs. 'Non-building related' jobs are those that do not normally require issuance of a building permit, and thus would not be assessed an impact fee, including employment that is considered to be transitory in nature (such as those working on construction sites) and strictly land-based such as farm workers. In addition, the workers employed by governmental entities are excluded because governments are exempt from paying impact fees.

**Table 2: Forecasts of Future Growth**

	Population	Housing Units	Value-Added Jobs
2020	35,921	15,027	10,901
2021	36,619	15,319	11,110
2022	37,330	15,617	11,312
2023	38,055	15,920	11,514
2024	38,795	16,230	11,716
2025	39,549	16,545	11,918
2026	40,317	16,866	12,124
2027	41,101	17,194	12,330
2028	41,899	17,528	12,535
2029	42,713	17,869	12,741
2030	43,543	18,216	12,947
2031	44,389	18,570	13,162
2032	45,252	18,931	13,377
2033	46,131	19,299	13,592
2034	47,027	19,673	13,807
2035	47,941	20,056	14,022
2036	48,873	20,446	14,250
2037	49,822	20,843	14,477
2038	50,790	21,248	14,705
2039	51,777	21,661	14,932
2040	52,783	22,081	15,160
2041	53,809	22,511	15,403
2042	54,854	22,948	15,646
2043	55,920	23,394	15,888
2044	57,007	23,848	16,131
2045	58,114	24,312	16,374



	Population	Housing Units	Value-Added Jobs
2021	36,619	15,319	11,110
2045	58,114	24,312	16,374
Increase	21,495	8,993	5,264
Growth	58.7%	58.7%	47.4%

Note: Value-Added Jobs exclude outdoor (non-building based) farm, forestry, mining and construction workers, and government employees.

Source: Based on U.S. Census Data.

## ■ Service Area Forecasts

Various county services are provided in one of two geographic service areas. Housing unit, population, and employment forecasts are presented on the following tables for each service area.

The service area is *countywide* for the Sheriff's Office & Jail and the Parks & Recreation public facility categories. These services are delivered by Harris County throughout the county and are available to all residents regardless of whether a municipal police department or recreation department provides similar services within the incorporated areas. Countywide growth forecasts are shown on Table 3 applicable to these services.

For Parks & Recreation services, only new residential development is assessed impact fees. Accordingly, impact fees are assessed exclusively on the basis of housing units. For the Sheriff and Jail, fees are based on the day-night population (i.e., residents and employee) because both residential and nonresidential development is assessed impact fees.

The service area is *countywide outside of West Point* for Fire Protection, EMS, and E-911 services. These services are provided throughout the county with the exception of West Point. The City of West Point has established Fire, EMS and E-911 departments of its own.

For Fire Protection, EMS, and E-911, impact fees are based on future growth throughout the county but excluding the portion of West Point that is inside the county. For each of these public facility categories, impact fees for residential uses are assessed on the basis of housing unit growth, while nonresidential uses are assessed using future growth in the 'day-night' population (see Table 4).



**Table 3: Future Growth Forecasts - Countywide**

	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Value-Added Jobs	Day-Night Population
2020	15,027	35,921	8,073	43,994
2021	<b>15,319</b>	36,619	8,238	<b>44,857</b>
2022	<b>15,617</b>	37,330	8,393	<b>45,723</b>
2023	<b>15,920</b>	38,055	8,548	<b>46,603</b>
2024	<b>16,230</b>	38,795	8,702	<b>47,497</b>
2025	<b>16,545</b>	39,549	8,857	<b>48,406</b>
2026	<b>16,866</b>	40,317	9,013	<b>49,330</b>
2027	<b>17,194</b>	41,101	9,169	<b>50,270</b>
2028	<b>17,528</b>	41,899	9,325	<b>51,224</b>
2029	<b>17,869</b>	42,713	9,481	<b>52,194</b>
2030	<b>18,216</b>	43,543	9,637	<b>53,180</b>
2031	<b>18,570</b>	44,389	9,798	<b>54,187</b>
2032	<b>18,931</b>	45,252	9,959	<b>55,211</b>
2033	<b>19,299</b>	46,131	10,120	<b>56,251</b>
2034	<b>19,673</b>	47,027	10,281	<b>57,308</b>
2035	<b>20,056</b>	47,941	10,442	<b>58,383</b>
2036	<b>20,446</b>	48,873	10,611	<b>59,484</b>
2037	<b>20,843</b>	49,822	10,780	<b>60,602</b>
2038	<b>21,248</b>	50,790	10,950	<b>61,740</b>
2039	<b>21,661</b>	51,777	11,119	<b>62,896</b>
2040	<b>22,081</b>	52,783	11,288	<b>64,071</b>
2041	<b>22,511</b>	53,809	11,469	<b>65,278</b>
2042	<b>22,948</b>	54,854	11,649	<b>66,503</b>
2043	<b>23,394</b>	55,920	11,830	<b>67,750</b>
2044	<b>23,848</b>	57,007	12,010	<b>69,017</b>
2045	<b>24,312</b>	58,114	12,191	<b>70,305</b>
<b>Increase 2021-45</b>	<b>8,993</b>	<b>21,495</b>	<b>3,953</b>	<b>25,448</b>

Source: Based on U.S. Census Data.

**Table 4: Future Growth Forecasts - Countywide Excluding West Point**

	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Value-Added Jobs	Day-Night Population
2020	14,599	34,954	7,856	42,810
2021	<b>14,883</b>	35,633	8,016	<b>43,649</b>
2022	<b>15,172</b>	36,325	8,167	<b>44,492</b>
2023	<b>15,467</b>	37,030	8,317	<b>45,347</b>
2024	<b>15,768</b>	37,750	8,468	<b>46,218</b>
2025	<b>16,074</b>	38,484	8,618	<b>47,102</b>
2026	<b>16,386</b>	39,231	8,770	<b>48,001</b>
2027	<b>16,704</b>	39,994	8,922	<b>48,916</b>
2028	<b>17,029</b>	40,771	9,074	<b>49,845</b>
2029	<b>17,360</b>	41,563	9,226	<b>50,789</b>
2030	<b>17,697</b>	42,370	9,377	<b>51,747</b>
2031	<b>18,041</b>	43,193	9,534	<b>52,727</b>
2032	<b>18,392</b>	44,033	9,691	<b>53,724</b>
2033	<b>18,749</b>	44,889	9,847	<b>54,736</b>
2034	<b>19,113</b>	45,760	10,004	<b>55,764</b>
2035	<b>19,485</b>	46,650	10,161	<b>56,811</b>
2036	<b>19,864</b>	47,557	10,325	<b>57,882</b>
2037	<b>20,249</b>	48,480	10,490	<b>58,970</b>
2038	<b>20,643</b>	49,422	10,655	<b>60,077</b>
2039	<b>21,044</b>	50,383	10,819	<b>61,202</b>
2040	<b>21,452</b>	51,361	10,984	<b>62,345</b>
2041	<b>21,870</b>	52,360	11,160	<b>63,520</b>
2042	<b>22,294</b>	53,377	11,335	<b>64,712</b>
2043	<b>22,728</b>	54,414	11,511	<b>65,925</b>
2044	<b>23,169</b>	55,472	11,687	<b>67,159</b>
2045	<b>23,620</b>	56,549	11,863	<b>68,412</b>
<b>Increase 2021-45</b>	<b>8,737</b>	<b>20,916</b>	<b>3,847</b>	<b>24,763</b>

Source: Based on U.S. Census Data.

# Parks & Recreation

## ■ Introduction

Public recreational opportunities are available in Harris County through a number of parks facilities operated by the Harris County Parks and Recreation Department. Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses make some incidental use of public parks for office events, company softball leagues, etc., but the use is minimal compared to that of the families and individuals who live in the county. Thus, the parks and recreation impact fee is limited to future residential growth.



## ■ Service Area

Parks and recreational facilities are made available to the county's population without regard to the political jurisdiction within which the resident lives. In addition, the facilities are provided equally to all residents, and are often used on the basis of the programs available as opposed to proximity of the facility. For instance, children active in the little leagues may play games at various locations throughout the county based on scheduling rather than geography. Other programs are located only at certain centralized facilities available to any Harris County resident. As a general rule, parks facilities are located throughout the county and in the future facilities will continue to be located around the county so that all residents will have recreational opportunities available on an equal basis. Thus, the entire county is considered a single service area for parks and recreation.

## ■ Level of Service

The determination of Level of Service (LOS) standards begins with an inventory of existing County facilities. Table 5 focuses on lands operated as parks by the Parks and Recreation Department. This land encompasses 295 acres that is used for five parks. A variety of recreation components are located in the County's parks and are inventoried in Table 6: Level of Service Calculations.

**Table 5: Current Inventory of Park Lands**

Park	Acreage
Charles Moultrie Park	29.00
E.C. Pate Park	100.00
Ellerslie Park	120.00
Soccer Complex	34.00
Pine Mountain Valley Park	12.00
<b>Total Park Acres</b>	<b>295.00</b>



Table 6 shows the current inventory of recreation components provided by the County, as well as components the County does not currently have in its recreation system but plans to add over the next two decades. These currently show as '0' in the 'current inventory' column.

Table 6 also presents the Level of Service (LOS) in recreation land and facilities per population, converts this to the Level of Service per the number of housing units occupied by that population, and then expresses the Level of Service per housing unit (since impact fees are assessed per housing unit when building permits are issued, not population).

**Table 6: Level of Service Calculations**

Component Type	Current Inventory	Level of Service per "X" Population**	Level of Service per "X" Housing Units**	Level of Service per Housing Unit***
<b>Park Acres</b>	<b>295.00</b>	1 per 124 Population =	1 per 52 Housing Units =	0.019231 for each Housing Unit
<b>Recreation Buildings &amp; Supporting Facilities *</b>				
<i>Community Center</i>	<i>1</i>	<i>1 per 36,619 Population =</i>	<i>1 per 15,319 Housing Units =</i>	<i>0.000065 for each Housing Unit</i>
Concessions/Restroom Building	<b>5</b>	1 per 6,457 Population =	1 per 2,701 Housing Units =	0.000370 for each Housing Unit
<i>Restroom Building</i>	<i>2</i>	<i>1 per 18,310 Population =</i>	<i>1 per 7,660 Housing Units =</i>	<i>0.000131 for each Housing Unit</i>
<i>Maintenance Building</i>	<i>3</i>	<i>1 per 12,206 Population =</i>	<i>1 per 5,106 Housing Units =</i>	<i>0.000196 for each Housing Unit</i>
<i>Parking Spaces</i>	<i>1,205</i>	<i>1 per 30 Population =</i>	<i>1 per 13 Housing Units =</i>	<i>0.076923 for each Housing Unit</i>
<b>Park and Recreation Components *</b>				
<i>Baseball/Softball Field</i>	<i>13</i>	<i>1 per 2,817 Population =</i>	<i>1 per 1,178 Housing Units =</i>	<i>0.000849 for each Housing Unit</i>
<i>Basketball Court, Outdoor</i>	<i>3</i>	<i>1 per 12,206 Population =</i>	<i>1 per 5,106 Housing Units =</i>	<i>0.000196 for each Housing Unit</i>
<i>Batting Cage</i>	<i>11</i>	<i>1 per 3,329 Population =</i>	<i>1 per 1,393 Housing Units =</i>	<i>0.000718 for each Housing Unit</i>
Boat/Fishing Dock	<b>0</b>	1 per 58,114 Population =	1 per 24,312 Housing Units =	0.000041 for each Housing Unit
Disc Golf Course	<b>0</b>	1 per 58,114 Population =	1 per 24,312 Housing Units =	0.000041 for each Housing Unit
Fitness Stations, Outdoor	<b>0</b>	1 per 7,264 Population =	1 per 3,039 Housing Units =	0.000329 for each Housing Unit
<i>Football Field</i>	<i>1</i>	<i>1 per 36,619 Population =</i>	<i>1 per 15,319 Housing Units =</i>	<i>0.000065 for each Housing Unit</i>
Pavilion, Small	<b>3</b>	1 per 7,264 Population =	1 per 3,039 Housing Units =	0.000329 for each Housing Unit
Pavilion, Large	<b>1</b>	1 per 14,529 Population =	1 per 6,078 Housing Units =	0.000165 for each Housing Unit
Pickleball Court, Outdoor	<b>0</b>	1 per 5,811 Population =	1 per 2,431 Housing Units =	0.000411 for each Housing Unit
Playground	<b>2</b>	1 per 7,264 Population =	1 per 3,039 Housing Units =	0.000329 for each Housing Unit
Agricultural Events Center	<b>0</b>	1 per 58,114 Population =	1 per 24,312 Housing Units =	0.000041 for each Housing Unit
Soccer Field	<b>10</b>	1 per 2,906 Population =	1 per 1,216 Housing Units =	0.000822 for each Housing Unit
Splash Pad	<b>0</b>	1 per 29,057 Population =	1 per 12,156 Housing Units =	0.000082 for each Housing Unit
Tennis Court	<b>3</b>	1 per 3,059 Population =	1 per 1,280 Housing Units =	0.000781 for each Housing Unit
Mountain Bike Trail (miles)	<b>0</b>	0 per 29,057 Population =	0 per 12,156 Housing Units =	0.000082 for each Housing Unit
Park Trail, Paved (miles)	<b>2.4</b>	1 per 13,208 Population =	1 per 5,525 Housing Units =	0.000181 for each Housing Unit
Park Trail, Soft Surface (miles)	<b>4</b>	1 per 5,811 Population =	1 per 2,431 Housing Units =	0.000411 for each Housing Unit
Rails to Trails Multi-Use Path	<b>10</b>	1 per 2,767 Population =	1 per 1,158 Housing Units =	0.000864 for each Housing Unit

\* *Italics*: LOS is based on the current inventory divided by the current population. Non-italics: LOS is based on the number of each component that is anticipated to serve local needs through 2045.

\*\* *Italics*: Converted using average population per housing unit in 2021. Non-italics: Converted using the average population per housing unit in 2045. \*\*\* "1" divided by the number of housing units for each component under 'Level of Service per "X" Housing Units' column.

Table 6 incorporates a combination of LOS standards reflecting current conditions as well as future plans, where applicable, that are relevant and useful to the impact fee calculations. The LOS for current facilities is expressed in terms of the number of people each recreation component currently serves (shown in italicized text in the table above and calculated by using the current inventory for the component divided into the current population), with the following exceptions: components that are not currently in the system but are intended to be added over time (shown as "0"), and component types that exist but for which the County has identified the need to expand in order to serve future growth over the next 20 years (shown on Table 6 as non-italicized text). In these instances, the LOS is based on the total number of recreation components anticipated to serve local needs through 2045.

These LOS 'per population' standards are then re-calculated as the number of housing units served by each component based on the number of people living in an average household (the average household size in the county). Since impact fees are assessed at the time a building permit is issued (and the parks and recreation impact fee will be applied only to residential uses), the LOS then must be converted to a 'per housing unit' basis.

## ■ Forecasts for Service Area

### Future Demand

Table 7 applies the LOS calculations from Table 6 to determine the facilities needed to meet the demand created by the existing residents of the county as well as the future demand for recreation components that will be generated by new growth and development.

The current number of housing units (15,319) is multiplied by the LOS standard ('LOS per Housing Unit') to determine the existing demand of today's population. The increase in housing units between 2021 and 2045 (8,993 - see Table 8) is multiplied by the same LOS to produce the future demand created by future growth.

**Table 7: Existing and Future Demand**

Component Type	LOS Per Housing Unit	Existing Demand (2021)*	New Growth Demand (2021-2045)**
<b>Park Acres</b>	0.019231	294.60	172.94
<b>Recreation Buildings &amp; Supporting Facilities</b>			
Community Center	0.000065	1.00	0.59
Concessions/Restroom Building	0.000370	5.67	3.33
Restroom Building	0.000131	2.00	1.17
Maintenance Building	0.000196	3.00	1.76
Parking Spaces	0.076923	1,178.38	691.77
<b>Park and Recreation Components</b>			
Baseball/Softball Field	0.000849	13.00	7.63
Basketball Court, Outdoor	0.000196	3.00	1.76
Batting Cage	0.000718	11.00	6.46
Boat/Fishing Dock	0.000041	0.63	0.37
Disc Golf Course	0.000041	0.63	0.37
Fitness Stations, Outdoor	0.000329	5.04	2.96
Football Field	0.000065	1.00	0.59
Pavilion, Small	0.000329	5.04	2.96
Pavilion, Large	0.000165	2.52	1.48
Pickleball Court, Outdoor	0.000411	6.30	3.70
Playground	0.000329	5.04	2.96
Agricultural Events Center	0.000041	0.63	0.37
Soccer Field	0.000822	12.60	7.40
Splash Pad	0.000082	1.26	0.74
Tennis Court	0.000781	11.97	7.03
Mountain Bike Trail (miles)	0.000082	1.26	0.74
Park Trail, Paved (miles)	0.000181	2.77	1.63
Park Trail, Soft Surface (miles)	0.000411	6.30	3.70
Rails to Trails Multi-Use Path	0.000864	13.23	7.77



\* 2021 Housing Units = 15,319  
 \*\* New Units (2021-2045) = 8,993

## Impact Fee Eligibility

New recreation components are eligible for impact fee funding only to the extent that the improvements are needed to specifically serve new growth and development, and only at the Level of Service applicable countywide. Table 8 shows the number of new recreation components that are needed to satisfy needs of the county's future residents, and the extent to which fulfillment of those needs will serve future growth demand.

**Table 8: Future Park Facility Impact Fee Eligibility**

Component Type	Current Inventory	Existing Demand	Excess or (Shortfall)	New Growth Demand	Net Total Needed*	Total Needed**	% Impact Fee Eligible
<b>Park Acres</b>	295.00	294.60	0.40	172.94	172.54	172.54	100.00%
<b>Recreation Buildings &amp; Supporting Facilities</b>							
Community Center	1	1.00	0.00	0.59	0.59	1.00	58.70%
Concessions/Restroom Building	5	5.67	(0.67)	3.33	4.00	4.00	83.24%
Restroom Building	2	2.00	0.00	1.17	1.17	1.00	100.00%
Maintenance Building	3	3.00	0.00	1.76	1.76	2.00	88.06%
Parking Spaces	1,205	1,178.38	26.62	691.77	665.15	665.00	100.00%
<b>Park and Recreation Components</b>							
Baseball/Softball Field	13	13.00	0.00	7.63	7.63	8.00	95.43%
Basketball Court, Outdoor	3	3.00	0.00	1.76	1.76	2.00	88.06%
Batting Cage	11	11.00	0.00	6.46	6.45	6.00	100.00%
Boat/Fishing Dock	0	0.63	(0.63)	0.37	1.00	1.00	36.99%
Disc Golf Course	0	0.63	(0.63)	0.37	1.00	1.00	36.99%
Fitness Stations, Outdoor	0	5.04	(5.04)	2.96	8.00	8.00	36.99%
Football Field	1	1.00	0.00	0.59	0.59	1.00	58.70%
Pavilion, Small	3	5.04	(2.04)	2.96	5.00	5.00	59.18%
Pavilion, Large	1	2.52	(1.52)	1.48	3.00	3.00	49.32%
Pickleball Court, Outdoor	0	6.30	(6.30)	3.70	10.00	10.00	36.99%
Playground	2	5.04	(3.04)	2.96	6.00	6.00	49.32%
Agricultural Events Center	0	0.63	(0.63)	0.37	1.00	1.00	36.99%
Soccer Field	10	12.60	(2.60)	7.40	9.99	10.00	73.96%
Splash Pad	0	1.26	(1.26)	0.74	2.00	2.00	36.99%
Tennis Court	3	11.97	(8.97)	7.03	15.99	16.00	43.91%
Mountain Bike Trail (miles)	0	1.26	(1.26)	0.74	2.00	2.00	36.99%
Park Trail, Paved (miles)	2	2.77	(0.37)	1.63	2.00	2.00	81.37%
Park Trail, Soft Surface (miles)	4	6.30	(2.30)	3.70	6.00	6.00	61.65%
Rails to Trails Multi-Use Path	10	13.23	(3.23)	7.77	11.00	11.00	70.60%

\* Additional components needed to meet future growth needs.

\*\* For recreation components that can only be built in whole numbers: 'Total Needed' rounded to nearest whole number. For park acres and walking trails, actual number shown.

Table 8 begins with the current inventory of recreation components and the 'existing demand' for those components to meet the needs of the current (2021) population based on the applicable Level of Service standards (shown on Table 6).

The 'Excess or (Shortfall)' column compares the existing demand to the current inventory for each recreation component. If an 'excess' were to exist, that would mean that more components (or portions of components) exist than are needed to meet the demands of the current population, and those 'excesses' would create capacity to meet the recreational needs of future growth. This is the case for two components in Harris County: park acres and parking spaces.

Conversely, a 'shortfall' indicates that there are not enough components (or portions of components) to meet the recreational needs of the current population based on the LOS standard (e.g., concessions/restroom buildings, pavilions, playgrounds, etc.).

In all other instances, 'existing demand' is the same as the 'current inventory' and there is no excess or shortfall (e.g., community centers, restroom buildings, baseball/softball fields, etc.). This occurs where 'existing demand' is used in the calculation of LOS standards in Table 6.

The column on Table 8 labeled 'New Growth Demand' shows the total demand for recreation components specifically needed to meet future growth demands (from Table 7). The 'Net Total Needed' column shows all existing and future needs combined, which equates to the number of new components that need to be added to the recreation system. The current 'shortfall' that exists for recreation components is added to facility needs tied to new growth to bring the current population up to the current Level of Service required to be available to all—both current and future residents.

For all components except park acres and trail miles, the 'Total Needed' column is rounded to the nearest whole numbers. This is simply due to the fact that the County cannot build a portion of a facility, it must build complete, entire facilities. As a result, the '% Impact Fee Eligible' column may reflect a percentage less than 100%.

For example, new growth mathematically demands only 1.76 basketball courts, not two full courts. The County cannot build a portion of a basketball court for it to serve its intended purpose, it must build an entire court for it to be usable. Thus, two basketball courts need to be added, which is technically slightly more than what new growth requires. This results in the total cost of the courts being less than 100% impact fee eligible; the portion that is impact fee eligible (1.76) results in the percentage that is impact fee eligible (88.06%).

Conversely, in some cases the 'net total needed' figure is rounded down to the nearest whole number in the 'Total Needed' column. For example, new growth demand for restroom buildings is only 1.17. To round that number up to '2' would result in one facility being 100% impact fee eligible and the other only 17% eligible. In these cases, it makes more sense from a public expenditures standpoint to fund only 1 building with impact fees (at 100% eligible) now and to delay the construction of a second until a future date when new impact fee calculations (a revised CIE with a horizon extended beyond 2045) would more fully justify the second restroom facility.

The '% Impact Fee Eligible' column shows the percentage of each new facility that is eligible for impact fee funding. A majority of recreation facilities are only partially eligible for impact fee funding. Soccer fields, for example, are 73.96% impact fee eligible. This percentage equates to the portion of needed fields (10) that are demanded by new growth alone (73.96%), calculated by dividing '7.40' by '10'. The remaining 26.04% is needed to satisfy existing demand due to the 'shortfall' in the County's inventory of soccer fields based on the LOS standard.

## ■ Future Costs

Table 9 is a listing of the future capital project costs to provide the additional recreation components needed to attain the applicable Level of Service standards.

**Table 9: Costs to Meet Future Demand for Parks and Recreation**

Component Type	Total Proposed	Net Cost Per Unit*	Gross Cost Per Unit**	Total Cost (2021)	% Impact Fee Eligible	New Growth Share (2021)	Net Present Value***
<b>Park Acres</b>	172.54	\$ 5,000	\$ 6,100	\$ 1,052,485	100.00%	\$ 1,052,485	\$ 1,291,475
<b>Recreation Buildings &amp; Supporting Facilities</b>							
Community Center	1	\$ 750,000	\$ 915,000	\$ 915,000	58.70%	\$ 537,150	\$ 689,411
Concessions/Restroom Building	4	\$ 100,000	\$ 122,000	\$ 488,000	83.24%	\$ 406,200	\$ 521,342
Restroom Building	1	\$ 80,000	\$ 97,600	\$ 97,600	100.00%	\$ 97,600	\$ 125,266
Maintenance Building	2	\$ 80,000	\$ 97,600	\$ 195,200	88.06%	\$ 171,899	\$ 220,626
Parking Spaces	665	\$ 500	\$ 610	\$ 405,650	100.00%	\$ 405,650	\$ 492,458
<b>Park and Recreation Components</b>							
Baseball/Softball Field	8	\$ 100,000	\$ 122,000	\$ 976,000	95.43%	\$ 931,363	\$ 1,130,673
Basketball Court, Outdoor	2	\$ 75,000	\$ 91,500	\$ 183,000	88.06%	\$ 161,155	\$ 195,642
Batting Cage	6	\$ 20,000	\$ 24,400	\$ 146,400	100.00%	\$ 146,400	\$ 177,729
Boat/Fishing Dock	1	\$ 35,000	\$ 42,700	\$ 42,700	36.99%	\$ 15,795	\$ 19,175
Disc Golf Course	1	\$ 20,000	\$ 24,400	\$ 24,400	36.99%	\$ 9,026	\$ 10,957
Fitness Stations, Outdoor	8	\$ 35,000	\$ 42,700	\$ 341,600	36.99%	\$ 126,358	\$ 153,398
Football Field	1	\$ 400,000	\$ 488,000	\$ 488,000	58.70%	\$ 286,480	\$ 347,786
Pavilion, Small	5	\$ 40,000	\$ 48,800	\$ 244,000	59.18%	\$ 144,409	\$ 175,312
Pavilion, Large	3	\$ 80,000	\$ 97,600	\$ 292,800	49.32%	\$ 144,409	\$ 175,312
Pickleball Court, Outdoor	10	\$ 35,000	\$ 42,700	\$ 427,000	36.99%	\$ 157,960	\$ 191,763
Playground	6	\$ 100,000	\$ 122,000	\$ 732,000	49.32%	\$ 361,022	\$ 438,280
Agricultural Events Center	1	\$ 500,000	\$ 610,000	\$ 610,000	36.99%	\$ 225,639	\$ 273,925
Soccer Field	10	\$ 50,000	\$ 61,000	\$ 610,000	73.96%	\$ 451,129	\$ 547,670
Splash Pad	2	\$ 150,000	\$ 183,000	\$ 366,000	36.99%	\$ 135,383	\$ 164,355
Tennis Court	16	\$ 50,000	\$ 61,000	\$ 976,000	43.91%	\$ 428,573	\$ 520,286
Mountain Bike Trail (miles)	2	\$ 25,000	\$ 30,500	\$ 61,000	36.99%	\$ 22,564	\$ 27,392
Park Trail, Paved (miles)	2	\$ 50,000	\$ 61,000	\$ 122,022	81.37%	\$ 99,289	\$ 120,537
Park Trail, Soft Surface (miles)	6	\$ 60,000	\$ 73,200	\$ 439,260	61.65%	\$ 270,789	\$ 328,737
Rails to Trails Multi-Use Path	11	\$ 750,000	\$ 915,000	\$ 10,065,000	70.60%	\$ 7,105,868	\$ 8,626,506
				<b>Totals \$ 20,301,117</b>			<b>\$ 13,894,593 \$ 16,966,012</b>

\* Cost estimates are based on known or comparable facility costs.  
 \*\* Includes contingency at 15% and architectural/engineering services at 7%.  
 \*\*\* Construction dates vary. NPV based on CPI, CCI or BCI as appropriate, in an average construction year of 2033.

Facility construction costs in the ‘Net Cost per Unit’ column are based on costs drawn from a variety of sources, including facilities that have been previously constructed by the County and similar facilities that have been built in other counties. Each of these 2021 estimated cost figures are then increased to the gross cost by 22% to account for architectural and engineering services as well as contingencies.

These ‘Total Cost (2021)’ figures on the Table are converted to ‘New Growth Share (2021)’ dollars based on the percentage that each improvement is impact fee eligible (from Table 8).

The Net Present Value of new growth’s share of the cost for each component is calculated as follows:

Since the actual pace and timing of construction for the improvements proposed to meet future demand have not been programmed, an ‘average’ year of 2033 is used for Net Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimates for the construction of the recreation components, the NPVs are calculated by increasing the current (2021) estimated costs using Engineering News Record’s (ENR) 10-year average building cost inflation (BCI) rate for buildings (such as



maintenance buildings), the 10-year average CPI rate for acreage, and the 10-year average construction cost inflation (CCI) for all other projects. All project costs are then reduced to current NPV dollars using the Net Discount Rate.

## ■ Scheduling Individual Projects and Improvements

Improvements listed on Table 9 cannot be scheduled on an annual basis over the coming 20 years with any certainty. Accordingly, and as noted in the previous section, an 'average' year of 2033 is assigned to all projects in order to calculate estimated project costs. Over the next 5 years, however, specific projects drawn from the table by the Board of Commissioners are scheduled as part of the annual budget adoption process. These projects are then shown on the Community Work Program, included in this report, and may be subsequently updated each year as part of the County's Annual CIE Update report reflecting decisions by the Board regarding capital project funding decisions made during consideration and adoption of that year's annual budget.



# Sheriff's Office & Jail

## ■ Introduction

The Harris County Sheriff's Office & Jail category focuses on the law enforcement activities of the Office and includes the Uniform Patrol Division, Criminal Investigations Division (CID), and the Court Service Department. The Sheriff's Office also provides security for all courts, processes warrants, and operates the county jail in the Law Enforcement Center. The county jail is a holding facility for individuals charged with a criminal offense waiting for a court appearance and for persons already sentenced but waiting for a transfer to a state or federal facility. The jail also holds persons found guilty of certain misdemeanors and sentenced to twelve months or less.



## ■ Service Area

The entire county is considered a single service area for the provision of law enforcement activities and facilities under the Sheriff's Office & Jail category because all residents and employees of the county benefit from them. Although each city maintains its own police department, the Sheriff's Office provides back up within each incorporated area and also provides supplemental services throughout the county, including serving court papers and documents.

## ■ Level of Service

The Level of Service is determined by an inventory of the square footage and specialized heavy vehicles currently used by the Sheriff's Office, and by a future expansion of the county jail planned to meet the needs of the County in 2045.

Table 10 shows the inventory of existing building area occupied by the Sheriff's Office for law enforcement activities, including administrative offices and evidence storage space. One heavy vehicle (defined as a vehicle having a service life of 10 years or more) – a transport van – is included in the inventory. Note that rolling stock such as patrol cars are not generally eligible for cost recovery because they do not last at least 10 years and are therefore not included in the inventory below.

Table 10 also shows the existing and planned number of beds in the county jail, which is located in the Law Enforcement Center. The future expansion project will add 98 beds to the 115 that are in the jail.



**Table 10: Inventory of Sheriff’s Office & Jail Facilities**

Description		Location	Quantity
<b>Existing Facilities</b>			<i>Square Feet</i>
Sheriff's Office		9989 Highway 116	8,000
Evidence Storage Space*		9825 Highway 116	600
Harris County Courthouse**		102 N. College St.	1,900
			<b>10,500</b>
			<i>Beds</i>
Law Enforcement Center (County Jail)		9825 Highway 116	<b>115</b>
			<i>Number</i>
Heavy Vehicle*** - Prisoner Transport Van			<b>1</b>
<b>Planned Facilities</b>			<i>Additional Beds</i>
Jail Expansion			<b>98</b>

\*Located in the Law Enforcement Center.

\*\* Space in the courthouse that is used by the Sheriff’s Office.

\*\*\* Vehicles having a service life of 10 years or more.

**Table 11: Level of Service Calculations**

Level of Service			Future Demand	
Facilities	Service Population	Level of Service	Future Population	New Growth Demand*
<b>Existing Square Feet</b>	<b>Day-Night Population (2021)</b>	<b>Square Feet of Floor Area per Person</b>	<b>2021-2045 Day-Night Population</b>	<b>Net New Square Feet Needed</b>
10,500	44,857	0.234077	25,448	5,957
<b>Existing &amp; Planned Jail Beds</b>	<b>Day-Night Population (2045)</b>	<b>Beds per Person</b>	<b>Day-Night Population (2045)</b>	<b>Net New Jail Beds Needed</b>
213	70,305	0.003030	70,305	98
<b>Existing Heavy Vehicles</b>	<b>Day-Night Population (2021)</b>	<b>Vehicles per Person</b>	<b>2021-2045 Day-Night Population</b>	<b>New Heavy Vehicles Needed</b>
1	44,857	0.000022	25,448	0.57

\* System improvements are 100% impact fee eligible to the whole number. One heavy vehicle is 57% impact fee eligible.

Table 11 presents the calculation of Level of Service based on the inventory and planned improvements on Table 31. Day-night population is used in calculating Level of Service and demand for future facilities due to the Sheriff’s Office and Jail serving both residences and businesses throughout the county on a 24-hour basis.

The Level of Service is measured in terms of the existing building area in square feet and heavy vehicles used by the Sheriff's Office per 2021 day-night population in the county. For the county jail, the Level of Service is based on the total number of beds that are sufficient to meet the needs of the County through 2045.

## ■ Forecasts for Service Area

### Future Demand

Table 11 also calculates the future demand for facilities that will be required to fully meet the needs of the residents and businesses in the year 2045. For building area (square footage) and heavy vehicles, demand is based on the Level of Service standards shown on the table that are then applied to the expected day-night population growth between 2021 and 2045. As shown on the table, only a portion (.57) of a heavy vehicle is required to serve future growth based on the Level of Service. Only that portion (57%) of the cost of the vehicle is therefore impact fee eligible. However, the 5,957 in square feet of new building area is the number 'demanded' by new growth and is therefore 100% impact fee eligible.

The future demand for jail beds is based on the plans of the Sheriff's Office to serve future growth. This demand calculation is based on the forward-looking LOS calculation in the table, minus the existing jail beds. Thus, the 'Net New Jail Beds Needed' are those needed to serve future growth in the county in the coming 20 years. Since the new building area and the jail expansion are exactly what is required to serve new growth, the projects are 100% impact fee eligible. This is represented in the 'New Growth Demand' column.

### Future Costs

In the absence of specific building projects for the Sheriff's Office (not including the jail), and since the actual pace and timing of construction for the improvements to meet future demand have not been programmed, an 'average' year of 2033 is used for the Net Present Value calculations – some will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimate for the construction of future building area (which may be an expansion of an existing facility or the construction of a new building) and the jail expansion, the NPV is calculated by increasing the current (2021) estimated costs using the Engineering News-Record's (ENR) 10-year average building cost inflation (BCI) rate, and then discounting this future amount back using the Net Discount Rate.

A per-square foot construction cost of \$295 has been used to estimate the cost of future non-jail construction projects, based on an average of similar projects included in recent editions of a nationally recognized source (BNi Publications annual building cost books). The estimated cost of the jail is based on information compiled by the Sheriff's Office.

To calculate the NPV of the impact fee eligible cost estimate of the transport van, the current estimated cost is inflated to the target year (2033) using the 10-year average Consumer Price Index (CPI) and then reduced using the Net Discount Rate to produce the Net Present Value.

The project costs are shown on Table 12: Project Costs to Meet Future Demand

**Table 12: Project Costs to Meet Future Demand**

Year	Description	Number	2021 Total Cost *	Estimated Cost 2033 (NPV)	% Impact Fee Eligible	Total Impact Fee Eligible Cost
2033	New Building Area (sq.ft.)	5,957	\$1,759,200	\$ 2,257,865.62	100%	\$ 2,257,865.62
	Jail Expansion (beds)	98	\$7,000,000	\$ 8,984,230.88	100%	\$ 8,984,230.88
	Transport Van	1	\$ 110,000.00	\$ 134,977.95	57%	\$ 76,937.43
<b>Totals</b>				<b>\$ 11,377,074.44</b>		<b>\$ 11,319,033.92</b>

\* Building cost estimates (\$295/square foot for new building area and \$7,000,000 for the jail expansion) are based on information provided by Sheriff's Office and on comparable facilities included in the Green Building Square Foot Costbook, 2018, edition, BNI Publications. Transport van cost is based on the existing vehicle in the County fleet.

\*\*2021 cost estimate inflated to target year (2033) using the BCI and CPI, reduced to NPV using the Discount Rate.

# Fire Protection

## ■ Introduction

Fire protection is provided in Harris County through ten volunteer fire departments. Each department has under its command fire stations and fire trucks. The departments currently maintain 17 stations and substations located throughout the county and coordinate their activities and coverage through a Council of Fire Chiefs.

## ■ Service Area

Fire protection is provided countywide outside of the City of West Point, which has its own department and operates independently from the volunteer fire departments. For this reason, the entire county outside of West Point is considered a single service area for the provision of fire protection because all residents and employees within this area have equal access to the benefits of the service.

## ■ Level of Service

The current Level of Service is determined by an inventory of the square footage and heavy vehicles used for fire protection services. As shown in Table 13 and Table 14, the volunteer fire departments currently provide service with a combined building square footage of 61,945 in its 17 fire stations and supporting facilities, utilizing a total of 51 fire-fighting apparatus.

**Table 13: Inventory of Fire Apparatus**

Type and Number of Existing Vehicles*	
<i>Fire Apparatus</i>	
Pumper	32
Tender	4
Ladder	1
Rescue	6
Brush Truck	8
<b>Total Fire Apparatus</b>	<b>51</b>

\* Vehicles having a service life of 10 years or more



Note that the term 'fire apparatuses apply to any rolling stock which is used for the primary purpose of fighting, suppressing or controlling fires of any type—buildings, fields, automobile wrecks, wooded areas, etc. The County does not contemplate acquiring any type of fire apparatus other than those listed above.

**Table 14: Inventory of Fire Stations and Facilities**

<b>Existing Fire Stations and Facilities</b>		
<b>Name</b>	<b>Location</b>	<b>Floor Area</b>
<b>Antioch VFD - Station 100</b>		
Station 1	5430 GA Hwy 210, Fortson	4,422
Station 2	5219 Lickskillet Road, Hamilton	448
Station 3	85 Satelite Circle, Fortson	448
Station 4	7840 GA Hwy 219, Hamilton	809
Station 5	3534 Mountain Hill Road, Fortson	468
Station 6	580 Harrisville Road, Fortson	1,280
<b>Cataula VFD - Station 200</b>		
Station 1	107 Raymond Drive, Catuala	2,170
Station 2	7120 GA Hwy 315, Cataula	5,200
<b>Ellerslie VFD - Station 300</b>		
Station 300	13425 Warm Springs Road, Ellerslie	8,400
<b>Hamilton VFD - Station 1100</b>		
Station 1100	10188 GA Hwy 16, Hamilton	7,700
<b>Hopewell VFD - Station 500</b>		
Station 500	6381 Hopewell Church Road, Pine Mountain	2,716
<b>NW Harris VFD - Station 800</b>		
Station 1	4433 Pine Lake Road, West Point	9,100
Station 2	2340 Piedmont Lake Road, Pine Mountain	984
<b>Pine Mountain VFD - Station 1200</b>		
Station 1200	301 East Chipley Street, Pine Mountain	4,160
<b>Pine Mountain Valley VFD - Station 900</b>		
Station 900	95 Park Lane, Pine Mountain Valley	6,100
<b>Shiloh VFD - Station 1300</b>		
Station 1300	1165 Main Street, Shiloh	3,840
<b>Waverly Hall VFD - Station 1400</b>		
Station 1400	547 O'Neal Drive, Waverly Hall	2,500
<b>Fire Training Center</b>		
Burn Building	10188 GA Hwy 116, Hamilton	1,200
<b>Total Existing Square Footage</b>		<b>61,945</b>

**Table 15 Level of Service Calculations**

Level of Service			Future Demand	
Facilities	Current Service Population	Level of Service	Future Service Population	New Growth Demand*
<b>Existing Square Feet</b>	<b>2021 Day-Night Population</b>	<b>Square Feet per Person</b>	<b>Day-Night Population Increase (2021-45)</b>	<b>Net New Square Feet Needed</b>
61,945	43,649	1.419170	24,763	35,143
<b>Existing Fire Apparatus</b>	<b>2021 Day-Night Population</b>	<b>Fire Apparatus per Person</b>	<b>Day-Night Population Increase (2021-45)</b>	<b>Net New Fire Apparatus Needed</b>
51	43,649	0.001168	24,763	28.93

\*Number of fire apparatus will be rounded down to 28 vehicles having 100% impact fee eligibility.

Table 15 presents the calculation of Level of Service based on the inventory in the preceding tables. Day-night population is used in calculating Level of Service and demand for future facilities due to fire protection services being available to both residences and businesses on a 24-hour basis.

The Level of Service is measured in terms of the existing building area in square feet and fire apparatus per 2021 day-night population in the county.

## ■ Forecasts for Service Area

### Future Demand

Table 15 also calculates the future demand for square footage and fire apparatus, based on the Level of Service standards shown on the table that are applied to the expected day-night population growth between 2021 and 2045. Facilities needed to serve new growth in 2045 include 35,143 square feet in space that is 100% impact fee eligible because it is the full amount needed to meet new growth demand. Additional future needs add up to 28.93 fire apparatus. Note that, because only 'whole' vehicles can be purchased (as opposed to the portion of one – .93 of a vehicle – that is technically needed to meet future demand), this figure is rounded down to the nearest whole number, resulting in 28 fire apparatus that are 100% impact fee eligible.

### Future Costs

Since the actual pace and timing of construction for the improvements to meet future demand have not been programmed, an 'average' year of 2033 is used for the Net Present Value calculations – some will occur earlier for less cost, and some later at greater cost. All will average out.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimate for the construction of future fire stations or supporting facilities (which may be an expansion of an existing facility or the construction of a new building), the NPV is calculated by increasing the current (2021) estimated costs using the Engineering New Record's



(ENR) 10-year average building cost inflation (BCI) rate, and then discounting this future amount back using the Net Discount Rate.

A per-square foot construction cost of \$300 has been used to estimate the cost of future building projects, based on an average of similar projects in Georgia communities.

To calculate the NPV of the impact fee eligible cost estimate of the fire apparatus, the current estimated cost is inflated to the target year (2033) using the 10-year average Consumer Price Index (CPI) and then reduced using the Net Discount Rate to produce the Net Present Value. The estimated unit cost is the average cost of the existing vehicle types operating in the County, based on current prevailing rates.

The project costs are shown on Table 16: Project Costs to Meet Future Demand.

**Table 16: Project Costs to Meet Future Demand**

Description	Number	2021 Cost Each*	Total 2021 Cost	Estimated Cost 2033 (NPV)**	% Impact Fee Eligible	Total Impact Fee Eligible Cost
New Building Area (sq.ft.)	35,143	\$ 300.00	\$ 10,542,907.00	\$ 13,531,415.80	100%	\$ 13,531,415.80
New Fire Apparatus	28	\$ 325,000.00	\$ 9,100,000.00	\$ 11,166,357.31	100%	\$ 11,166,357.31
<b>Totals</b>			<b>\$ 19,642,907.00</b>	<b>\$ 24,697,773.11</b>		<b>\$ 24,697,773.11</b>

\* Building cost estimates based on comparable facilities in other Georgia communities; estimated fire apparatus unit cost represents the average cost of vehicle types in the existing inventory based on current prevailing rates.

\*\*2021 cost estimate inflated to target year (2033) using the BCI and CPI, reduced to NPV using the Discount Rate.

Since the new building area and fire apparatus are exactly what is required to serve new growth, the projects are 100% impact fee eligible. The impact fee eligible square footage may be allocated across various new or expanded fire stations or other supporting facilities and may be implemented in different years. As previously stated, an 'average' year of 2033 is used for the Net Present Value calculations since it is unknown when additional building space will be constructed and when additional fire apparatus will be purchased.

Table 17 on the next page shows future capital improvements, drawn from Table 16, scheduled in pace with annual demands generated by population and business growth. Actual implementation dates will be determined through the annual budget adoption process undertaken by the Board of Commissioners.

**Table 17 Project Costs to Meet Future Demand**

Year*	Service Area Day-Night Population		Facility Addition (sf)	Additional Fire Trucks	Cost**		Total Cost
	Total	Cumulative Additions			Facility	Fire Truck	
2022	44,492						
2023	45,347	855					
2024	46,218	1,727		1		\$398,798.48	\$398,798.48
2025	47,102	2,610	5,020	2	\$ 1,933,059.40	\$797,596.95	\$2,730,656.35
2026	48,001	3,510		1		\$398,798.48	\$398,798.48
2027	48,916	4,424		1		\$398,798.48	\$398,798.48
2028	49,845	5,353	5,020	2	\$ 1,933,059.40	\$797,596.95	\$2,730,656.35
2029	50,789	6,297		1		\$398,798.48	\$398,798.48
2030	51,747	7,256		1		\$398,798.48	\$398,798.48
2031	52,727	8,236	5,020	2	\$ 1,933,059.40	\$797,596.95	\$2,730,656.35
2032	53,724	9,233		1		\$398,798.48	\$398,798.48
2033	54,736	10,244		1		\$398,798.48	\$398,798.48
2034	55,764	11,273		1		\$398,798.48	\$398,798.48
2035	56,811	12,319	5,020	2	\$ 1,933,059.40	\$797,596.95	\$2,730,656.35
2036	57,882	13,390		1		\$398,798.48	\$398,798.48
2037	58,970	14,479		1		\$398,798.48	\$398,798.48
2038	60,077	15,585	5,020	2	\$ 1,933,059.40	\$797,596.95	\$2,730,656.35
2039	61,202	16,710		1		\$398,798.48	\$398,798.48
2040	62,345	17,854		1		\$398,798.48	\$398,798.48
2041	63,520	19,028	5,020	2	\$ 1,933,059.40	\$797,596.95	\$2,730,656.35
2042	64,712	20,220		1		\$398,798.48	\$398,798.48
2043	65,925	21,433		1		\$398,798.48	\$398,798.48
2044	67,159	22,667	5,020	2	\$ 1,933,059.40	\$797,596.95	\$2,730,656.35
2045	68,412	23,920					\$0.00
		<b>Totals</b>	<b>35,143</b>	<b>28</b>	<b>\$ 13,531,415.80</b>	<b>\$11,166,357.31</b>	<b>\$24,697,773.11</b>

\*Actual implementation dates will be determined through the annual budget adoption process.

\*\*Costs in Net Present Value (NPV), based on BCI for buildings and CPI for vehicles in an average year of 2033.

# Emergency Medical Services

## ■ Introduction

Emergency medical services are provided by Harris County through its Emergency Medical Services (EMS) Department. The EMS Department provides advanced life support (ALS) ambulance service and maintains four EMS stations located throughout the county operating 24/7 with a fleet of ambulances and supporting equipment.



## ■ Service Area

Emergency medical services are provided countywide outside of the City of West Point, which has its own department and operates independently from the County EMS Department. For this reason, the entire county outside of West Point is considered a single service area for the provision of EMS services because all residents and employees within this area have equal access to the benefits of the service.

## ■ Level of Service

The Level of Service is determined by an inventory of the square footage, vehicles, and equipment currently used by the EMS Department, by the planned addition of building space in the form of expansions to two EMS stations, and by the addition of three new stations, as well as the addition of five ambulances. These planned improvements have been identified to meet the needs of the County in 2045.

As shown in Table 18, the EMS Department currently provides service with a combined building square footage of 19,341 in its 4 stations, utilizing a variety of vehicles (that include seven ambulances) and related equipment.

Table 18 also shows two future building expansion projects and three new stations, which would add 17,800 square feet to the inventory of building area for a total of 37,141 square feet. In addition, five additional ambulances are shown as being added to the fleet in the future, resulting in a total of 12 ambulances.



**Table 18 Inventory of EMS Facilities**

Description	Quantity
<b>Existing Building Floor Area (in square feet)</b>	
Station 1 EMS Hamilton	6,750
Station 2 EMS Mountain Hill	7,200
Station 3 EMS Waverly Hall	3,500
Station 4 EMS Pine Mountain	1,891
<i>Total Building Floor Area</i>	<i>19,341</i>
<b>Existing Vehicles &amp; Equipment*</b>	
Ambulances	7
ATV Side x Sides	2
Emergency Response Boats	1
Trailers**	2
Field/Administrative Vehicles	3
<b>Planned Building Floor Area (in square feet)</b>	
Station 1 Expansion	1,400
Station 2 Expansion	1,400
Station 5 (New)	5,000
Station 6 (New)	5,000
Station 7 (New)	5,000
<i>Total Planned Building Floor Area</i>	<i>17,800</i>
<b>Planned Vehicles</b>	
Ambulances	5

\* Vehicles and equipment having a service life of 10 years or more. \*\* Includes one utility trailer and one enclosed trailer.

Table 19 on the next page presents the calculation of Level of Service based on the inventory and planned improvements on the table above. Day-night population is used in calculating Level of Service and demand for future facilities due to the EMS Department serving both residences and businesses throughout the county on a 24hour basis.

The Level of Service is measured in terms of the existing vehicles and equipment used by the EMS Department per 2021 day-night population in the county, with the exception that the Level of Service for ambulances is based on the total number (12) that is necessary to meet the needs of the County through 2045. This same looking-forward approach is used to calculate the Level of Service for building floor area. In this instance, a total of 37,141 square feet in building area is anticipated to serve future growth and development, based on current County EMS plans.

**Table 19: Level of Service Calculations**

Level of Service			Future Demand	
Facilities	Current Service Population	Level of Service	Future Service Population	New Growth Demand*
<b>Existing Square Feet</b>	<b>2045 Day-Night Population</b>	<b>Square Feet per Person</b>	<b>2024 Day-Night Population</b>	<b>Net New Square Feet Needed</b>
37,141	68,412	0.542903	68,412	17,800
<b>Existing Planned Ambulances</b>	<b>2045 Day-Night Population</b>	<b>Ambulances per Person</b>	<b>2045 Day-Night Population</b>	<b>Net New Ambulances Needed</b>
12	68,412	0.000175	68,412	5.00

Existing ATVs	2021 Day-Night Population	ATVs per Person
2	43,649	0.000046

2021-2045 Day-Night Population	Net New ATVs Needed
24,763	1.13

Existing Fire Apparatus	2045 Day-Night Population	Fire Apparatus per Person
12	68,412	0.000175

2045 Day-Night Population Increase	Net New Fire Apparatus Needed
68,412	5.00

Existing Boats	2021 Day-Night Population	Boats per Person
1	43,649	0.000023

2021-2045 Day-Night Population	Net New Boats Needed
24,763	0.57

Existing Trailers	2021 Day-Night Population	Trailers per Person
2	43,649	0.000046

2021-2045 Day-Night Population	Net New Trailers Needed
24,763	1.13

Existing Vehicles	2021 Day-Night Population	Ambulance per Person
3	43,649	0.000069

2021-2045 Day-Night Population	Net New Vehicles Needed
24,763	1.70

\* System improvements are 100% impact fee eligible to the whole number. One **ATV** is 100% impact eligible, a second is 13% impact fee eligible. One **boat** is impact fee eligible, at 57%. One **trailer** is 100% impact fee eligible, a second is 13% impact fee eligible. **One administrative vehicle** is 100% impact fee eligible, a second is 70% impact fee eligible.

## ■ Forecasts for Service Area

### Future Demand

Table 19 also calculates the future demand for EMS facilities. For ATVs, boats, trailers, and vehicles (excluding ambulances), future demand is based on the Level of Service standards that are applied to the expected day-night population growth between 2021 and 2045. As shown on the table, 'new growth demand' technically only requires portions of some components. For example, 1.13 ATVs are required to serve future growth based on the Level of Service, resulting in one ATV being 100% impact fee eligible but only a portion (.13) of the second ATV is eligible because it is not fully needed for future growth. Since a whole second ATV is mathematically not required, only 13% of the cost of the second ATV is impact fee eligible.

For building floor area and ambulances, future demand is based on the EMS Department's plans for adding building space and ambulances to the existing system in order to serve future growth. This demand calculation is based on the forward-looking LOS calculation in the table, minus the existing building square footage and ambulances. Thus, the 'net new' square feet in floor area and ambulances in the 'New Growth Demand' column are those needed to fully meet the needs of the residents and businesses in the year 2045. Since this total space (due to expanded and new EMS stations) and fleet of ambulances are what is required to serve new growth, the projects are 100% impact fee eligible.

### Future Costs

Current (2021) estimated costs for system improvements needed to meet future demand are provided in Table 20.

The Net Present Value of impact fee eligible project costs are shown in Table 21.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimate for the construction of future building floor area, the NPV is calculated by increasing the current (2021) estimated costs to the target implementation years (as shown in the table) using the Engineering News Record's (ENR) 10-year average building cost inflation (BCI) rate, and then discounting this future amount back to 2021 current dollars using the Net Discount Rate.

To calculate the NPV of the impact fee eligible cost estimates for ambulances, ATVs, boats, trailers, and field/administrative vehicles, the current estimated cost is inflated to the target years shown on Table 21 using the 10-year average Consumer Price Index (CPI) and then reduced using the Net Discount Rate to produce the 2021 Net Present Value.

**Table 20: System Improvement Costs to Meet Future Demand**

Year	Buildings			Vehicles & Equipment		
	Project	Square Feet	2021 Total Cost*	Type	Number	2021 Total Cost*
2022	Station 1 Expansion	1,440	\$ 244,800.00	Boat	1	\$ 25,000.00
	Station 2 Expansion	1,440	\$ 244,800.00	Admin. Vehicle	1	\$ 45,000.00
2023						
2024						
2025						
2026	Future Station 5	5,000	\$ 850,000.00	Ambulance	2	\$ 546,000.00
				ATV	1	\$ 15,000.00
				Trailer	1	\$ 5,000.00
				Admin. Vehicle	1	\$ 45,000.00
2027						
2028						
2029						
2030						
2032	Future Station 6	5,000	\$ 850,000.00	Ambulance	2	\$546,000
2033						
2034						
2035				ATV	1	\$ 15,000.00
				Trailer	1	\$ 5,000.00
2036						
2037						
2038	Future Station 7	5,000	\$ 850,000.00	Ambulance	1	\$ 273,000.00
2039						
2040						
2041						
2042						
2043						
2044						
2045						

\*Cost estimates provided by Harris County EMS Department.

**Table 21: Impact Fee Cost Calculations**

Year	Costs in 2021 Dollars				Net Present Value*
	Project	Total Cost	% Impact Fee Eligible	New Growth Costs	
2022	Station 1 Expansion	\$ 244,800.00	100%	\$ 244,800.00	\$ 249,944.35
	Station 2 Expansion	\$ 244,800.00	100%	\$ 244,800.00	\$ 249,944.35
	Boat (1)	\$ 25,000.00	57%	\$ 14,250.00	\$ 14,495.08
	Admin. Vehicle (1)	\$ 45,000.00	100%	\$ 45,000.00	\$ 45,773.95
2026	Future Station 5	\$ 850,000.00	100%	\$ 850,000.00	\$ 943,144.97
	Ambulance (2)	\$ 546,000.00	100%	\$ 546,000.00	\$ 594,595.84
	ATV (1)	\$ 15,000.00	100%	\$ 15,000.00	\$ 16,335.05
	Trailer (1)	\$ 5,000.00	100%	\$ 5,000.00	\$ 5,445.02
	Admin. Vehicle (1)	\$ 45,000.00	70%	\$ 31,500.00	\$ 34,303.61
2032	Future Station 6	\$ 850,000.00	100%	\$ 850,000.00	\$ 1,068,488.58
	Ambulance (2)	\$ 546,000.00	100%	\$ 546,000.00	\$ 658,653.38
2035	ATV (1)	\$ 15,000.00	13%	\$ 1,950.00	\$ 2,475.80
	Trailer (1)	\$ 5,000.00	13%	\$ 650.00	\$ 825.27
2038	Future Station 7	\$ 850,000.00	100%	\$ 850,000.00	\$ 1,210,490.31
	Ambulance (1)	\$ 273,000.00	100%	\$ 273,000.00	\$ 364,806.02
<b>Totals</b>		<b>\$ 4,559,600.00</b>		<b>\$ 4,517,950.00</b>	<b>\$ 5,459,721.56</b>

\*2021 cost estimate inflated to target year using the BCI and CPI, reduced to NPV using the Discount Rate.

Since the new building area and the number of ambulances is exactly what is required to serve new growth, the projects are 100% impact fee eligible. As stated earlier with the ATV example, the other components are only partially impact fee eligible because only portions of each are technically 'demanded' by future growth.



# Emergency 911

## ■ Introduction

The Harris County E-911 Center provides emergency communications service throughout its service area. The department receives and processes emergency and non-emergency telephone calls and dispatches emergency personnel from the Sheriff’s Office; Hamilton, Pine Mountain, Shiloh, and Waverly Hall police departments; county EMS, and ten volunteer fire departments, and assists many other County departments and state agencies with their various communication needs.

## ■ Service Area

E-911 services are provided countywide outside of the City of West Point, which has its own department and operates independently from the County E-911 Department. For this reason, the entire county outside of West Point is considered a single service area for the provision of E-911 services because all residents and employees within this area have equal access to the benefits of the service.

## ■ Level of Service

The Level of Service is determined by an inventory of communication towers, vehicles, and equipment currently used by the E-911 Department and by the total area in building space planned to meet the needs of the County in 2045.

**Table 22: Inventory of E-911 Facilities**

Description	Quantity
<b>Existing Facilities</b>	
<i>Building Floor Area (in square feet)</i>	
E-911 Department*, 9907 Ga. Hwy.	3,300
<i>Communication Towers</i>	
	10
<i>Heavy Vehicles*</i>	
E-911 Field Truck	1
EMA Field Truck	1
Mass Casualty Bus	1
<i>Total Existing Heavy Vehicles</i>	3
<i>Heavy Equipment</i>	
Emergency Utility Trailer	1
<i>Emergency Power System</i>	1
<b>Planned System</b>	
<i>Building Floor Area (in square feet)</i>	
E-911 Center, location TBD	5,000

This planned improvement has been identified to serve the needs of both existing and future growth to 2045. As shown in Table 22, the E-911 Department currently provides service from a 3,300 square foot space within the County Emergency Services Building and utilizes 10 communication towers and a variety of vehicles and equipment in fulfilling its duties.

Table 23 on the next page presents the calculation of Level of Service based on the inventory and planned improvements in Table 22. Day-night population is used in calculating Level of Service and demand for future facilities due to the E-911 Department serving both residences and businesses throughout the county on a 24-hour basis.

The Level of Service is measured in terms of all facilities (with the exception of building floor area) used by the E-911 Department per 2021 day-night population in the county. The Level of Service for

\*Located in the Harris County Emergency Services Building.

\*\*Vehicles having a service life of 10 years or more.

building floor area, however, is based on the total number (8,300 square feet) needed to fully serve residents and businesses in the year 2045.

**Table 23: Level of Service Calculations**

Level of Service			Future Demand	
Facilities	Service Population	Level of Service	Future Population	New Growth Demand
<b>Existing and Planned Total Square Feet</b>	<b>2045 Day-Night Population</b>	<b>Square Feet of Floor Area per Person</b>	<b>2045 Day-Night Population</b>	<b>Net New Square Feet Needed</b>
8,300	68,412	0.1213	68,412	5,000
<b>Existing Towers</b>	<b>2021 Day-Night Population</b>	<b>Towers per Person</b>	<b>2021-2045 Day-Night Population</b>	<b>Net New Towers Needed</b>
10	43,649	0.000229	24,763	5.67
<b>Existing Heavy Vehicles</b>	<b>2021 Day-Night Population</b>	<b>Vehicles per Person</b>	<b>2021-2045 Day-Night Population</b>	<b>Net New Vehicles Needed</b>
3	43,649	0.000069	24,763	1.70
<b>Existing Utility Trailers</b>	<b>2021 Day-Night Population</b>	<b>Trailers per Person</b>	<b>2021-2045 Day-Night Population</b>	<b>Net New Trailers Needed</b>
1	43,649	0.000023	24,763	0.57
<b>Existing Power Systems</b>	<b>2021 Day-Night Population</b>	<b>Power Systems per Person</b>	<b>2021-2045 Day-Night Population</b>	<b>Net New Power Systems Needed</b>
1	43,649	0.000023	24,763	0.57

\* System improvements are 100% impact fee eligible to the whole number. Five **communication towers** are 100% impact fee eligible, a sixth is 67% impact fee eligible. One **vehicle** is 100% impact fee eligible, a second is 70% impact fee eligible. One **trailer** and one **emergency power system** are partially impact fee eligible, at 57%.

## ■ Forecasts for Service Area

### Future Demand

Table 23 also calculates the future demand for E-911 facilities. For communication towers, vehicles, equipment, and emergency power systems, future demand is based on the Level of Service standards that are applied to the expected day-night population growth between 2021 and 2045. As shown on the table, 'new growth demand' technically only requires portions of some components. For example, 1.70 heavy vehicles are required to serve future growth based on the Level of Service. This means one vehicle is fully impact fee eligible, while the second is only partially eligible because only a portion (.70) of it is needed for future growth. Since a whole second vehicle is mathematically not required, only 70% of the cost of the second vehicle is impact fee eligible.

For building floor area, future demand is based on the E-911 Department's plans to serve future growth. This demand calculation is based on the forward-looking LOS calculation in the table, minus the existing building area. Thus, the 'Net New Square Feet Needed' is the space needed to serve future growth in the county over the next two decades. Since the new building area is what is required to serve new growth, the projects are 100% fee eligible.

### Future Costs

Both the current (2021) estimated costs and the Net Present Value of impact fee eligible project costs are shown in Table 24.

Projects are 100% impact fee eligible if their number is the lowest whole number that is required to serve new growth. As shown on the table, the whole number of communication towers (5) and heavy vehicles (1) are 100% impact fee eligible, while a sixth communication tower and a second vehicle are partially impacting fee eligible. Both the trailer and emergency power system are only partially impacting fee eligible, because only portions of each are technically 'demanded' by future growth.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimates for the construction of future building floor area and communication towers, the NPV is calculated by increasing the current (2021) estimated costs to the 'average' implementation year (2033) using the Engineering News Record's (ENR) 10-year average building cost inflation (BCI) rate, and then discounting this future amount back to 2021 using the Net Discount Rate.

To calculate the NPV of the impact fee eligible cost estimates for all other E-911 projects (vehicles, trailer, and emergency power systems), the current estimated cost is inflated to the same average target year shown on Table 23 using the 10-year average Consumer Price Index (CPI) and then reduced using the Net Discount Rate to produce the Net Present Value.

The year 2033 for all projects is used since the actual pace and timing of construction for the improvements to meet future demand has not been programmed – some will occur earlier than 2033 for less money, and some later at greater cost. All will average out.

**Table 24: Project Costs to Meet Future Demand**

Year	Description	Number	2021 Total Cost*	Estimated Cost 2033 (NPV)**	% Impact Fee Eligible	Total Impact Fee Eligible Cost
2033	E-911 Center (square feet)	5,000	\$ 8,000,000.00	\$ 10,267,692.43	100%	\$ 10,267,692.43
2033	Communication Tower	5	\$ 2,500,000.00	\$ 3,208,653.88	100%	\$ 3,208,653.88
2033	Communication Tower	1	\$ 500,000.00	\$ 641,730.78	57%	\$ 365,786.54
2033	Heavy Vehicle	1	\$ 70,000.00	\$ 85,895.06	100%	\$ 85,895.06
2033	Heavy Vehicle	1	\$ 70,000.00	\$ 85,895.06	70%	\$ 60,126.54
2033	Trailer	1	\$ 15,000.00	\$ 18,406.08	57%	\$ 10,491.47
2033	Emergency Power System	1	\$ 85,000.00	\$ 104,301.14	57%	\$ 59,451.65
<b>Totals</b>				<b>\$ 14,118,077.09</b>		<b>\$ 13,842,132.86</b>

\* Cost estimates provided by Harris County E-911 Department.

\*\*2021 cost estimate inflated to target year (2033) using the CPI and BCI, reduced to NPV using the Discount Rate.

# COMMUNITY WORK PROGRAM

The following impact fee funded projects are contained in this Capital Improvements Element and amend the Community Work Program contained in the Harris County Comprehensive Plan.

## 5-Year Work Program: Impact Fee Eligible Projects

Category <sup>2</sup>	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
	<b>Trails</b>									
<b>Parks and Recreation</b>	Mountain Bike Trail		✓	✓			Harris County Recreation Dept.	\$61,000	Max. 36.99% Impact Fees; Min 63.01% SPLOST and/or General Fund and/or grants	Cost includes 2 miles of mountain bike trail
<b>Parks and Recreation</b>	Park Trail (soft surface) in multiple parks	✓	✓				Harris County Recreation Dept.	\$439,260	Max. 61.65% Impact Fees; Min. 38.35% SPLOST and/or General Fund and/or grants	Cost includes 6 miles of soft surface park trail in various parks
<b>Parks and Recreation</b>	Rails to Trails Multi-Use Path				✓	✓	Harris County Recreation Dept	\$915,000 (per mile)	Max. 70.60% Impact Fees; Min. 29.4% TSPLOST and/or General Fund	Number of miles TBD (up to 11 are impact fee eligible); cost per mile is shown (up to \$10,065,000)
<b>Parks and Recreation</b>	Fitness Stations, outdoor					✓	Harris County Recreation Dept.	\$42,700 (per unit)	Max. 36.99% Impact Fees; Min. 63.01% SPLOST and/or General Fund	Number TBD (up to 8 are impact fee eligible); unit cost is shown (up to \$341,600)

<sup>2</sup> Fire Protection category not included in CWP as no projects are anticipated for the next 5 years.

Category <sup>1</sup>	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
	<b>Ellerslie Park</b>									
Parks and Recreation	Playground (1)	✓					Harris County Recreation Dept.	\$122,000	Max. 49.32% Impact Fees; Min. 50.68% General Fund and/or grants	
Parks and Recreation	Small Pavilions (2)	✓		✓			Harris County Recreation Dept.	\$48,800	Max. 59.18% Impact Fees; Min. 40.82% General Fund	
Parks and Recreation	Splashpad (1)	✓					Harris County Recreation Dept.	\$183,000	36.99% Impact Fees; Min. 63.01% SPLOST and/or General Fund and/or grants	
Parks and Recreation	Disc-Golf Course	✓					Harris County Recreation Dept.	\$24,400	Max. 36.99% Impact Fees; Min. 63.01% General Fund and/or grants	
Parks and Recreation	Pickleball Courts, outdoor (2)		✓				Harris County Recreation Dept.	\$85,400	Max. 36.99% Impact Fees; Min. 63.01% SPLOST and/or General Fund	
Parks and Recreation	Restroom Building	✓	✓				Harris County Recreation Dept.	\$97,600	100% Impact Fees; General Fund	
	<b>E.C. Pate Park</b>									
Parks and Recreation	1 Large Pavilion (1)			✓			Harris County Recreation Dept.	\$97,600	Max. 49.32% Impact Fees; Min. 50.68% General Fund	
Parks and Recreation	Football Field (1)			✓			Harris County Recreation Dept.	\$488,000	Max. 58.70% Impact Fees; Min. 41.30%	

Category <sup>1</sup>	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
									SPLOST and/or General Fund	
	<b>Charles Moultrie Park</b>									
<b>Parks and Recreation</b>	Playground (1)			✓			Harris County Recreation Dept.	\$122,000	Max. 49.32% Impact Fees; Min. 50.68% General Fund and/or grants	
<b>Parks and Recreation</b>	Large Pavilion (1)			✓			Harris County Recreation Dept.	\$97,600	Max. 49.32% Impact Fees; Min. 50.68% General Fund and/or grants	
	<b>Harris County Soccer/Rodeo Complex</b>									
<b>Parks and Recreation</b>	Agricultural Events Center					✓	Harris County Recreation Dept.	\$610,000	Max. 36.99% Impact Fees; Min. 63.01% SPLOST and/or General Fund and/or grants	
<b>Parks and Recreation</b>	Expand Parking Area			✓	✓		Harris County Recreation Dept.	\$610 (per parking space)	100% Impact Fees; SPLOST and/or General Fund	Number of parking spaces TBD (up to 665 are impact fee eligible); cost per parking space is shown (up to \$405,650)
	<b>Harris County Community Center</b>									
<b>Parks and Recreation</b>	Playground (1)			✓			Harris County Recreation Dept.	\$122,000	Max. 49.32% Impact Fees; Min. 50.68% General Fund and/or grants	
	<b>New Parks (Southwest Area)</b>									

Category <sup>1</sup>	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
<b>Parks and Recreation</b>	Land Purchase for Parks			✓	✓	✓	Harris County Recreation Dept.	\$6,100 (per acre)	100% Impact Fees; SPLOST and/or General Fund	Total acreage TBD (up to 172.54 are impact fee eligible); cost per acre is shown (up to \$1,052,485)
	<b>Pine Mountain Valley Park</b>									
<b>Parks and Recreation</b>	Playground (1)					✓	Harris County Recreation Dept.	\$122,000	Max. 49.32% Impact Fees; Min. 50.68% SPLOST and/or General Fund	
<b>Parks and Recreation</b>	Basketball Court (1)				✓		Harris County Recreation Dept.	\$91,500	Max. 88.06% Impact Fees; Min. 11.94% SPLOST and/or General Fund	
<b>Parks and Recreation</b>	Tennis Courts (1)				✓		Harris County Recreation Dept.	\$61,000	Max. 43.91% Impact Fees; Min. 56.09% SPLOST and/or General Fund	
<b>Sheriff's Office &amp; Jail</b>	Jail Expansion					✓	Harris County Sheriff's Office; Harris County Jail	\$7,000,000	100% Impact Fees; SPLOST, and/or General Fund	Cost includes 98 new beds; The portion of new building area that exceeds the existing building size is impact fee eligible
<b>Sheriff's Office &amp; Jail</b>	Transport Van (1)		✓				Harris County Sheriff's Office; Harris County Jail	\$110,000	Max 57% Impact Fees; Min 43% SPLOST, and/or General Fund	



Category <sup>1</sup>	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
<b>Emergency Medical Services</b>	Station 1 Expansion (1,440 sq. ft.)	✓					Harris County Emergency Medical Services	\$244,800	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency Medical Services</b>	Station 2 Expansion (1,440 sq. ft.)	✓					Harris County Emergency Medical Services	\$244,800	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency Medical Services</b>	Future Station 5 (5,000 sq. ft.)					✓	Harris County Emergency Medical Services	\$850,000	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency Medical Services</b>	Boat (1)	✓					Harris County Emergency Medical Services	\$25,000	Max. 57% Impact Fees; Min. 43% SPLOST and/or General Fund	
<b>Emergency Medical Services</b>	Admin. Vehicle (1)	✓					Harris County Emergency Medical Services	\$45,000	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency Medical Services</b>	Ambulances (2)					✓	Harris County Emergency Medical Services	\$546,000	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency Medical Services</b>	ATV (1)					✓	Harris County Emergency Medical Services	\$15,000	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency Medical Services</b>	Trailer (1)					✓	Harris County Emergency Medical Services	\$5,000	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency Medical Services</b>	Admin Vehicle (1)					✓	Harris County Emergency Medical Services	\$45,000	Max. 70% Impact Fees; Min. 30% SPLOST, and/or General Fund	

Category <sup>1</sup>	Action/Item	2022	2023	2024	2025	2026	Responsible Party	Cost Estimate	Funding Source*	Notes
<b>Emergency 911 (E-911)</b>	Communication Tower (1)		✓				Harris County E-911 Center	\$2,500,000	100% Impact Fees; SPLOST, and/or General Fund	
<b>Emergency 911 (E-911)</b>	Heavy Vehicle (1)			✓			Harris County E-911 Center	\$70,000	100% Impact Fees; General Fund	
<b>Emergency 911 (E-911)</b>	Emergency Power System (1)	✓					Harris County E-911 Center	\$85,000	Max. 57% Impact Fees; Min. 43% SPLOST and/or General Fund	

## APPENDIX A: Glossary

The following terms are used in this report. Generally, the definitions are taken directly from the Georgia Development Impact Fee Act.

**Capital improvement:** an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

**Capital Improvements Element:** a component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

**Development:** any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

**Development impact fee:** a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

**Eligible facilities:** capital improvements in one of the following categories:

- (A) Water supply production, treatment, and distribution facilities;
- (B) Wastewater collection, treatment, and disposal facilities;
- (C) Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways;
- (D) Stormwater collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
- (E) Parks, open space, and recreation areas and related facilities;
- (F) Public safety facilities, including police, fire, emergency medical, and rescue facilities; and
- (G) Libraries and related facilities.

**Impact cost:** the proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

**Impact fee:** the impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

**Level of service:** a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

**Project improvements:** site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility

included in a plan for public facilities approved by the governing body of a municipality or county shall be considered a project improvement.

**Proportionate share:** means that portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

**Rational Nexus:** the clear and fair relationship between fees charged and services provided.

**Service area:** a geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provide service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

**System improvement costs:** costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed three percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

**System improvements:** capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

## APPENDIX B: Future Growth

In order to accurately calculate the demand for future services for Harris County, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, employment and traffic demand to the year 2045. These projections provide the base-line conditions from which the current (2021) or future (2045) Level of Service calculations are produced.

### ■ Types of Projections

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services where the Level of Service (LOS) standards are per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks, and are used to calculate impact costs when the cost is assessed when a building permit is issued. The number of households—defined as *occupied* housing units—is always smaller than the total supply of available housing units, which include vacant units. Over time, however, each housing unit is expected to become occupied by a household, even though the unit may become vacant during future re-sales or turnovers.
- Employment forecasts are refined to reflect ‘value-added’ employment figures. This reflects an exclusion of jobs considered to be transitory or non-site specific in nature, and thus not requiring building permits to operate (i.e., are not assessed impact fees), as well as governmental uses that are not subject to impact fees.

‘Value-added’ employment data is combined with population data to produce what is known as the ‘day-night population.’ These figures represent the total number of persons receiving services, both in their homes and in their businesses, to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as emergency medical services.

The projections used for the Sheriff’s Office & Jail and the Parks & Recreation public facility categories are countywide forecasts because these services are delivered by Harris County throughout the county and are available to all residents regardless of the whether a municipal police department or recreation department provides similar services within the incorporated areas. However, projections used for Fire Protection, Emergency Medical Services, and E-911 services are countywide *outside* of West Point because these services are provided throughout the county with the exception of that city. West Point has established Fire, EMS and E-911 departments of its own.

### ■ Population Forecasts

Population forecasts reflect the growth that is expected over the next 20 years. The county encompasses some 473 square miles and includes five cities (one of which has portions in both Harris County and neighboring Troup County). The County collects impact fees only in the unincorporated area outside of each city’s limits, although countywide services are provided within each of the cities also.

### Historic Population Growth

Every year, the US Census Bureau estimates the population in Harris County between decennial censuses (e.g., 2000 and 2010). After a decennial census, the Bureau revises the annual estimates based on the actual Census count.

Unlike the decennial censuses, which are 'as of' April 1, the annual estimates are 'as of' July 1 of each year. Those annual estimates are shown in Table 25.

**Table 25: Annual Census Estimated Population**

	Population Estimate (as of July 1)									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Harris County	23,912	24,547	25,327	26,256	27,180	28,170	29,289	30,276	30,807	31,494
Hamilton	435	488	559	627	670	744	793	866	899	978
Pine Mountain	1,116	1,119	1,129	1,146	1,163	1,183	1,207	1,225	1,225	1,233
Shiloh	430	428	428	432	435	439	446	449	446	445
Waverly Hall	689	686	701	712	706	721	721	735	722	736
West Point (part)	793	793	796	805	815	825	840	849	848	848
Unincorporated	20,449	21,033	21,714	22,534	23,391	24,258	25,282	26,152	26,667	27,254

	Population Estimate (as of July 1)									
	2010*	2011	2012	2013	2014	2015	2016	2017	2018	2019
Harris County	32,149	32,307	32,570	32,532	32,737	33,155	33,633	33,943	34,560	35,236
Hamilton	1,021	1,026	1,028	1,009	1,053	1,057	1,077	1,110	1,132	1,117
Pine Mountain	1,304	1,309	1,319	1,317	1,327	1,340	1,358	1,370	1,394	1,417
Shiloh	442	444	448	447	450	457	464	467	477	486
Waverly Hall	738	735	736	734	736	751	756	755	749	807
West Point (part)	866	870	877	876	881	893	906	914	931	949
Unincorporated	26,597	26,838	26,975	27,236	27,632	28,092	28,662	29,140	29,585	29,904

\* 2010 estimate revised by Census Bureau in 2019.

Note: All data as of July 1 of each year. 2000 and 2010 differ from Decennial Census counts, which were as of April 1.

Sources: For 2000 to 2009: *Intercensal Estimates 2000-2010*, US Bureau of the Census. For 2010 to 2019: *Census Annual Estimates Program*, US Bureau of the Census.

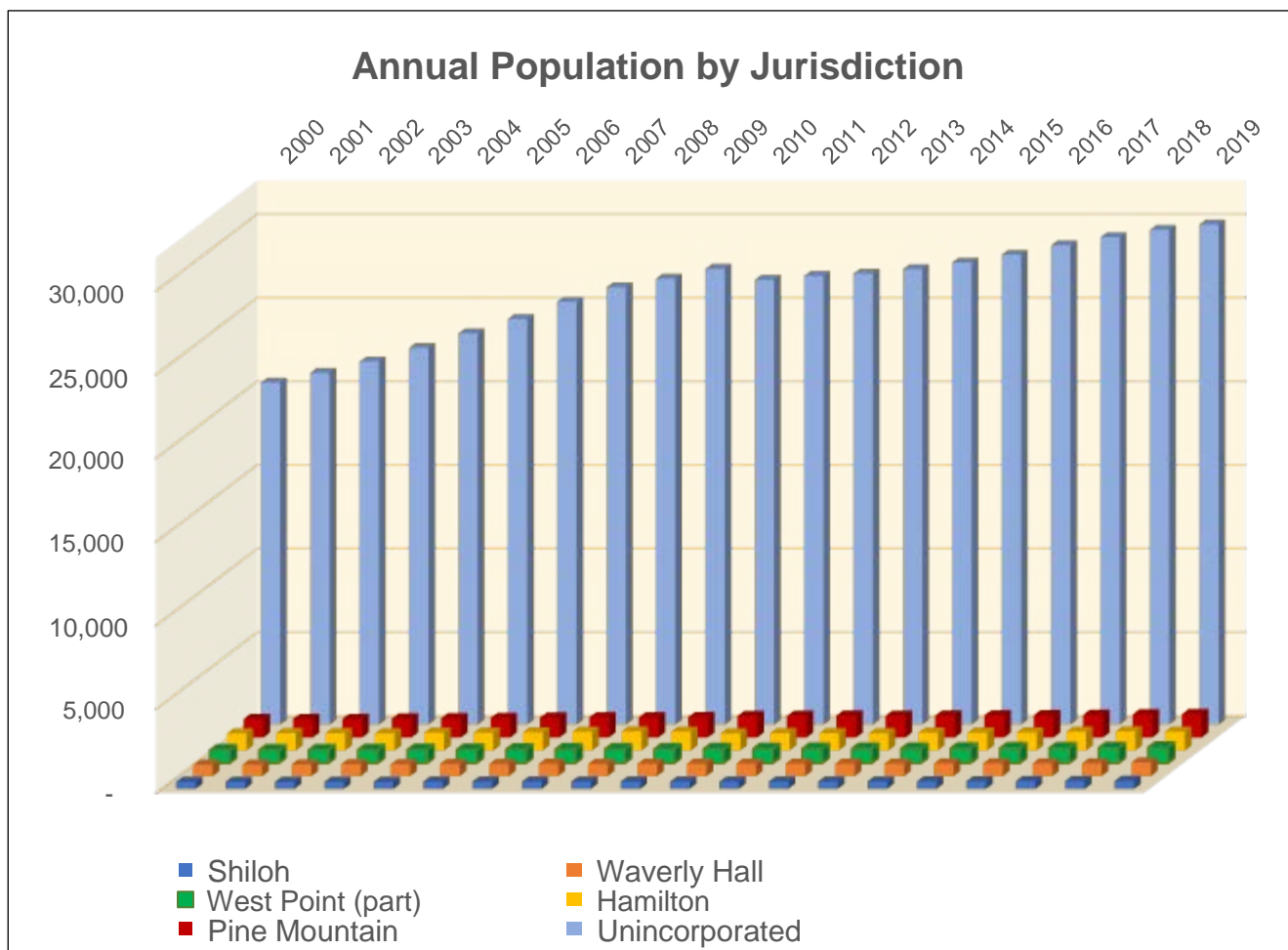
As shown by Table 25, Harris County posted a percentage increase in population between 2000 and 2019 overall of 47.36%; however, growth from 2000 to 2010 registered a higher growth increase for just those 10 years (34.45%) than the more recent 2010-2019 period (9.6%). Comparing the recent 9-year period to the previous 10-year period is not enough to explain the difference. Clearly the Great Recession, which began in mid-2008, had a notable impact on the housing industry and then the economy in general, affecting the county as well.

Reviewing the annual population estimates by the Census Bureau shown on Table 25, the annual percentage increase in population from 2000 through 2007 averaged 3.43% (from a low of 2.66% to a high of 3.97% in 2006). Reflecting the full impact of the recession during 2008 and continuing to 2014, this dropped to an average annual increase of only 1.13%. Since then, population growth has recovered somewhat, experiencing an annual low of 0.92% (in 2017) to a high of 1.96% (in 2019), an overall average of 1.48% during the recovery.

Population growth in Harris County has been dominated by growth in the unincorporated area. This is clearly illustrated in the data and chart on Table 26.

**Table 26: Population Growth by Jurisdiction**

	2000-2010		2010-2019		Total 2000-2019	
	Number Increase	Percent Increase	Number Increase	Percent Increase	Number Increase	Percent Increase
Harris County	8,237	34.45%	3,087	9.60%	11,324	47.36%
Hamilton	586	134.71%	96	9.40%	682	156.78%
Pine Mountain	188	16.85%	113	8.67%	301	26.97%
Shiloh	12	2.79%	44	9.95%	56	13.02%
Waverly Hall	49	7.11%	69	9.35%	118	17.13%
West Point (part)	73	9.21%	83	9.58%	156	19.67%
Unincorporated	6,148	30.07%	3,307	12.43%	9,455	46.24%



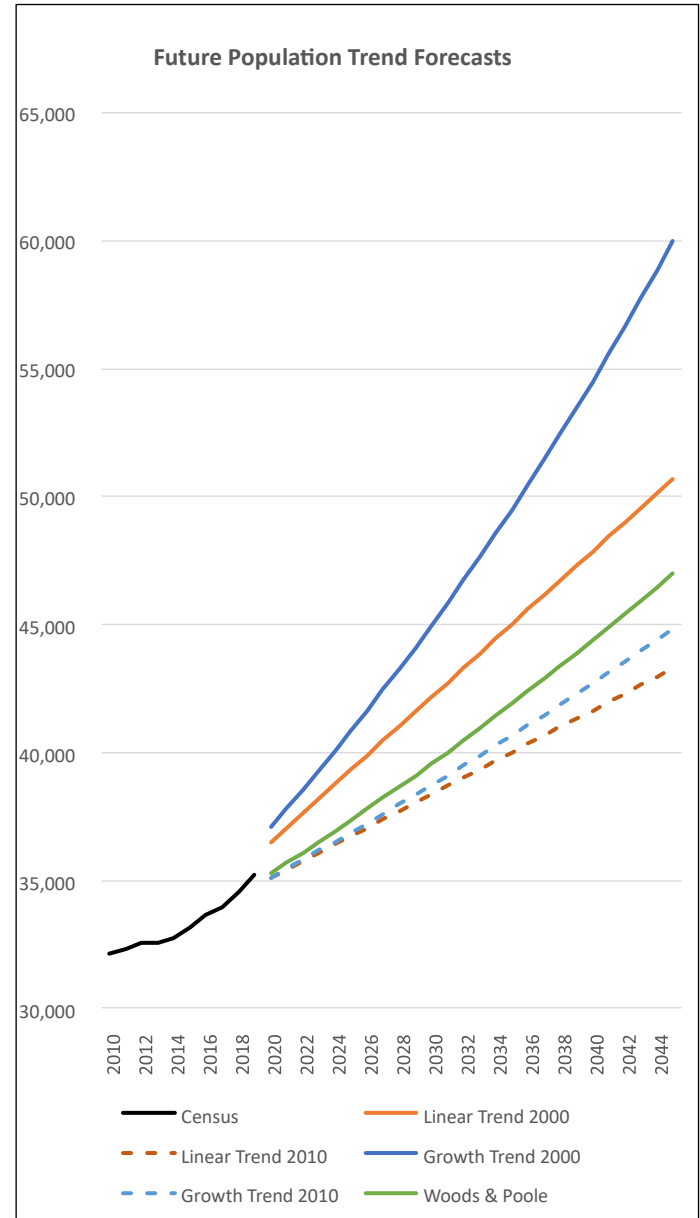
## Future Population

Two forecast methods were used to project the county's past population growth forward to 2045, one using a 'linear trend' (straight line) and the other a 'growth trend' (curved line) forecast algorithm. Table 27 shows the results using both the Census estimates for 2000-2019 and the nearer term estimates for 2010-2019. The raw numbers of each projection method are shown.

**Table 27: Future Population Trend Comparisons**

	Linear Trend		Growth Trend		Woods & Poole
	2000 to 2045	2010 to 2045	2000 to 2045	2010 to 2045	

2000	25,099		25,242		23,912
2001	25,668		25,732		24,547
2002	26,237		26,232		25,327
2003	26,806		26,742		26,256
2004	27,375		27,262		27,180
2005	27,944		27,791		28,170
2006	28,513		28,331		29,289
2007	29,082		28,882		30,276
2008	29,651		29,443		30,807
2009	30,220		30,015		31,494
2010	30,788	31,806	30,598	31,833	32,153
2011	31,357	32,134	31,193	32,147	32,309
2012	31,926	32,462	31,799	32,463	32,575
2013	32,495	32,790	32,417	32,783	32,539
2014	33,064	33,118	33,047	33,105	32,742
2015	33,633	33,446	33,689	33,431	33,159
2016	34,202	33,774	34,343	33,760	33,632
2017	34,771	34,103	35,011	34,093	33,943
2018	35,340	34,431	35,691	34,428	34,475
2019	35,909	34,759	36,385	34,767	34,873
2020	36,478	35,087	37,092	35,109	35,275
2021	37,047	35,415	37,812	35,455	35,682
2022	37,616	35,743	38,547	35,804	36,094
2023	38,185	36,071	39,296	36,156	36,510
2024	38,753	36,399	40,059	36,512	36,931
2025	39,322	36,727	40,838	36,871	37,357
2026	39,891	37,056	41,631	37,234	37,788
2027	40,460	37,384	42,440	37,601	38,224
2028	41,029	37,712	43,265	37,971	38,665
2029	41,598	38,040	44,106	38,345	39,111
2030	42,167	38,368	44,963	38,722	39,563
2031	42,736	38,696	45,836	39,103	40,019
2032	43,305	39,024	46,727	39,488	40,481
2033	43,874	39,352	47,635	39,877	40,948
2034	44,443	39,681	48,560	40,269	41,420
2035	45,012	40,009	49,504	40,665	41,898
2036	45,581	40,337	50,466	41,066	42,381
2037	46,149	40,665	51,446	41,470	42,870
2038	46,718	40,993	52,446	41,878	43,365
2039	47,287	41,321	53,465	42,290	43,865
2040	47,856	41,649	54,504	42,706	44,371
2041	48,425	41,977	55,563	43,127	44,883
2042	48,994	42,306	56,642	43,551	45,401
2043	49,563	42,634	57,743	43,980	45,925
2044	50,132	42,962	58,865	44,413	46,454
2045	50,701	43,290	60,009	44,850	46,990



Given the proposition that recovering from the Great Recession is an indication of future growth in the county, and that in the long run future growth will ultimately reflect growth over the past two decades, the 'growth trend 2000' projection most clearly reflects the future population growth to 2045. As population growth has steadily recovered



since 2010 (as illustrated on the graph on Table 27), the 'growth trend 2000' projection curve most clearly represents the continuation of this recovery.

### **Correlating with the Census**

The algorithms used to prepare the projections shown on Table 27 present a 'smooth' line from the 'start' date (2000 or 2010 depending on the projection period chosen), which also changes the population figures from the actual census data (shown on Table 25).

Because of this, the projected future population estimate for the county must be rectified so that the 2019 population figure (35,236) is the 'start' population for the forecast.

The actual Census estimate for 2019 (35,236) is about 97% (specifically 96.843295%) of the 2019 projected figure of 36,385. The full percentage is applied to each of the 'growth trend 2000' projected figures from 2019 on in order to create a smooth forecast to 2045.

The result is shown on Table 28 on the next page.

### **City Population Forecasts**

Also shown on Table 28 are population forecasts for each of the incorporated areas in the county. Subtracting out the cities yields the population located in the unincorporated area.

Future population figures for the cities were calculated as follows:

For each city, the percentage of the county's total population located in the city was determined. For projection purposes, it is assumed that each city will grow in pace with overall growth in the county as a whole. Thus, the 2019 percentage was applied to the county total for each city to produce the stream of increased population figures.

### **Service Area Population Forecasts**

More elaborate forecast methodologies were not applied to the cities because, with the exception of West Point, several of the public facility categories are countywide in the services they provide. For these countywide service areas, only the total county population applies.

West Point, on the other hand, has its own Fire and EMS Department, as well as its own E-911 Division. The service area for the County's Fire, EMS and E-911 services would therefore be all of the county except the portion of West Point that is located in Harris County.

These population projections for the county as a whole, West Point, and the remainder of the county (the unincorporated area and all of the cities except West Point) are shown on Table 29.

**Table 28: Growth Trend Forecasts Rectified to Census**

	County Total	Hamilton	Pine Mountain	Shiloh	Waverly Hall	West Point (pt)	Unincorporated
2000	23,912	435	1,116	430	689	793	20,449
2001	24,547	488	1,119	428	686	793	21,033
2002	25,327	559	1,129	428	701	796	21,714
2003	26,256	627	1,146	432	712	805	22,534
2004	27,180	670	1,163	435	706	815	23,391
2005	28,170	744	1,183	439	721	825	24,258
2006	29,289	793	1,207	446	721	840	25,282
2007	30,276	866	1,225	449	735	849	26,152
2008	30,807	899	1,225	446	722	848	26,667
2009	31,494	978	1,233	445	736	848	27,254
2010	32,149	1,021	1,304	442	738	866	26,597
2011	32,307	1,026	1,309	444	735	870	26,838
2012	32,570	1,028	1,319	448	736	877	26,975
2013	32,532	1,009	1,317	447	734	876	27,236
2014	32,737	1,053	1,327	450	736	881	27,632
2015	33,155	1,057	1,340	457	751	893	28,092
2016	33,633	1,077	1,358	464	756	906	28,662
2017	33,943	1,110	1,370	467	755	914	29,140
2018	34,560	1,132	1,394	477	749	931	29,585
2019	35,236	1,117	1,417	486	807	949	29,904
2020	35,921	1,139	1,445	495	823	967	31,052
2021	36,619	1,161	1,473	505	839	986	31,656
2022	37,330	1,183	1,501	515	855	1,005	32,270
2023	38,055	1,206	1,530	525	872	1,025	32,897
2024	38,795	1,230	1,560	535	889	1,045	33,537
2025	39,549	1,254	1,590	545	906	1,065	34,188
2026	40,317	1,278	1,621	556	923	1,086	34,852
2027	41,101	1,303	1,653	567	941	1,107	35,530
2028	41,899	1,328	1,685	578	960	1,128	36,220
2029	42,713	1,354	1,718	589	978	1,150	36,924
2030	43,543	1,380	1,751	601	997	1,173	37,641
2031	44,389	1,407	1,785	612	1,017	1,196	38,372
2032	45,252	1,435	1,820	624	1,036	1,219	39,118
2033	46,131	1,462	1,855	636	1,057	1,242	39,878
2034	47,027	1,491	1,891	649	1,077	1,267	40,653
2035	47,941	1,520	1,928	661	1,098	1,291	41,443
2036	48,873	1,549	1,965	674	1,119	1,316	42,249
2037	49,822	1,579	2,004	687	1,141	1,342	43,069
2038	50,790	1,610	2,042	701	1,163	1,368	43,906
2039	51,777	1,641	2,082	714	1,186	1,394	44,759
2040	52,783	1,673	2,123	728	1,209	1,422	45,629
2041	53,809	1,706	2,164	742	1,232	1,449	46,516
2042	54,854	1,739	2,206	757	1,256	1,477	47,419
2043	55,920	1,773	2,249	771	1,281	1,506	48,340
2044	57,007	1,807	2,293	786	1,306	1,535	49,280
2045	58,114	1,842	2,337	802	1,331	1,565	50,237

**Table 29: Service Area Population Forecasts 2021-2045**

	County Total	West Point	Net County Total*
2020	35,921	967	34,954
2021	36,619	986	35,633
2022	37,330	1,005	36,325
2023	38,055	1,025	37,030
2024	38,795	1,045	37,750
2025	39,549	1,065	38,484
2026	40,317	1,086	39,231
2027	41,101	1,107	39,994
2028	41,899	1,128	40,771
2029	42,713	1,150	41,563
2030	43,543	1,173	42,370
2031	44,389	1,196	43,193
2032	45,252	1,219	44,033
2033	46,131	1,242	44,889
2034	47,027	1,267	45,760
2035	47,941	1,291	46,650
2036	48,873	1,316	47,557
2037	49,822	1,342	48,480
2038	50,790	1,368	49,422
2039	51,777	1,394	50,383
2040	52,783	1,422	51,361
2041	53,809	1,449	52,360
2042	54,854	1,477	53,377
2043	55,920	1,506	54,414
2044	57,007	1,535	55,472
2045	58,114	1,565	56,549
Increase 2021-45	21,495	579	20,916

\* The portion of the county outside of West Point, including the unincorporated area and all of the other cities.

## ■ Housing Unit Forecasts

Projecting new growth and development in terms of housing units is important because residential impact fees are assessed when building permits are issued for new units. Thus, the housing unit is used as the basis for assessing impact fees.

Using the housing unit for fee calculations rather than the number of residents that may occupy the housing unit is more equitable because the average number of residents in the unit, based on unit size, is unreliable. The number of people residing in a particular housing unit will most likely vary in the years ahead as lifestyles change, families grow, children grow up, occupants age, or the unit becomes occupied by a different household as the previous occupants move out. Thus, using average family sizes as the basis will vary widely as the years go by. This would result in a constant reassessment of the impact fees due because the demand for services would vary as the number of residents in the unit varies. Instead, using an average fee per housing unit based on average household sizes results in 'averaging' the demand for services which would otherwise vary as the population in the unit changes over time.

The future increase in the number of housing units in the county is based on the population forecasts presented in the previous section.

## Household Projections

First, future population numbers from Table 28 are converted into the number of households expected in future years in the county as a whole, for each city, and for the unincorporated area.

This conversion is based on the average household size data taken from the 2010 Census for the county as a whole and for each city (the most recent reliable data available). These figures differ for each jurisdiction, and it is assumed that these ratios will persist into the future. The number of households in the unincorporated area of the county is determined by subtracting all of the city household numbers from the countywide total.

The results are shown on Table 30 on the following page.

**Table 30: Households 2021-2045**

	County Total	Hamilton	Pine Mountain	Shiloh	Waverly Hall	West Point (pt)	Unincorporated
2020	13,262	3,747	618	193	269	398	8,037
2021	13,519	3,820	630	196	274	406	8,193
2022	13,782	3,894	643	200	279	414	8,352
2023	14,050	3,969	655	204	285	422	8,514
2024	14,323	4,047	668	208	290	430	8,680
2025	14,601	4,125	681	212	296	439	8,849
2026	14,885	4,205	694	216	302	447	9,020
2027	15,174	4,287	708	220	307	456	9,196
2028	15,469	4,370	721	225	313	465	9,374
2029	15,769	4,455	735	229	319	474	9,557
2030	16,076	4,542	750	233	326	483	9,742
2031	16,388	4,630	764	238	332	492	9,932
2032	16,707	4,720	779	243	338	502	10,125
2033	17,031	4,812	794	247	345	512	10,321
2034	17,362	4,905	810	252	352	522	10,522
2035	17,699	5,001	825	257	359	532	10,726
2036	18,044	5,098	841	262	365	542	10,935
2037	18,394	5,197	858	267	373	553	11,147
2038	18,751	5,298	874	272	380	563	11,364
2039	19,116	5,401	891	278	387	574	11,585
2040	19,487	5,506	909	283	395	585	11,810
2041	19,866	5,613	926	289	402	597	12,039
2042	20,252	5,722	944	294	410	608	12,273
2043	20,645	5,833	963	300	418	620	12,511
2044	21,047	5,946	981	306	426	632	12,755
2045	21,455	6,062	1,001	312	435	644	13,002

Increase 2021-45	7,936	2,242	370	115	161	238	4,809
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Average HH Size	2.7086	0.3039	2.3358	2.5723	3.0625	2.4286	3.8597
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**New Housing Units**

A 'household' represents an occupied housing unit. Additional 'vacant' housing units, therefore, need to be added to the number of households in order to estimate the total number of housing units in the county and in each city.

This is accomplished by increasing the number of households in each jurisdiction with the vacancy rate reported in the 2010 Census (the latest and best available data). As above, these ratios are assumed to continue at the same ratio each year into the future on average.

To arrive at the estimated total housing units for each year, including vacant units, the number of households (i.e., occupied housing units) is increased by the applicable vacancy rate. These calculations are shown on Table 31.

**Table 31: Housing Units 2021-2045**

	County Total	Hamilton	Pine Mountain	Shiloh	Waverly Hall	West Point (pt)	Unincorporated
2020	15,027	4,321	802	225	306	428	8,945
2021	15,319	4,405	817	229	312	436	9,120
2022	15,617	4,490	833	234	318	445	9,297
2023	15,920	4,577	849	238	324	453	9,479
2024	16,230	4,666	866	243	330	462	9,663
2025	16,545	4,757	883	248	336	471	9,850
2026	16,866	4,849	900	252	343	480	10,042
2027	17,194	4,944	917	257	350	490	10,236
2028	17,528	5,040	935	262	356	499	10,436
2029	17,869	5,138	953	267	363	509	10,639
2030	18,216	5,237	972	273	370	519	10,845
2031	18,570	5,339	991	278	378	529	11,055
2032	18,931	5,443	1,010	283	385	539	11,271
2033	19,299	5,549	1,029	289	392	550	11,490
2034	19,673	5,656	1,049	294	400	560	11,714
2035	20,056	5,766	1,070	300	408	571	11,941
2036	20,446	5,878	1,091	306	416	582	12,173
2037	20,843	5,993	1,112	312	424	594	12,408
2038	21,248	6,109	1,133	318	432	605	12,651
2039	21,661	6,228	1,155	324	440	617	12,897
2040	22,081	6,349	1,178	330	449	629	13,146
2041	22,511	6,472	1,201	337	458	641	13,402
2042	22,948	6,598	1,224	343	467	654	13,662
2043	23,394	6,726	1,248	350	476	666	13,928
2044	23,848	6,857	1,272	357	485	679	14,198
2045	24,312	6,990	1,297	364	494	692	14,475

Increase 2021-45	8,993	2,585	480	135	182	256	5,355
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Vacancy Rate	13.3130%	15.3156%	29.6226%	16.7630%	13.7500%	7.4286%	11.3677%
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Note: Vacancy rates for the County and its cities are computed individually from 2010 Census data.

## ■ Employment Forecasts

For the employment projections, we looked first to the countywide forecasts prepared by Woods & Poole (W&P). W&P counts jobs, not just employed people, which captures people holding two or more jobs, self-employed sole proprietors and part-time workers, as well as vacant positions. This gives a more complete picture than Census figures (which report only the number of people with jobs).

On Table 32 on the following page, the number of jobs shown include the types of jobs that would not be associated with an impact fee (such as farm workers, itinerant construction workers and governmental employees). The remaining employment, called the 'value-added jobs', would be businesses subject to impact fees.

The Woods & Poole job numbers have been adjusted for Harris County because of an apparent undercount by Woods & Poole. The population forecast for Harris County by Woods & Poole to 2045 is only 46,990, compared to the population forecast for this report at 58,114, which is 24% higher. Looking at every year since 2020, the population forecast in this report is 3% higher in 2021 and progressively increases every year to 2045.

The jobs numbers shown on Table 32 for each year have therefore been adjusted across the board by the applicable percentage representing the 'undercount' in the year indicate.

**Table 32: County-wide Employment Forecast (Jobs)**

	2020	2021	2025	2030	2035	2040	2045	2021-2045 Change	
								Number	Percent
<b>Total Employment</b>	<b>10,901</b>	<b>11,110</b>	<b>11,918</b>	<b>12,947</b>	<b>14,022</b>	<b>15,160</b>	<b>16,374</b>	<b>5,264</b>	<b>32.1%</b>
Farm Employment	261	263	272	284	295	308	321	58	18.1%
Forestry, Fishing	94	95	101	107	113	120	126	31	24.6%
Mining	30	32	35	41	50	59	70	38	54.3%
Construction	917	936	1,017	1,127	1,248	1,379	1,525	589	38.6%
<b>Total Non-Building</b>	<b>1,302</b>	<b>1,326</b>	<b>1,425</b>	<b>1,559</b>	<b>1,706</b>	<b>1,866</b>	<b>2,042</b>	<b>716</b>	<b>35.1%</b>
Federal Civilian	61	61	63	65	67	71	74	13	17.6%
Federal Military	96	96	99	103	108	113	117	21	17.9%
State & Local Government	1,369	1,389	1,474	1,583	1,699	1,822	1,950	561	28.8%
<b>Total Government</b>	<b>1,526</b>	<b>1,546</b>	<b>1,636</b>	<b>1,751</b>	<b>1,874</b>	<b>2,006</b>	<b>2,141</b>	<b>595</b>	<b>27.8%</b>
Utilities	57	56	57	58	59	60	61	5	8.2%
Manufacturing	1,281	1,295	1,331	1,382	1,433	1,488	1,542	247	16.0%
Wholesale Trade	147	150	160	169	177	185	194	44	22.7%
Retail Trade	781	798	846	893	935	974	1,013	215	21.2%
Transportation & Warehousing	534	545	589	647	708	771	839	294	35.0%
Information	54	54	57	60	64	68	72	18	25.0%
Finance & Insurance	552	572	643	717	776	822	857	285	33.3%
Real Estate	627	658	794	991	1,229	1,516	1,863	1,205	64.7%
Professional & Technical Services	375	383	413	448	482	516	549	166	30.2%
Management of Companies	4	4	4	5	5	5	5	1	20.0%
Administrative & Waste Services	679	694	753	831	911	996	1,087	393	36.2%
Educational Services	241	247	269	295	321	348	373	126	33.8%
Health Care & Social Assistance	793	802	838	884	930	969	1,004	202	20.1%
Arts, Entertainment & Recreation	380	384	401	423	443	463	483	99	20.5%
Accommodation & Food Services	560	567	590	616	639	661	681	114	16.7%
Other Private Services	1,008	1,029	1,112	1,218	1,330	1,446	1,568	539	34.4%
<b>Total Value-Added</b>	<b>8,073</b>	<b>8,238</b>	<b>8,857</b>	<b>9,637</b>	<b>10,442</b>	<b>11,288</b>	<b>12,191</b>	<b>3,953</b>	<b>32.4%</b>

Source: Woods & Poole Economics, Inc., 2020 Georgia Data Book, Harris County, as adjusted.



Table 33 provides a summary of future jobs in Harris County taken from Table 32 for the years shown on that table and interpolated for each year in between. As noted above, it is the 'value-added' jobs that impact fees can be applied to.

**Table 33: Summary - Countywide Jobs**

	<b>Total Jobs</b>	<b>Non-Building Related</b>	<b>Government</b>	<b>Value-Added Jobs</b>
2021	11,110	1,326	1,546	<b>8,238</b>
2022	11,312	1,351	1,569	<b>8,393</b>
2023	11,514	1,376	1,591	<b>8,548</b>
2024	11,716	1,400	1,614	<b>8,702</b>
2025	11,918	1,425	1,636	<b>8,857</b>
2026	12,124	1,452	1,659	<b>9,013</b>
2027	12,330	1,479	1,682	<b>9,169</b>
2028	12,535	1,505	1,705	<b>9,325</b>
2029	12,741	1,532	1,728	<b>9,481</b>
2030	12,947	1,559	1,751	<b>9,637</b>
2031	13,162	1,588	1,776	<b>9,798</b>
2032	13,377	1,618	1,800	<b>9,959</b>
2033	13,592	1,647	1,825	<b>10,120</b>
2034	13,807	1,677	1,849	<b>10,281</b>
2035	14,022	1,706	1,874	<b>10,442</b>
2036	14,250	1,738	1,900	<b>10,611</b>
2037	14,477	1,770	1,927	<b>10,780</b>
2038	14,705	1,802	1,953	<b>10,950</b>
2039	14,932	1,834	1,980	<b>11,119</b>
2040	15,160	1,866	2,006	<b>11,288</b>
2041	15,403	1,901	2,033	<b>11,469</b>
2042	15,646	1,936	2,060	<b>11,649</b>
2043	15,888	1,972	2,087	<b>11,830</b>
2044	16,131	2,007	2,114	<b>12,010</b>
2045	16,374	2,042	2,141	<b>12,191</b>
<b>Increase 2021-45</b>	5,264	716	595	<b>3,953</b>

## ■ Service Area Forecasts

Various county services are each provided in one of two service areas. Housing unit, population, and employment forecasts are presented on the following tables for each service area.

The service area is *countywide* for the Sheriff's Office & Jail and the Parks & Recreation public facility categories. These services are delivered by Harris County throughout the county and are available to all residents regardless of whether a municipal police department or recreation department provides similar services within the incorporated areas. Countywide growth forecasts are shown on Table 33 for these services.

For Parks & Recreation services, only new residential development is assessed impact fees. Accordingly, impact fees are assessed exclusively on the basis of housing units. For the Sheriff and Jail, fees are based on the day-night population (i.e., residents and employee) because both residential and nonresidential development is assessed impact fees.

The service area is *countywide outside of West Point* for Fire Protection, EMS, and E-911 services. These services are provided throughout the county with the exception of West Point. That city has established Fire, EMS and E-911 departments of its own.

For Fire Protection, EMS, and E-911, impact fees are based on future growth throughout the county but excluding the portion of West Point that is inside the county. For each of these public facility categories, impact fees for residential uses are assessed on the basis of housing unit growth, while nonresidential uses are assessed using future growth in the 'day-night' population. See Table 34.

**Table 34: Future Growth Forecasts - Countywide**

	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Value-Added Jobs	Day-Night Population
2020	15,027	35,921	8,073	43,994
2021	<b>15,319</b>	36,619	8,238	<b>44,857</b>
2022	<b>15,617</b>	37,330	8,393	<b>45,723</b>
2023	<b>15,920</b>	38,055	8,548	<b>46,603</b>
2024	<b>16,230</b>	38,795	8,702	<b>47,497</b>
2025	<b>16,545</b>	39,549	8,857	<b>48,406</b>
2026	<b>16,866</b>	40,317	9,013	<b>49,330</b>
2027	<b>17,194</b>	41,101	9,169	<b>50,270</b>
2028	<b>17,528</b>	41,899	9,325	<b>51,224</b>
2029	<b>17,869</b>	42,713	9,481	<b>52,194</b>
2030	<b>18,216</b>	43,543	9,637	<b>53,180</b>
2031	<b>18,570</b>	44,389	9,798	<b>54,187</b>
2032	<b>18,931</b>	45,252	9,959	<b>55,211</b>
2033	<b>19,299</b>	46,131	10,120	<b>56,251</b>
2034	<b>19,673</b>	47,027	10,281	<b>57,308</b>
2035	<b>20,056</b>	47,941	10,442	<b>58,383</b>
2036	<b>20,446</b>	48,873	10,611	<b>59,484</b>
2037	<b>20,843</b>	49,822	10,780	<b>60,602</b>
2038	<b>21,248</b>	50,790	10,950	<b>61,740</b>
2039	<b>21,661</b>	51,777	11,119	<b>62,896</b>
2040	<b>22,081</b>	52,783	11,288	<b>64,071</b>
2041	<b>22,511</b>	53,809	11,469	<b>65,278</b>
2042	<b>22,948</b>	54,854	11,649	<b>66,503</b>
2043	<b>23,394</b>	55,920	11,830	<b>67,750</b>
2044	<b>23,848</b>	57,007	12,010	<b>69,017</b>
2045	<b>24,312</b>	58,114	12,191	<b>70,305</b>
<b>Increase 2021-45</b>	<b>8,993</b>	<b>21,495</b>	<b>3,953</b>	<b>25,448</b>

**Table 35: Future Growth Forecasts - Countywide Excluding West Point**

	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Value-Added Jobs	Day-Night Population
2020	14,599	34,954	7,856	42,810
2021	<b>14,883</b>	35,633	8,016	<b>43,649</b>
2022	<b>15,172</b>	36,325	8,167	<b>44,492</b>
2023	<b>15,467</b>	37,030	8,317	<b>45,347</b>
2024	<b>15,768</b>	37,750	8,468	<b>46,218</b>
2025	<b>16,074</b>	38,484	8,618	<b>47,102</b>
2026	<b>16,386</b>	39,231	8,770	<b>48,001</b>
2027	<b>16,704</b>	39,994	8,922	<b>48,916</b>
2028	<b>17,029</b>	40,771	9,074	<b>49,845</b>
2029	<b>17,360</b>	41,563	9,226	<b>50,789</b>
2030	<b>17,697</b>	42,370	9,377	<b>51,747</b>
2031	<b>18,041</b>	43,193	9,534	<b>52,727</b>
2032	<b>18,392</b>	44,033	9,691	<b>53,724</b>
2033	<b>18,749</b>	44,889	9,847	<b>54,736</b>
2034	<b>19,113</b>	45,760	10,004	<b>55,764</b>
2035	<b>19,485</b>	46,650	10,161	<b>56,811</b>
2036	<b>19,864</b>	47,557	10,325	<b>57,882</b>
2037	<b>20,249</b>	48,480	10,490	<b>58,970</b>
2038	<b>20,643</b>	49,422	10,655	<b>60,077</b>
2039	<b>21,044</b>	50,383	10,819	<b>61,202</b>
2040	<b>21,452</b>	51,361	10,984	<b>62,345</b>
2041	<b>21,870</b>	52,360	11,160	<b>63,520</b>
2042	<b>22,294</b>	53,377	11,335	<b>64,712</b>
2043	<b>22,728</b>	54,414	11,511	<b>65,925</b>
2044	<b>23,169</b>	55,472	11,687	<b>67,159</b>
2045	<b>23,620</b>	56,549	11,863	<b>68,412</b>
<b>Increase 2021-45</b>	<b>8,737</b>	<b>20,916</b>	<b>3,847</b>	<b>24,763</b>

## APPENDIX C: Exemption Policy

### ■ Exemptions

- (a) The Board of Commissioners recognizes that certain office, retail trade, hospitality, and other business development projects may provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods, and services that such uses offer in general. In addition, the Board of Commissioners recognizes that fees, in some circumstances, can negatively affect the affordability of housing, particularly "workforce" housing.
- (b) To encourage such development projects of public benefit to the county, the Board of Commissioners may at its discretion create a process for granting a reduction in the impact fee for certain business development projects upon the determination and relative to the extent that the project represents extraordinary economic development and employment growth, or that the affordability of a housing project may be increased, in accordance with adopted exemption criteria.
- (c) Such exemption criteria shall be adopted by the Board of Commissioners if, and when, it deems that such exemptions are warranted and would be of benefit to the entire county, its business community, and its residents.
- (d) It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process, adequate funds shall be identified and transferred to the impact fee fund accounts equal to the amount of all exemptions granted by the board of commissioners during the preceding year.
- (e) In the absence of adopted applicable exemption criteria for either extraordinary economic development and employment growth or for affordable housing, no applicable exemption shall be approved.

# APPENDIX D: RETAIL MARKET POTENTIAL



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

<b>Demographic Summary</b>		<b>2023</b>	<b>2028</b>
Population		288	299
Population 18+		225	234
Households		130	136
Median Household Income		\$99,216	\$117,332

<b>Product/Consumer Behavior</b>	<b>Expected Number of Adults or HHs</b>	<b>Percent of Adults/HHs</b>	<b>MPI</b>
<b>Apparel (Adults)</b>			
Bought Men's Clothing/12 Mo	148	65.8%	107
Bought Women's Clothing/12 Mo	115	51.1%	99
Bought Shoes/12 Mo	172	76.4%	103
Bought Fine Jewelry/12 Mo	45	20.0%	98
Bought Watch/12 Mo	30	13.3%	96
<b>Automobiles (Households)</b>			
HH Owns or Leases Any Vehicle	125	96.2%	105
HH Bought or Leased New Vehicle/12 Mo	13	10.0%	99
<b>Automotive Aftermarket (Adults)</b>			
Bought Gasoline/6 Mo	216	96.0%	106
Bought or Changed Motor Oil/12 Mo	126	56.0%	109
Had Vehicle Tune-Up/12 Mo	57	25.3%	102
<b>Beverages (Adults)</b>			
Drank Non-Diet (Regular) Cola/6 Mo	79	35.1%	95
Drank Beer or Ale/6 Mo	98	43.6%	110
<b>Cameras (Adults)</b>			
Own Digital Point and Shoot Camera/Camcorder	30	13.3%	121
Own Digital SLR Camera or Camcorder	27	12.0%	111
Printed Digital Photos/12 Mo	68	30.2%	112
<b>Cell Phones (Adults/Households)</b>			
Bought Cell Phone/12 Mo	76	33.8%	97
Have a Smartphone	213	94.7%	101
Have Android Phone (Any Brand) Smartphone	91	40.4%	105
Have Apple iPhone Smartphone	126	56.0%	99
HH Owns 1 Cell Phone	32	24.6%	81
HH Owns 2 Cell Phones	57	43.8%	112
HH Owns 3+ Cell Phones	40	30.8%	107
HH Has Cell Phone Only (No Landline Telephone)	93	71.5%	104
<b>Computers (Households)</b>			
HH Owns Computer	114	87.7%	102
HH Owns Desktop Computer	57	43.8%	110
HH Owns Laptop or Notebook	92	70.8%	101
HH Owns Apple/Mac Brand Computer	27	20.8%	86
HH Owns PC/Non-Apple Brand Computer	98	75.4%	106
HH Purchased Most Recent Home Computer at Store	53	40.8%	105
HH Purchased Most Recent Home Computer Online	36	27.7%	101
HH Spent \$1-499 on Most Recent Home Computer	22	16.9%	107
HH Spent \$500-999 on Most Recent Home Computer	28	21.5%	106
HH Spent \$1K-1499 on Most Recent Home Computer	16	12.3%	102
HH Spent \$1500-1999 on Most Recent Home Computer	5	3.8%	84
HH Spent \$2K+ on Most Recent Home Computer	7	5.4%	100

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at C-Store/6 Mo	154	68.4%	107
Bought Brewed Coffee at C-Store/30 Days	27	12.0%	100
Bought Cigarettes at C-Store/30 Days	13	5.8%	95
Bought Gas at C-Store/30 Days	104	46.2%	117
Spent \$1-19 at C-Store/30 Days	18	8.0%	108
Spent \$20-39 at C-Store/30 Days	24	10.7%	108
Spent \$40-50 at C-Store/30 Days	21	9.3%	120
Spent \$51-99 at C-Store/30 Days	16	7.1%	116
Spent \$100+ at C-Store/30 Days	52	23.1%	111
<b>Entertainment (Adults)</b>			
Attended Movie/6 Mo	81	36.0%	97
Went to Live Theater/12 Mo	18	8.0%	117
Went to Bar or Night Club/12 Mo	39	17.3%	107
Dined Out/12 Mo	128	56.9%	109
Gambled at Casino/12 Mo	25	11.1%	104
Visited Theme Park/12 Mo	27	12.0%	103
Viewed Movie (Video-on-Demand)/30 Days	27	12.0%	108
Viewed TV Show (Video-on-Demand)/30 Days	19	8.4%	111
Used Internet to Download Movie/30 Days	13	5.8%	96
Downloaded Individual Song/6 Mo	46	20.4%	102
Used Internet to Watch Movie/30 Days	67	29.8%	87
Used Internet to Watch TV Program/30 Days	49	21.8%	98
Played (Console) Video or Electronic Game/12 Mo	28	12.4%	97
Played (Portable) Video or Electronic Game/12 Mo	14	6.2%	94
<b>Financial (Adults)</b>			
Have 1st Home Mortgage	105	46.7%	123
Used ATM or Cash Machine/12 Mo	142	63.1%	100
Own Any Stock	37	16.4%	110
Own U.S. Savings Bonds	18	8.0%	112
Own Shares in Mutual Fund (Stocks)	38	16.9%	123
Own Shares in Mutual Fund (Bonds)	24	10.7%	125
Have Interest Checking Account	104	46.2%	117
Have Non-Interest Checking Account	90	40.0%	105
Have Savings Account	178	79.1%	107
Have 401(k) Retirement Savings Plan	64	28.4%	117
Own or Used Any Credit/Debit Card/12 Mo	214	95.1%	102
Avg \$1-110 Monthly Credit Card Expenditures	28	12.4%	109
Avg \$111-225 Monthly Credit Card Expenditures	17	7.6%	99
Avg \$226-450 Monthly Credit Card Expenditures	19	8.4%	91
Avg \$451-700 Monthly Credit Card Expenditures	20	8.9%	97
Avg \$701-1000 Monthly Credit Card Expenditures	17	7.6%	92
Avg \$1001-2000 Monthly Credit Card Expenditures	33	14.7%	125
Avg \$2001+ Monthly Credit Card Expenditures	29	12.9%	117
Did Banking Online/12 Mo	143	63.6%	108
Did Banking by Mobile Device/12 Mo	114	50.7%	106

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH Used Bread/6 Mo	124	95.4%	101
HH Used Chicken (Fresh or Frozen)/6 Mo	97	74.6%	107
HH Used Turkey (Fresh or Frozen)/6 Mo	22	16.9%	114
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	78	60.0%	100
HH Used Fresh Fruit or Vegetables/6 Mo	118	90.8%	103
HH Used Fresh Milk/6 Mo	111	85.4%	104
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	78	60.0%	92
<b>Health (Adults)</b>			
Exercise at Home 2+ Times/Wk	117	52.0%	106
Exercise at Club 2+ Times/Wk	30	13.3%	114
Visited Doctor/12 Mo	191	84.9%	106
Used Vitamins or Dietary Supplements/6 Mo	156	69.3%	105
<b>Home (Households)</b>			
HH Did Home Improvement/12 Mo	62	47.7%	121
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	43	33.1%	109
HH Purchased Low Ticket HH Furnishing/12 Mo	34	26.2%	107
HH Purchased Big Ticket HH Furnishing/12 Mo	38	29.2%	102
HH Bought Small Kitchen Appliance/12 Mo	33	25.4%	97
HH Bought Large Kitchen Appliance/12 Mo	25	19.2%	118
<b>Insurance (Adults/Households)</b>			
Currently Carry Life Insurance	130	57.8%	113
Personally Carry Any Med/Hosp/Accident Insur	204	90.7%	106
Homeowner Carries Home/Personal Property Insurance	170	75.6%	122
Renter Carries Home/Pers Property Insurance	21	9.3%	78
HH Has 1 Vehicle Covered w/Auto Insurance	31	23.8%	78
HH Has 2 Vehicles Covered w/Auto Insurance	47	36.2%	110
HH Has 3+ Vehicles Covered w/Auto Insurance	45	34.6%	131
<b>Pets (Households)</b>			
HH Owns Cat	35	26.9%	117
HH Owns Dog	65	50.0%	127
<b>Psychographics (Adults)</b>			
<b>Represents adults who "completely agree" with the statement:</b>			
Am Interested in How to Help Env: 4-Agr Cmpl	37	16.4%	88
Buying American Is Important: 4-Agr Cmpl	82	36.4%	113
Buy Based on Quality Not Price: 4-Agr Cmpl	34	15.1%	100
Buy on Credit Rather Than Wait: 4-Agr Cmpl	26	11.6%	91
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	24	10.7%	97
Will Pay More for Env Safe Prods: 4-Agr Cmpl	25	11.1%	91
Buy Based on Price Not Brands: 4-Agr Cmpl	58	25.8%	95
Am Interested in How to Help Env: 4-Agr Cmpl	37	16.4%	88
<b>Reading (Adults)</b>			
Bought Digital Book/12 Mo	43	19.1%	101
Bought Hardcover Book/12 Mo	64	28.4%	105
Bought Paperback Book/12 Mo	78	34.7%	102
Read Daily Newspaper (Paper Version)	29	12.9%	84
Read Digital Newspaper/30 Days	104	46.2%	91
Read Magazine (Paper/Electronic Vers)/6 Mo	196	87.1%	100

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September 12, 2023





## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to Family Restrnt/SteakHse/6 Mo	160	71.1%	108
Went to Family Restrnt/SteakHse 4+ Times/30 Days	49	21.8%	106
Spent \$101-200 at Family Restrnt/SteakHse/30 Days	25	92.9%	102
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	89	39.6%	102
Ordered Eat-In Fast Food/6 Mo	53	23.6%	115
Ordered Home Delivery Fast Food/6 Mo	24	10.7%	80
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	145	64.4%	110
Ordered Take-Out/Walk-In Fast Food/6 Mo	47	20.9%	94
<b>Television &amp; Electronics (Adults/Households)</b>			
Own Tablet	134	59.6%	101
Own E-Reader	32	14.2%	99
Own E-Reader/Tablet: Apple iPad	86	38.2%	102
HH Owns Internet Connectable TV	59	45.4%	105
Own Portable MP3 Player	25	11.1%	99
HH Owns 1 TV	18	13.8%	76
HH Owns 2 TVs	37	28.5%	101
HH Owns 3 TVs	32	24.6%	107
HH Owns 4+ TVs	36	27.7%	123
HH Subscribes to Cable TV	41	31.5%	93
HH Subscribes to Fiber Optic TV	4	3.1%	58
HH Owns Portable GPS Device	33	25.4%	122
HH Purchased Video Game System/12 Mo	8	6.2%	77
HH Owns Internet Video Device for TV	71	54.6%	104
<b>Travel (Adults)</b>			
Took Domestic Trip in Continental U.S./12 Mo	139	61.8%	115
Took 3+ Domestic Non-Business Trips/12 Mo	39	17.3%	125
Spent \$1-999 on Domestic Vacations/12 Mo	33	14.7%	107
Spent \$1K-1499 on Domestic Vacations/12 Mo	17	7.6%	119
Spent \$1500-1999 on Domestic Vacations/12 Mo	10	4.4%	116
Spent \$2K-2999 on Domestic Vacations/12 Mo	12	5.3%	134
Spent \$3K+ on Domestic Vacations/12 Mo	20	8.9%	134
Used Intrnt Travel Site for Domestic Trip/12 Mo	14	6.2%	112
Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs	68	30.2%	91
Took 3+ Foreign Trips by Plane/3 Yrs	13	5.8%	79
Spent \$1-999 on Foreign Vacations/12 Mo	16	7.1%	91
Index: Spent \$1K-2999 on Foreign Vacations/12 Mo	5	2.2%	73
Spent \$3K+ on Foreign Vacations/12 Mo	8	3.6%	84
Used General Travel Site: Foreign Trip/3 Yrs	12	5.3%	84
Spent Night at Hotel or Motel/12 Mo	115	51.1%	113
Took Cruise of More Than One Day/3 Yrs	26	11.6%	114
Member of Frequent Flyer Program	65	28.9%	105
Member of Hotel Rewards Program	76	33.8%	117

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September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Demographic Summary	2023	2028
Population	2,069	2,166
Population 18+	1,614	1,688
Households	749	789
Median Household Income	\$91,461	\$107,414

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought Men's Clothing/12 Mo	1,062	65.8%	107
Bought Women's Clothing/12 Mo	822	50.9%	98
Bought Shoes/12 Mo	1,232	76.3%	102
Bought Fine Jewelry/12 Mo	322	20.0%	97
Bought Watch/12 Mo	217	13.4%	97
<b>Automobiles (Households)</b>			
HH Owns or Leases Any Vehicle	718	95.9%	105
HH Bought or Leased New Vehicle/12 Mo	75	10.0%	99
<b>Automotive Aftermarket (Adults)</b>			
Bought Gasoline/6 Mo	1,531	94.9%	105
Bought or Changed Motor Oil/12 Mo	919	56.9%	111
Had Vehicle Tune-Up/12 Mo	414	25.7%	104
<b>Beverages (Adults)</b>			
Drank Non-Diet (Regular) Cola/6 Mo	580	35.9%	97
Drank Beer or Ale/6 Mo	670	41.5%	105
<b>Cameras (Adults)</b>			
Own Digital Point and Shoot Camera/Camcorder	193	12.0%	109
Own Digital SLR Camera or Camcorder	187	11.6%	107
Printed Digital Photos/12 Mo	462	28.6%	106
<b>Cell Phones (Adults/Households)</b>			
Bought Cell Phone/12 Mo	567	35.1%	100
Have a Smartphone	1,531	94.9%	101
Have Android Phone (Any Brand) Smartphone	672	41.6%	108
Have Apple iPhone Smartphone	881	54.6%	97
HH Owns 1 Cell Phone	189	25.2%	83
HH Owns 2 Cell Phones	316	42.2%	108
HH Owns 3+ Cell Phones	236	31.5%	110
HH Has Cell Phone Only (No Landline Telephone)	553	73.8%	108
<b>Computers (Households)</b>			
HH Owns Computer	651	86.9%	101
HH Owns Desktop Computer	315	42.1%	105
HH Owns Laptop or Notebook	527	70.4%	100
HH Owns Apple/Mac Brand Computer	158	21.1%	87
HH Owns PC/Non-Apple Brand Computer	554	74.0%	104
HH Purchased Most Recent Home Computer at Store	299	39.9%	102
HH Purchased Most Recent Home Computer Online	209	27.9%	102
HH Spent \$1-499 on Most Recent Home Computer	124	16.6%	105
HH Spent \$500-999 on Most Recent Home Computer	159	21.2%	104
HH Spent \$1K-1499 on Most Recent Home Computer	94	12.6%	104
HH Spent \$1500-1999 on Most Recent Home Computer	25	3.3%	73
HH Spent \$2K+ on Most Recent Home Computer	39	5.2%	96

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September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at C-Store/6 Mo	1,091	67.6%	106
Bought Brewed Coffee at C-Store/30 Days	186	11.5%	96
Bought Cigarettes at C-Store/30 Days	103	6.4%	105
Bought Gas at C-Store/30 Days	732	45.4%	115
Spent \$1-19 at C-Store/30 Days	127	7.9%	107
Spent \$20-39 at C-Store/30 Days	163	10.1%	102
Spent \$40-50 at C-Store/30 Days	143	8.9%	114
Spent \$51-99 at C-Store/30 Days	119	7.4%	120
Spent \$100+ at C-Store/30 Days	378	23.4%	112
<b>Entertainment (Adults)</b>			
Attended Movie/6 Mo	592	36.7%	99
Went to Live Theater/12 Mo	126	7.8%	114
Went to Bar or Night Club/12 Mo	275	17.0%	105
Dined Out/12 Mo	908	56.3%	108
Gambled at Casino/12 Mo	173	10.7%	100
Visited Theme Park/12 Mo	198	12.3%	105
Viewed Movie (Video-on-Demand)/30 Days	176	10.9%	98
Viewed TV Show (Video-on-Demand)/30 Days	119	7.4%	97
Used Internet to Download Movie/30 Days	89	5.5%	92
Downloaded Individual Song/6 Mo	329	20.4%	101
Used Internet to Watch Movie/30 Days	506	31.4%	92
Used Internet to Watch TV Program/30 Days	364	22.6%	102
Played (Console) Video or Electronic Game/12 Mo	204	12.6%	98
Played (Portable) Video or Electronic Game/12 Mo	103	6.4%	96
<b>Financial (Adults)</b>			
Have 1st Home Mortgage	730	45.2%	119
Used ATM or Cash Machine/12 Mo	1,010	62.6%	99
Own Any Stock	247	15.3%	102
Own U.S. Savings Bonds	122	7.6%	106
Own Shares in Mutual Fund (Stocks)	241	14.9%	109
Own Shares in Mutual Fund (Bonds)	148	9.2%	107
Have Interest Checking Account	695	43.1%	109
Have Non-Interest Checking Account	640	39.7%	104
Have Savings Account	1,249	77.4%	105
Have 401(k) Retirement Savings Plan	442	27.4%	112
Own or Used Any Credit/Debit Card/12 Mo	1,517	94.0%	101
Avg \$1-110 Monthly Credit Card Expenditures	201	12.5%	109
Avg \$111-225 Monthly Credit Card Expenditures	128	7.9%	104
Avg \$226-450 Monthly Credit Card Expenditures	144	8.9%	97
Avg \$451-700 Monthly Credit Card Expenditures	133	8.2%	90
Avg \$701-1000 Monthly Credit Card Expenditures	125	7.7%	95
Avg \$1001-2000 Monthly Credit Card Expenditures	215	13.3%	113
Avg \$2001+ Monthly Credit Card Expenditures	183	11.3%	103
Did Banking Online/12 Mo	1,003	62.1%	106
Did Banking by Mobile Device/12 Mo	814	50.4%	105

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH Used Bread/6 Mo	712	95.1%	101
HH Used Chicken (Fresh or Frozen)/6 Mo	549	73.3%	105
HH Used Turkey (Fresh or Frozen)/6 Mo	126	16.8%	114
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	444	59.3%	99
HH Used Fresh Fruit or Vegetables/6 Mo	677	90.4%	102
HH Used Fresh Milk/6 Mo	632	84.4%	102
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	444	59.3%	91
<b>Health (Adults)</b>			
Exercise at Home 2+ Times/Wk	819	50.7%	103
Exercise at Club 2+ Times/Wk	213	13.2%	112
Visited Doctor/12 Mo	1,348	83.5%	105
Used Vitamins or Dietary Supplements/6 Mo	1,111	68.8%	104
<b>Home (Households)</b>			
HH Did Home Improvement/12 Mo	348	46.5%	118
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	238	31.8%	104
HH Purchased Low Ticket HH Furnishing/12 Mo	190	25.4%	103
HH Purchased Big Ticket HH Furnishing/12 Mo	221	29.5%	103
HH Bought Small Kitchen Appliance/12 Mo	194	25.9%	99
HH Bought Large Kitchen Appliance/12 Mo	145	19.4%	119
<b>Insurance (Adults/Households)</b>			
Currently Carry Life Insurance	922	57.1%	112
Personally Carry Any Med/Hosp/Accident Insur	1,432	88.7%	104
Homeowner Carries Home/Personal Property Insurance	1,167	72.3%	117
Renter Carries Home/Pers Property Insurance	166	10.3%	86
HH Has 1 Vehicle Covered w/Auto Insurance	185	24.7%	81
HH Has 2 Vehicles Covered w/Auto Insurance	269	35.9%	109
HH Has 3+ Vehicles Covered w/Auto Insurance	248	33.1%	125
<b>Pets (Households)</b>			
HH Owns Cat	195	26.0%	113
HH Owns Dog	372	49.7%	126
<b>Psychographics (Adults)</b>			
<b>Represents adults who "completely agree" with the statement:</b>			
Am Interested in How to Help Env: 4-Agr Cmpl	285	17.7%	95
Buying American Is Important: 4-Agr Cmpl	580	35.9%	112
Buy Based on Quality Not Price: 4-Agr Cmpl	237	14.7%	98
Buy on Credit Rather Than Wait: 4-Agr Cmpl	191	11.8%	93
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	170	10.5%	96
Will Pay More for Env Safe Prods: 4-Agr Cmpl	180	11.2%	91
Buy Based on Price Not Brands: 4-Agr Cmpl	439	27.2%	100
Am Interested in How to Help Env: 4-Agr Cmpl	285	17.7%	95
<b>Reading (Adults)</b>			
Bought Digital Book/12 Mo	302	18.7%	99
Bought Hardcover Book/12 Mo	461	28.6%	105
Bought Paperback Book/12 Mo	553	34.3%	101
Read Daily Newspaper (Paper Version)	181	11.2%	73
Read Digital Newspaper/30 Days	725	44.9%	89
Read Magazine (Paper/Electronic Vers)/6 Mo	1,381	85.6%	98

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September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to Family Restrn/SteakHse/6 Mo	1,153	71.4%	108
Went to Family Restrn/SteakHse 4+ Times/30 Days	354	21.9%	107
Spent \$101-200 at Family Restrn/SteakHse/30 Days	171	92.8%	102
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	649	40.2%	103
Ordered Eat-In Fast Food/6 Mo	382	23.7%	116
Ordered Home Delivery Fast Food/6 Mo	165	10.2%	76
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	1,041	64.5%	110
Ordered Take-Out/Walk-In Fast Food/6 Mo	321	19.9%	89
<b>Television &amp; Electronics (Adults/Households)</b>			
Own Tablet	952	59.0%	100
Own E-Reader	228	14.1%	99
Own E-Reader/Tablet: Apple iPad	585	36.2%	97
HH Owns Internet Connectable TV	340	45.4%	105
Own Portable MP3 Player	175	10.8%	97
HH Owns 1 TV	109	14.6%	80
HH Owns 2 TVs	215	28.7%	101
HH Owns 3 TVs	172	23.0%	100
HH Owns 4+ TVs	200	26.7%	118
HH Subscribes to Cable TV	232	31.0%	91
HH Subscribes to Fiber Optic TV	21	2.8%	53
HH Owns Portable GPS Device	177	23.6%	114
HH Purchased Video Game System/12 Mo	50	6.7%	83
HH Owns Internet Video Device for TV	414	55.3%	105
<b>Travel (Adults)</b>			
Took Domestic Trip in Continental U.S./12 Mo	970	60.1%	112
Took 3+ Domestic Non-Business Trips/12 Mo	266	16.5%	118
Spent \$1-999 on Domestic Vacations/12 Mo	235	14.6%	106
Spent \$1K-1499 on Domestic Vacations/12 Mo	118	7.3%	115
Spent \$1500-1999 on Domestic Vacations/12 Mo	73	4.5%	118
Spent \$2K-2999 on Domestic Vacations/12 Mo	87	5.4%	136
Spent \$3K+ on Domestic Vacations/12 Mo	128	7.9%	120
Used Intrnt Travel Site for Domestic Trip/12 Mo	109	6.8%	121
Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs	481	29.8%	90
Took 3+ Foreign Trips by Plane/3 Yrs	91	5.6%	77
Spent \$1-999 on Foreign Vacations/12 Mo	114	7.1%	91
Index: Spent \$1K-2999 on Foreign Vacations/12 Mo	30	1.9%	61
Spent \$3K+ on Foreign Vacations/12 Mo	60	3.7%	88
Used General Travel Site: Foreign Trip/3 Yrs	88	5.5%	86
Spent Night at Hotel or Motel/12 Mo	809	50.1%	111
Took Cruise of More Than One Day/3 Yrs	193	12.0%	118
Member of Frequent Flyer Program	445	27.6%	100
Member of Hotel Rewards Program	528	32.7%	113

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Demographic Summary	2023	2028
Population	4,733	4,901
Population 18+	3,718	3,859
Households	1,620	1,692
Median Household Income	\$88,579	\$103,327

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Apparel (Adults)</b>			
Bought Men's Clothing/12 Mo	2,435	65.5%	107
Bought Women's Clothing/12 Mo	1,897	51.0%	98
Bought Shoes/12 Mo	2,828	76.1%	102
Bought Fine Jewelry/12 Mo	738	19.8%	97
Bought Watch/12 Mo	499	13.4%	97
<b>Automobiles (Households)</b>			
HH Owns or Leases Any Vehicle	1,556	96.0%	105
HH Bought or Leased New Vehicle/12 Mo	165	10.2%	101
<b>Automotive Aftermarket (Adults)</b>			
Bought Gasoline/6 Mo	3,534	95.1%	105
Bought or Changed Motor Oil/12 Mo	2,112	56.8%	111
Had Vehicle Tune-Up/12 Mo	944	25.4%	103
<b>Beverages (Adults)</b>			
Drank Non-Diet (Regular) Cola/6 Mo	1,341	36.1%	98
Drank Beer or Ale/6 Mo	1,544	41.5%	105
<b>Cameras (Adults)</b>			
Own Digital Point and Shoot Camera/Camcorder	464	12.5%	114
Own Digital SLR Camera or Camcorder	428	11.5%	107
Printed Digital Photos/12 Mo	1,077	29.0%	107
<b>Cell Phones (Adults/Households)</b>			
Bought Cell Phone/12 Mo	1,286	34.6%	99
Have a Smartphone	3,507	94.3%	101
Have Android Phone (Any Brand) Smartphone	1,530	41.2%	106
Have Apple iPhone Smartphone	2,029	54.6%	97
HH Owns 1 Cell Phone	408	25.2%	83
HH Owns 2 Cell Phones	694	42.8%	110
HH Owns 3+ Cell Phones	502	31.0%	108
HH Has Cell Phone Only (No Landline Telephone)	1,176	72.6%	106
<b>Computers (Households)</b>			
HH Owns Computer	1,409	87.0%	102
HH Owns Desktop Computer	691	42.7%	107
HH Owns Laptop or Notebook	1,135	70.1%	100
HH Owns Apple/Mac Brand Computer	334	20.6%	85
HH Owns PC/Non-Apple Brand Computer	1,204	74.3%	105
HH Purchased Most Recent Home Computer at Store	656	40.5%	104
HH Purchased Most Recent Home Computer Online	448	27.7%	101
HH Spent \$1-499 on Most Recent Home Computer	271	16.7%	106
HH Spent \$500-999 on Most Recent Home Computer	348	21.5%	106
HH Spent \$1K-1499 on Most Recent Home Computer	202	12.5%	103
HH Spent \$1500-1999 on Most Recent Home Computer	57	3.5%	76
HH Spent \$2K+ on Most Recent Home Computer	83	5.1%	95

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at C-Store/6 Mo	2,528	68.0%	106
Bought Brewed Coffee at C-Store/30 Days	442	11.9%	99
Bought Cigarettes at C-Store/30 Days	238	6.4%	105
Bought Gas at C-Store/30 Days	1,717	46.2%	117
Spent \$1-19 at C-Store/30 Days	290	7.8%	106
Spent \$20-39 at C-Store/30 Days	376	10.1%	103
Spent \$40-50 at C-Store/30 Days	337	9.1%	117
Spent \$51-99 at C-Store/30 Days	266	7.2%	117
Spent \$100+ at C-Store/30 Days	880	23.7%	113
<b>Entertainment (Adults)</b>			
Attended Movie/6 Mo	1,333	35.9%	97
Went to Live Theater/12 Mo	286	7.7%	113
Went to Bar or Night Club/12 Mo	625	16.8%	104
Dined Out/12 Mo	2,089	56.2%	108
Gambled at Casino/12 Mo	398	10.7%	100
Visited Theme Park/12 Mo	444	11.9%	103
Viewed Movie (Video-on-Demand)/30 Days	410	11.0%	99
Viewed TV Show (Video-on-Demand)/30 Days	281	7.6%	100
Used Internet to Download Movie/30 Days	205	5.5%	92
Downloaded Individual Song/6 Mo	746	20.1%	100
Used Internet to Watch Movie/30 Days	1,124	30.2%	89
Used Internet to Watch TV Program/30 Days	806	21.7%	98
Played (Console) Video or Electronic Game/12 Mo	458	12.3%	96
Played (Portable) Video or Electronic Game/12 Mo	237	6.4%	96
<b>Financial (Adults)</b>			
Have 1st Home Mortgage	1,668	44.9%	118
Used ATM or Cash Machine/12 Mo	2,319	62.4%	99
Own Any Stock	569	15.3%	102
Own U.S. Savings Bonds	283	7.6%	107
Own Shares in Mutual Fund (Stocks)	566	15.2%	111
Own Shares in Mutual Fund (Bonds)	351	9.4%	110
Have Interest Checking Account	1,629	43.8%	111
Have Non-Interest Checking Account	1,474	39.6%	104
Have Savings Account	2,878	77.4%	105
Have 401(k) Retirement Savings Plan	1,009	27.1%	111
Own or Used Any Credit/Debit Card/12 Mo	3,500	94.1%	101
Avg \$1-110 Monthly Credit Card Expenditures	464	12.5%	109
Avg \$111-225 Monthly Credit Card Expenditures	294	7.9%	103
Avg \$226-450 Monthly Credit Card Expenditures	324	8.7%	94
Avg \$451-700 Monthly Credit Card Expenditures	310	8.3%	91
Avg \$701-1000 Monthly Credit Card Expenditures	284	7.6%	93
Avg \$1001-2000 Monthly Credit Card Expenditures	502	13.5%	115
Avg \$2001+ Monthly Credit Card Expenditures	429	11.5%	104
Did Banking Online/12 Mo	2,306	62.0%	106
Did Banking by Mobile Device/12 Mo	1,858	50.0%	104

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023



## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
<b>Grocery (Adults)</b>			
HH Used Bread/6 Mo	1,543	95.2%	101
HH Used Chicken (Fresh or Frozen)/6 Mo	1,193	73.6%	106
HH Used Turkey (Fresh or Frozen)/6 Mo	275	17.0%	115
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	968	59.8%	99
HH Used Fresh Fruit or Vegetables/6 Mo	1,460	90.1%	102
HH Used Fresh Milk/6 Mo	1,376	84.9%	103
HH Used Fish or Seafood (Fresh or Frozen)/6 Mo	968	59.8%	89
<b>Health (Adults)</b>			
Exercise at Home 2+ Times/Wk	1,864	50.1%	102
Exercise at Club 2+ Times/Wk	473	12.7%	108
Visited Doctor/12 Mo	3,103	83.5%	104
Used Vitamins or Dietary Supplements/6 Mo	2,548	68.5%	104
<b>Home (Households)</b>			
HH Did Home Improvement/12 Mo	759	46.9%	119
HH Used Maid/Prof Cln Svc (+ Furn/Carpet)/12 Mo	519	32.0%	105
HH Purchased Low Ticket HH Furnishing/12 Mo	412	25.4%	104
HH Purchased Big Ticket HH Furnishing/12 Mo	475	29.3%	103
HH Bought Small Kitchen Appliance/12 Mo	417	25.7%	99
HH Bought Large Kitchen Appliance/12 Mo	311	19.2%	118
<b>Insurance (Adults/Households)</b>			
Currently Carry Life Insurance	2,116	56.9%	111
Personally Carry Any Med/Hosp/Accident Insur	3,309	89.0%	104
Homeowner Carries Home/Personal Property Insurance	2,725	73.3%	119
Renter Carries Home/Pers Property Insurance	363	9.8%	82
HH Has 1 Vehicle Covered w/Auto Insurance	396	24.4%	80
HH Has 2 Vehicles Covered w/Auto Insurance	577	35.6%	109
HH Has 3+ Vehicles Covered w/Auto Insurance	551	34.0%	129
<b>Pets (Households)</b>			
HH Owns Cat	440	27.2%	118
HH Owns Dog	815	50.3%	127
<b>Psychographics (Adults)</b>			
<b>Represents adults who "completely agree" with the statement:</b>			
Am Interested in How to Help Env: 4-Agr Cmpl	625	16.8%	90
Buying American Is Important: 4-Agr Cmpl	1,368	36.8%	115
Buy Based on Quality Not Price: 4-Agr Cmpl	548	14.7%	98
Buy on Credit Rather Than Wait: 4-Agr Cmpl	432	11.6%	91
Only Use Coupons Brands Usually Buy: 4-Agr Cmpl	397	10.7%	97
Will Pay More for Env Safe Prods: 4-Agr Cmpl	403	10.8%	89
Buy Based on Price Not Brands: 4-Agr Cmpl	997	26.8%	99
Am Interested in How to Help Env: 4-Agr Cmpl	625	16.8%	90
<b>Reading (Adults)</b>			
Bought Digital Book/12 Mo	690	18.6%	98
Bought Hardcover Book/12 Mo	1,057	28.4%	105
Bought Paperback Book/12 Mo	1,279	34.4%	101
Read Daily Newspaper (Paper Version)	447	12.0%	78
Read Digital Newspaper/30 Days	1,669	44.9%	89
Read Magazine (Paper/Electronic Vers)/6 Mo	3,194	85.9%	99

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023





## Retail Market Potential

Harris County, Georgia 2  
 Harris County, Georgia  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 32.73604  
 Longitude: -84.90911

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Restaurants (Adults)</b>			
Went to Family Restrn/SteakHse/6 Mo	2,642	71.1%	107
Went to Family Restrn/SteakHse 4+ Times/30 Days	813	21.9%	106
Spent \$101-200 at Family Restrn/SteakHse/30 Days	404	92.7%	102
Went to Fast Food/Drive-In Rest 9+ Times/30 Days	1,493	40.2%	103
Ordered Eat-In Fast Food/6 Mo	877	23.6%	115
Ordered Home Delivery Fast Food/6 Mo	380	10.2%	76
Take-Out/Drive-Thru/Curbside Fast Food/6 Mo	2,401	64.6%	111
Ordered Take-Out/Walk-In Fast Food/6 Mo	742	20.0%	89
<b>Television &amp; Electronics (Adults/Households)</b>			
Own Tablet	2,178	58.6%	99
Own E-Reader	522	14.0%	98
Own E-Reader/Tablet: Apple iPad	1,352	36.4%	98
HH Owns Internet Connectable TV	733	45.2%	105
Own Portable MP3 Player	406	10.9%	98
HH Owns 1 TV	230	14.2%	78
HH Owns 2 TVs	462	28.5%	101
HH Owns 3 TVs	383	23.6%	103
HH Owns 4+ TVs	434	26.8%	119
HH Subscribes to Cable TV	493	30.4%	90
HH Subscribes to Fiber Optic TV	45	2.8%	53
HH Owns Portable GPS Device	395	24.4%	117
HH Purchased Video Game System/12 Mo	101	6.2%	78
HH Owns Internet Video Device for TV	885	54.6%	104
<b>Travel (Adults)</b>			
Took Domestic Trip in Continental U.S./12 Mo	2,230	60.0%	112
Took 3+ Domestic Non-Business Trips/12 Mo	616	16.6%	119
Spent \$1-999 on Domestic Vacations/12 Mo	536	14.4%	105
Spent \$1K-1499 on Domestic Vacations/12 Mo	274	7.4%	116
Spent \$1500-1999 on Domestic Vacations/12 Mo	160	4.3%	113
Spent \$2K-2999 on Domestic Vacations/12 Mo	195	5.2%	132
Spent \$3K+ on Domestic Vacations/12 Mo	301	8.1%	122
Used Intrnt Travel Site for Domestic Trip/12 Mo	236	6.3%	114
Took Foreign Trip (Incl Alaska & Hawaii)/3 Yrs	1,082	29.1%	88
Took 3+ Foreign Trips by Plane/3 Yrs	200	5.4%	74
Spent \$1-999 on Foreign Vacations/12 Mo	256	6.9%	89
Index: Spent \$1K-2999 on Foreign Vacations/12 Mo	71	1.9%	62
Spent \$3K+ on Foreign Vacations/12 Mo	132	3.6%	84
Used General Travel Site: Foreign Trip/3 Yrs	196	5.3%	83
Spent Night at Hotel or Motel/12 Mo	1,860	50.0%	110
Took Cruise of More Than One Day/3 Yrs	425	11.4%	113
Member of Frequent Flyer Program	1,007	27.1%	98
Member of Hotel Rewards Program	1,204	32.4%	112

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average. **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2023 and 2028.

September 12, 2023

# APPENDIX E: PUBLIC MEETING DOCUMENTATION



**GOING TO THE MAT** - Wrestling camps and clinics all summer long. Attendance averaged 35 wrestlers a day, in wrestling and lifting.



**SHERIFF SPEAKS TO TEAM** - Harris County Sheriff Mike Jolley posed for a photo with the softball team during his time at HCHS addressing the team.

## HCHS Softball Developing a Team

By GEORGE BATASTIN

Harris County High School's Head Softball Coach Sam Harrison is working to train and develop her team on and off the field to develop them as a team and individually to build their character to be better people for the future. To expand on this, Coach Harrison has planned to have guest speakers throughout the season to address the players about various subjects that will help develop them as individuals.

The first in this series was Lee Garcia. He has helped the program for several years and, for the past five years, has kicked off the program's team bonding events. He has a military background and is very inspiring with his passion for believing in yourself. As the owner of Foundation Training Facility in Waverly Hall, many of the players work out with him in the off season. He wants the students in the Harris County commu-



**TEAM BUILDING** - Believing in yourself. Lee Garcia addressing the HCHS softball team: to be successful in all they do.

do, and he pours a lot into them. He shared many things with the players about not getting defeated and not letting others define their success. His stories are very powerful and inspirational and include the message that big hearts lead to big things.

The second speaker was Harris County Sheriff Mike Jolley. Sheriff Jolley's message to the players was about how the choices they make now and can affect their future, short-term and long-term. He reminded them to respect themselves as young women and stressed how powerful words are and the

correct usage of it. He reminded them that cell phones and the way they are used could determine so much about their character. And he explained that once something is captured and sent, it can never be deleted. Sheriff Jolley stressed that it is important to know your value and keep it, not let anyone try to lower it.

Sheriff Jolley is much appreciated and admired for his supporting not just the softball team but the school district and entire county. All can benefit from his comment, "Respect yourself in order for others to respect you."

ams." The family said they are re-evaluating their search for Jack in the hopes that he might be in the same neighborhood where JB was picked up. "We wish she could talk," Neil Smith said. "We have so many questions and we just want to ask her. Take us from the beginning, what happened?"

Hoglesby@mail.com  
 FB...Lamar Oglesby Signs  
**706.975.3406**

**2024 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 **2024 Comprehensive Plan kick-off meeting and public hearing on Monday, August 28, 2023, at 4:30 p.m. in the Conference Room of the Harris County Library located at 7511 GA Hwy 116, 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 Andrea Dzioba, Harris County Clerk, at 706-629-4958 or at [adzoba@harriscountypa.gov](mailto:adzoba@harriscountypa.gov). For more information about the public hearing, contact Rick Morris with the River Valley Regional Commission at 706-256-2910 or [rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org); or Andrea Dzioba, Harris County Clerk, at 706-629-4958 or [adzoba@harriscountypa.gov](mailto:adzoba@harriscountypa.gov).

PO#5396

**JOB OPENING NOTICE**

**JOB OPENINGS - HARRIS COUNTY GOVERNMENT as of 08/14/2023**

The following positions are open until filled unless otherwise specified:

- Assistant District Attorney
- Building Inspector for Community Development
- Communications Officer for 911
- County Prison Warden
- Deputy Sheriff for Sheriff's Office
- EMT-A or EMT-Intermediate with EMS
- Equipment Operator /Mower Operator for Public Works
- Lifeguard for Community Center
- Paramedic with EMS
- Property Appraiser Tax Assessor (I, II, or III)
- Recreation Attendant
- Staff Accountant/Purchasing
- Water Distribution Operator for Water Works
- Water Treatment Plant Operator Trainee for Water Works Filter Plant

For job details please visit: <https://harriscountypa.casellehire.com/jobs/>

PO #5397

**Harris County, Hamilton, Pine Mountain, Shiloh, and Waverly Hall 2024  
Comprehensive Plan Meeting**

August 28, 2023

**Agenda**

- I. Welcome and Introductions
- II. Meeting Schedule
- III. Stakeholders and Steering Committee
- IV. Slide Presentation
- V. Community Comments/Questions
- VI. Adjourn

**PLEASE SIGN BELOW IF INTERESTED IN  
BECOMING A STAKEHOLDER IN THE HARRIS COUNTY,  
HAMILTON, PINE MOUNTAIN, SHILOH and WAVERLY HALL  
COMPREHENSIVE PLAN PROCESS**

August 28, 2023  
4:30 P.M

<u>Name &amp; Title</u>	<u>City or Town you reside in</u>	<u>Email Address</u>
1. Scott Lightsey	Pine Mountain Valley	jslightsey63@gmail.com
2. Craig Greenhaw	Fortson, GA	tg777@bellsouth.net
3. Rob Grant	Pine Mt, Ga	
4. Meghan Guenther	Hamilton	guenthermeghan@yahoo.com
5. Greg Grant	Fortson Ga	ggrant@mil.com
6. Kamisay J	Pvt	tw_hesses@gmail.com
7.		
8.		
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17.		
18.		

**HARRIS COUNTY COMPREHENSIVE PLAN UPDATE**  
**KICK-OFF MEETING AND FIRST PUBLIC HEARING**  
 Harris County Library Meeting Room  
 7511 GA Highway 116, Hamilton  
 August 28, 2023  
 4:30 p.m.

Name and Title	Position	Phone	E-Mail
Scott Lightsey (District One Commissioner)	Commissioner	706-984-1984	jlightsey@harriscountygov
Craig Franken	Deer Park City Clerk	706-651-1285	cfranken@deerpark.net
Job Grant	City Clerk	706-580-7451	jgrant@harriscountygov
Andrew Dickson (Shield)	Council Elect	706-546-3814	adickson@shield.org
Lynette Curtis (Shield)	City Clerk	706-628-3211	lcurtis@shield.org
Buddy Walker	Hamilton Dev. Auth.	706-342-2811	bwalker@hamiltonva.com
Dorison Farley	Commissioner	706-366-9115	dfarley@harriscountygov
Meghan Guenther	Premier Commissioner	706-585-4441	mguenther@harriscountygov
Greg Graft	Premier Commissioner	706-628-4700	ggraft@harriscountygov
Betsy Langston	Premier Commissioner	706-440-7313	blangston@harriscountygov
Nancy McDaniel	Premier Commissioner	706-440-7313	nmcdaniel@harriscountygov
Brian Williams	Premier Commissioner	706-440-7313	bwilliams@harriscountygov
John Kravitsky	Premier Commissioner	706-440-7313	jkravitsky@harriscountygov

**HARRIS COUNTY COMPREHENSIVE PLAN UPDATE**  
 KICK-OFF MEETING AND FIRST PUBLIC HEARING  
 Harris County Library Meeting Room  
 7511 GA Highway 116, Hamilton  
 August 28, 2023  
 4:30 p.m.

Name and Title	Position	Phone	E-Mail
✓ Scott Lightsey (District One Commissioner)	Commissioner	706-984-1984	jlhcgadistrict1@harriscountyga.gov
✓ Craig Greenher	Dev. Auth	706-611-9289	tg77@bellsonth.net
✓ Rob Grant	City of Shiloh Chairman		
Andrew Dickson (Shiloh)	Council Elect	706-570-7451	andrewsdickson@bellsouth.com
Lynette Cutts (Shiloh)	City Clerk	706-546-3814	cityclerk@cityofshiloh.org
Buddy Walker	Hamilton	706-628-5321	hamiltonmayor@hamiltoncityhall.net
Ransom Farley	Hamilton	706-392-2811	
Meghan Guenther	Dev. Auth	706-4104-7313	guenthermeghan@yahoo.com
✓ Greg Graft	Commissioner	706-366-9819	gigraft@psnet.com
Bee Ky Langston	Planning Commission	706-366-1009	langstondb@nclsi.com
Nancy McMichael	Planning Comm	706-585-4441	nancymcmichael@hotmail.com
Brian Williams	Director Community Development	706-628-4700	bwilliams@harriscountyga.gov
✓ John Krinsky	Mayor	706-441-0135	1003 LAKE DR PM 31922



**2024 Harris County, Hamilton, Pine Mountain, Shiloh  
and Waverly Hall Comprehensive Plan Update Meeting**  
Harris County Library, Conference Room  
7511 GA Hwy 116, Hamilton, GA 31811

**AGENDA - TUESDAY, OCTOBER 24, 2023**

**SPECIAL CALLED MEETING**

**5:30 P.M.**

**CALL TO ORDER**

**DISCUSSION**

1. River Valley Regional Commission – 2024 Comprehensive Plan Update
  - Review and Update Strengths, Weaknesses, Opportunities, and Threats Information
  - Review and Update Needs and Opportunities

**ADJOURNMENT**

Shiloh  
Comprehensive Plan  
Meeting

Feb. 12, 2024

1. Rob Mous
2. Spette Cutts
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.



## AGENDA

### HARRIS COUNTY COMPREHENSIVE PLAN PUBLIC MEETING

2-20-2024

Harris County Court House

- I. Topics of discussion:
  - a. Community/Work Program (CWP) update
  - b. Harris County SWOT update
  - c. Survey results to date with staff comments
  - d. Harris County Vision Statement
  - e. Map review/comments
  - f. Review work with Pine Mountain, Hamilton, Shiloh, and Waverly Hall.
- II. Adjourn



Comprehensive Plan Meeting  
Harris County  
February 20, 2024

Name

Contact Information  
Email/Phone No.

Name	Contact Information Email/Phone No.
Addis Bugg	540-845-7168
CONNIE Guy	982 Bugg Road, P.M., GA 31822
Sherrail Jarrett	sjarrett@harriscountypa.gov
Morgan Marlowe	Morganmarlowe@gmail.com
JAM AVEY	avey1951@gmail.com
Andrew Zverner	706 442-2866
Matt	706-504-5474



Regional Plan Steering Committee Meeting #3  
Waverly Hall  
February 26, 2024

Name

Contact Information  
Email/Phone No.

Michael Harris  
Geraldine Bodde

mbarris1@waverlyhallga.gov 706-984-4789  
gbodde@waverlyhallga.gov 770-596-5055

City of Shiloh  
Council Meeting  
City Hall  
1222 Main St.  
March 5<sup>th</sup>, 2024-6pm

Open Meeting  
Pledge  
Invocation  
Moment of silence for Holly

Adoption of Agenda

Rick Morris from RVRC – Comprehensive Plan

**Old Business:**

Approval of Minutes 2/6/2024  
Approval of Special Meeting Minute 2/23/2024  
Walking trail paving approval – LWCF other expenditures

**New Business:**

Gutters and Security Systems for City Hall

FYI: Personal Financial Disclosure Reports due Jan-June 2024  
Large Item pick-up for Shiloh is set for Thursday, April 4<sup>th</sup>

Fire Report  
Police Report  
Maintenance Report  
Citizen Comments  
**Agenda Additions:**  
**Affidavit of Presiding Officer**  
**Executive Session:**  
**Adjourn:**

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact City Hall at 706.846.3814 promptly to allow the City to make reasonable accommodations for those persons.

Hamilton City Council  
Comp Plan Meeting  
3-11-2024

1. Lita Salas
2. Rick Morris
3. Tom & Debbie Ramon
4. Virginia Halloway
- 5.
6. Plus Council Members
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.



**City of Hamilton 2019  
Comprehensive Plan Update**

**March 25, 2024  
3 pm — 4 pm  
City of Hamilton**

**210 Walton Street  
Hamilton, GA 31811**

**For More Information, Contact Rick Morris (706) 256-2910**





# **Town Of Pine Mountain 2019 Comprehensive Plan Update**

**March 28, 2024  
4:30 pm — 5:30 pm  
Town of Pine Mountain**

**250 McDougald Avenue  
Pine Mountain, GA 31822**

**For More Information, Contact Rick Morris (706) 256-2910**





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**Comprehensive Plan  
Participants  
April 4, 2024**

Name	Contact Information Email/Cell Phone No.	Do you want to Receive Plan Updates and Meeting Notifications?	
		Email	Text
Andreea Dzicba	adzicba@harriscountyga.gov	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Richie Cirantham	richie@sunsignaling.com 706 681 2866	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Susan Andrews	susanedquitlandraw@gmail.com 706-505-0778	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gilbert Andrews	706-587-2322	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Dudley	abdudgr99@yahoo.com 706 386 4033	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jim Dudley		<input type="checkbox"/>	<input type="checkbox"/>
Becky Langston	langstondb@mchsi.com 706 366-1009	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deputte Curtis	cityclerk@cityofhickory.org 706 846 3814	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

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ing on weather -- will continue each second Saturday through November.  
 This monthly event includes almost anything from yard sale items to handmade or homegrown goods. It often includes baked goods and direct sale items. Food trucks and trailers can often be found at Second Saturday.  
 Participating in Second Saturday is very inexpensive at only \$5 for a 10x10 spot. Vendors are required to provide their own awnings, tables and chairs. Pre-payment to be a vendor at Second Saturday is not required and will be collected during the event. There is no exclusivity for any vendors.  
 Some vendors begin setting up as early as 7:30 am and typically Second

**CCR REPORT**  
 Town of Pine Mountain CCR2023 is available through drinking water watch web site <https://gadinkingwater.net/> or hard copy will be available at Town Hall.

**HARVEST TIME MINISTRIES**

Rev. Richard and Ginny Nash



Anointed Preaching and Singing  
 Brotherhood Meetings, Revivals,  
 Fishing for Youth, Gospel Singings,  
 Weddings and Funerals

PO Box 228  
 Manchester, Ga. 31816  
 (770) 696-7548

[gin-leel@olive.com](mailto:gin-leel@olive.com)

*Ministry Special Offer: King James Version Bible with Name Imprinted and Bible Cover for a donation of \$50 or more to our ministry... We will put you on our mailing list. Call Ginny (770) 696-7548 for more information.*

**2024 Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall Comprehensive Plan Public Input Meetings**

Harris County, Hamilton, Pine Mountain, Shiloh, and Waverly Hall will hold 2024 Comprehensive Plan public input meetings as follows:

**Thursday, April 4, 2024**  
 5:00 p.m. - 7:00 p.m.  
 Ellerslie Park Lodge  
 3280 SR 85, Ellerslie, GA 31807

**Thursday, April 11, 2024**  
 5:00 p.m. - 7:00 p.m.  
 Harris County Library  
 7511 GA Hwy 116, Hamilton, GA 31811

The meetings are to obtain public input on the Comprehensive Plan. The River Valley Regional Commission (RVRC) will be reviewing the Existing Land Use and Future Land Use maps. This is a great opportunity for the public to provide their comments and input.

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 These meetings will be open house/drop-in style meetings and the public may provide input any time while the meeting is being held.

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 If anyone needs assistance due to handicap or foreign language barriers, contact Andrea Dzioba, Harris County Clerk, at 706-628-4958 or at [adzioba@harriscountyga.gov](mailto:adzioba@harriscountyga.gov). For more information about the public meeting, contact Tracie Hadaway with the River Valley Regional Commission at 706-256-2910 or [theadaway@rivervalleyrc.org](mailto:theadaway@rivervalleyrc.org); or Andrea Dzioba, Harris County Clerk, at 706-628-4958 or [adzioba@harriscountyga.gov](mailto:adzioba@harriscountyga.gov).

PO#55435



**Comprehensive Plan  
Participants  
April 11, 2024**

Name	Contact Information Email/Cell Phone No.	Do you want to Receive Plan Updates and Meeting Notifications?	
		Email	Text
Thomas Swarm	swarmy66@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Addis Bugg	aibugg3@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda Pemberton	grand.Pemberton@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peggy BARKEY	barneys1205@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stephen Barkey	srb1624@gmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cathi Dinkins		<input type="checkbox"/>	<input type="checkbox"/>
Russell Dinkins		<input type="checkbox"/>	<input type="checkbox"/>
Sam + Becky Turner	grandmareb51@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Meghan & Shannon Guenther	guenthermeghan@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wayne D. Andrews	wda42@hotmail.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Comprehensive Plan  
Participants  
April 11, 2024**

Name	Contact Information Email/Cell Phone No.	Do you want to Receive Plan Updates and Meeting Notifications?	
		Email	Text
Tim Cash	ktaa2baradanikto@bellsouth.net	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Susan Anderson	706-587-2322	<input type="checkbox"/>	<input type="checkbox"/>
<del>Lurana Sadler</del>	<del>bigrusmufase@yahoo.com</del> 206-534-2338	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Connie Guy	ABELIALANE@outlook.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
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## AGENDA

### HARRIS COUNTY JOINT COMPREHENSIVE PLAN FINAL PUBLIC HEARING

May 9, 2024

5:00 P.M.

Harris County Library

- I. Welcome
- II. Review Draft Plan
- III. Questions and Comments
- IV. Adjourn



**Comprehensive Plan Meeting**  
**Harris County Joint Comprehensive Plan**  
**May 9, 2024**  
**5:00 P.M.**

Name	City or Town you reside in	Contact Information Email/Cell Phone No.
DERBBE BAILEY	Pine Mountain	dbailey165@gmail.com
Kelly & Carolyn Smith	Hamilton	carolynsmith@hotmail.com
John A. Kaminsky P.E.	PM	zwhosses@gmail.com
Meghan Guenther	Hamilton	guenthermeghan@yahoo.com
Greg Grant	Hamilton	ggrant@pagan.com
Addis Bugg	Pine Mountain	