

COMPREHENSIVE PLAN  
FOR THE  
CITY OF HAMILTON  
COMMUNITY AGENDA  
2009–2029



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REGIONAL COMMISSION

**CITY OF HAMILTON**  
**Comprehensive Plan 2009-2030**  
**Community Agenda**

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# **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:

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 absolutely necessary with careful designs.
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 in an effort 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. Adopt a stream buffer overlay district.
2. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
  - a. Encourage local schools to use these facilities as an outdoor classroom.

- b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - c. Support regional tourism alliances with other counties and other facilities (such as 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 the natural, historic, and cultural resources in order 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.

### ***Linear Bike/Pedestrian Trail***

**Vision:** Develop abandoned Georgia Southwestern Rail line as a bike/pedestrian/golf cart trail. Once its 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 in an effort 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 trail.

### **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 greenspaces into a pleasant network of greenways.
2. Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
3. Create a Bikeway Plan that provides connectivity to residential neighborhoods, parks, community facilities, and retail centers, as well as ensures that bicycling is a convenient, safe and practical means of transportation in the county.
4. Establish other trails and greenways networks to positively impact individuals and improve communities by providing recreation and transportation opportunities.

5. Ensure that safe, adequate, and well designed facilities are provided for bicycles, including pavement markings, signage and intersection crossings.
6. Identify areas of planning coordination with other governments including both Harris County and the City of Hamilton to coordinate and promote trail expansion.
7. Conduct a walkability analysis. Examine the extent and size of the sidewalk network, its internal and external connectivity and the attractiveness and security of the 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 with 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 walk-ability within existing neighborhoods.
  - c. Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.

**Land Uses or Zoning Categories preferred:** 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 with traditional neighborhood development and conservation design principles by utilizing existing water/sewer infrastructure.
2. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.
3. Permit accessory housing units such as garage apartments, or new well-designed, infill residences to increase neighborhood density.
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. Where feasible retrofit subdivisions to better conform to user sensitive design.
8. Encourage residential infill development that is compatible with the existing neighborhood.
9. 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 Hamilton, is built to a high standard has a pleasant appearance.

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

**Vision:** Promote moderate density, traditional neighborhood development (TND) style residential subdivisions. New development should be a master-planned with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.

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 the majority of houses having front porches, provide pedestrian access to neighborhood commercial center.
7. The majority of 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 in an effort 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. Consider utilizing a land use guidance point system rating that can be used as a supplemental growth management tool.
10. 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.
11. Utilize flexible parking standards and street design in place of rigid parking and street requirements.
12. Should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area.
13. 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.
14. Development should be very pedestrian-oriented, with strong, walkable connections between different uses.
15. Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
16. Include direct connections to the greenspace and trail networks.
17. 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. Ensure safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage and intersection crossings.

## ***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 in an effort 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 is 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 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 Square.
  - c. Encourage the rehabilitation of storefronts in the Town Square.
  - d. Support the location and maintenance of desirable and suitable entertainment facilities in the Town Square.
  - e. Encourage cultural events, i.e. art shows, small fairs, and other attractions in the Town Square.



- 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.
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 resource-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 adopt community design standards or 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 use of conservation easements by land owners.
5. Limit the development of residential subdivision.
6. Require compatible architectural designs that maintain the rural character.
7. Widening roadways only when absolutely 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. New residential development will be single-family on 4 acre 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 4 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. Consider developing a landscaping guideline and ordinance to protect existing trees, planting of trees, landscaped strips as buffers between developments, etc.
3. Consider conservation/cluster zoning ordinance.
4. Consider 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.
6. Promote environmentally sensitive site design and environmental impact review (EIR). Consider adopting an EIR ordinance.

### ***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 be 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. 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.
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.
4. 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 is architecturally compatible with existing housing.
3. Encourage innovative housing city wide that is compatible with city policies.
4. 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.
5. Consider developing a landscaping guideline and ordinance to protect existing trees, planting of trees, landscaped strips as buffers between developments, etc
6. Adopt Design Review standards to compliment 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. Consider modifying setback requirements to allow development closer to the street or to match existing 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 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 in order 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. Design Standards or Guidelines
2. Conservation Easements
3. Landscaping Guidelines/Ordinance
4. Promoting Environmentally –Sensitive Site Design
5. Sustainable/Green Design for Development
6. Design Review
7. Maximum Block Length, Width and/or Perimeter
8. Maximum Setback Requirement
9. Sidewalk and Pedestrian Network Design

### ***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 50 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. Consider the development of corridor management plans for US 27 and SR 116. Overlay districts are used as tools to implement lighting, landscaping, parking, curbcuts, 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.

## **Community Issues and Opportunities**

### **Population**

#### **Issues**

- Providing Infrastructure for a growing population (water, sewer, schools, transportation, etc.).
- Providing additional classrooms and school facilities for a growing population.
- Paying for Growth.
- Increasing Property Values and potentially increasing Taxes.
- Changing community “fabric”.

#### **Opportunities**

- Diversifying the population.
- Expanding tax base from new residential, commercial and industrial growth.
- Expanding local job opportunities.
- Expanding Community Investment.

- Increase in civilian and military populations.
- Increase in educational levels.
- New perspective.

## **Economic Development**

### **Issues**

- Utilization of entire downtown area
- No Business and Retention Plan
- Lack of local incentives to attract businesses
- Lack of Public Transportation
- Lack of Continuing Education Opportunities within the county. Residents must drive to Columbus, West Point or LaGrange for secondary education.
- Paying for growth.

### **Opportunities**

- Hamilton Business Park
- Implementing additional public facilities necessary for commercial development
- Educational Opportunities – excellent K-12 school system
- Retail/commercial opportunities due to Kia and supplier locations.
- Downtown Revitalization programs such as those offered by the Department of Community Affairs and the Georgia Municipal Association.
- Proximity to Callaway Gardens/expanding tourism opportunities.
- Expand job base.
- New people equal business innovation and creation.

## **Housing**

### **Issues**

- Availability of affordable and adequate housing.
- Low percentage of owner occupied housing than the County or the State of Georgia.
- Increase of rental units in the last 20 years
- Small Areas of Vacant Structures
- Balancing housing cost with housing quality.
- Rising housing costs.
- Too much multi-family development.

### **Opportunities**

- Construction of additional affordable and adequate housing. Chance to diversify housing mix with quality single-family attached units. (Town home, condominium development )
- Diversify housing mix from predominantly single family site built and manufacture housing units to quality single family attached (town house, condominiums).

- Create housing communities in comparisons to housing developments, retrofit existing housing areas.
- Increase home ownership opportunities.
- Maintain ¼ acre plus density.

## **Natural and Cultural Resources**

### **Issues**

- Hamilton has several streams and wetlands with the biggest stream and wetland being part of the Palmetto Creek system. Stream and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.
- Hamilton currently operates three granite wells for its water. Areas around wells need protection from development.
- Management planning for significant community resources is needed.
- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make sure the public has adequate access to community resources.
- Hamilton has adopted a historic preservation ordinance, but has not yet appointed a commission.
- The community has a few abandoned and potentially contaminated properties.

### **Opportunities**

- Hamilton has many historic resources located in close proximity to another that have a high level of historic integrity. These would be appropriate for inclusion in a locally, state, and nationally designated historic district.
- The City of Hamilton should develop more means of protecting significant resources.
- Actively educate the public, local elected officials, developers, economic developers, about resource conservation and protection.
- Improve, enhance, and promote the City of Hamilton's natural and cultural resources.
- Develop abandoned rail line as a north/south bike/pedestrian connector between residential, commercial areas and public uses.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides from development.
- Encourage or require best management practices as part of the development process.
- Adopt appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).
- Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage infill development or brownfield/greyfield redevelopment.



## **Community Facilities**

### **Issues**

- Meeting the service demands of aggressive population growth. With expected growth the demand for public services will increase. Careful planning will be required to ensure adequate services are available over the next twenty (20) years.
- Storm water management
- City buildings are operating at capacity and are in need of expansion. SPLOST money has been approved for this expansion.

### **Opportunities**

- Recently expanded water and sewer systems provide needed infrastructure for meaningful infill development and revenue opportunities.
- Water lines are currently in place in 95% of the city. Growth means adding customers to the existing system which should increase water revenues.
- Growth provides an opportunity to look at various fees, (Impact fees, Subdivision Review fees or Service Tax Districts) to compensate for new growth.
- Assess available public space and determine what needs expansion, renovation or closure.
- Adequate highway system.
- Develop abandoned rail line as connector between residential areas and public uses.

## **Intergovernmental**

### **Issues**

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

### **Opportunities**

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

## **Transportation**

### **Issues**

- Expanding existing bike/pedestrian trails to encompass the entire city in order to create land use connectivity.
- Providing parking downtown without negatively impacting the existing downtown streetscape.

- Controlling development/signage and managing traffic flow along US 27/SR1, and State Route 116
- The feasibility of creating a By-Pass Route around Hamilton

## **Opportunities**

- Metra Service to Harris County
- Creating a Walk/Bike first community
- Creating pedestrian and vehicular Gateways into the city and Downtown.

## **Land Use**

### **Issues**

- Protecting natural and cultural resources
- Limited number of dilapidated structures that need attention
- Determine if any brownfields exists; connect developers to the federal and state incentives for cleaning up brownfields sites.
- Encroachment of non-compatible land use in Historic Areas
- Land use mix is heavily favored towards residential and public use need to diversify land use base.
- Protecting existing open space and creating open space in new developments

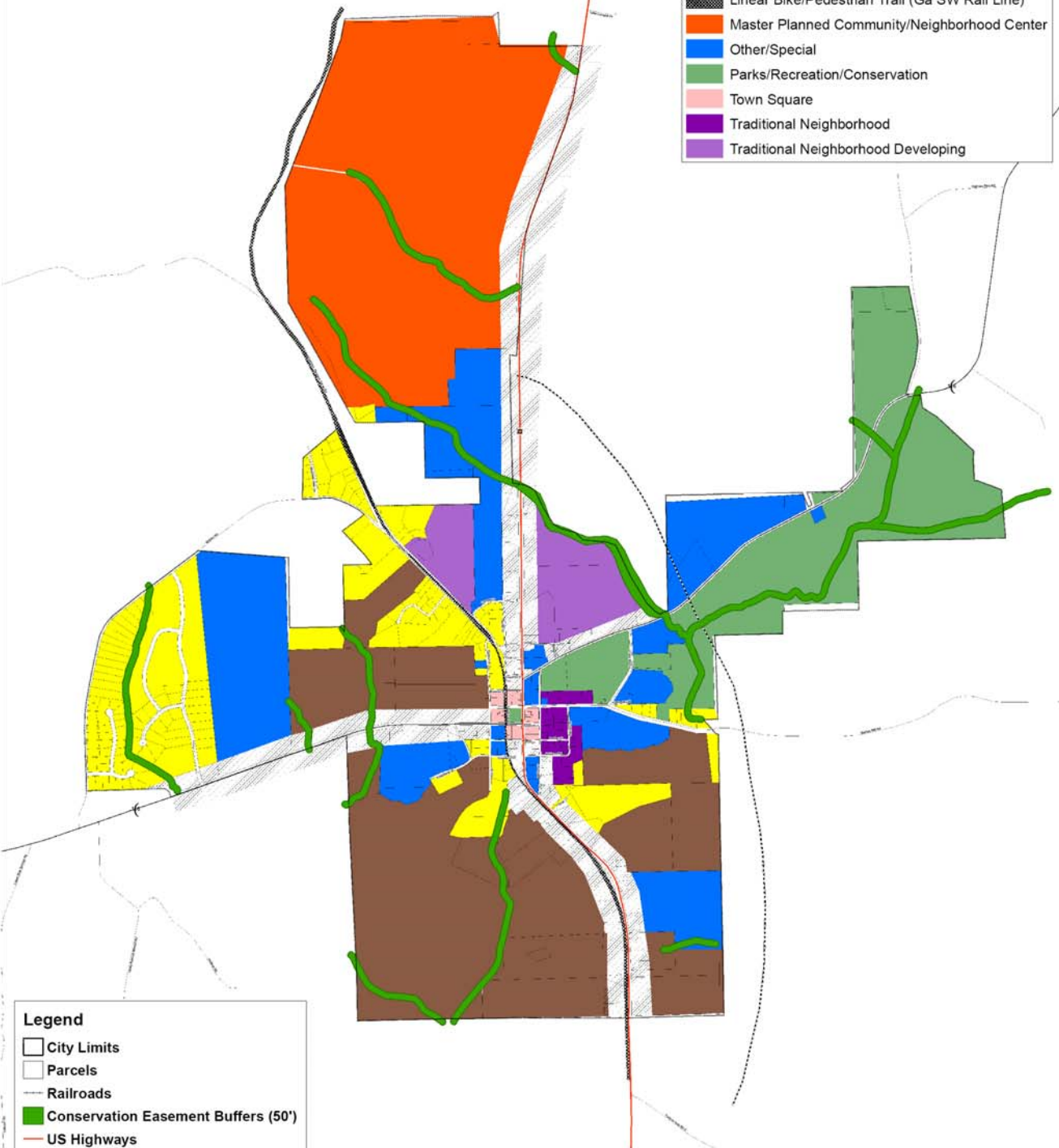
### **Opportunities**

- Vacant land inside the City limits can be reserved for mixed development including light industrial and commercial growth. Include adequate space for the growth of employment-related uses, within the Future Land Use Plan/ Development Map
- Encourage traditional neighborhood development. Traditional neighborhoods should be required when developing adjacent to or within a historic district
- Protect natural resources within developments. Promote the use of the conservation subdivision ordinance. Adopt a stream buffer ordinance and create an incentive to create greenway connections.
- Potential exist to create a very desirable development pattern.
- Develop abandoned rail line as connector between land uses.

Hamilton, Georgia  
Future Development

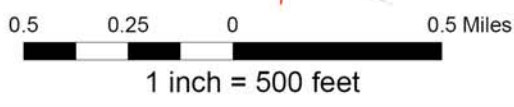
**Future Development Layers**

- Agriculture/Conservation
- Existing Residential
- Gateway/In-Town Corridor
- Linear Bike/Pedestrian Trail (Ga SW Rail Line)
- Master Planned Community/Neighborhood Center
- Other/Special
- Parks/Recreation/Conservation
- Town Square
- Traditional Neighborhood
- Traditional Neighborhood Developing



**Legend**

- City Limits
- Parcels
- Railroads
- Conservation Easement Buffers (50')
- US Highways
- State Highways
- Local Roads
- Proposed Road



## Short Term Work Program

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth.	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$1,000 Annually	Harris County
Assess availability of public space and determine what needs expansion, renovation or closure.	2009, 2010, 2011, 2012, 2013	Harris County	\$1,000 Annually	City of Hamilton
Develop abandoned rail line as connector between Hamilton and Pine Mountain, county residential/commercial/ public and natural and cultural areas.	2009, 2010, 2011, 2012, 2013	Harris County/ City of Hamilton	\$500,000 Annually	Harris County, DOT TE Grant, DNR Trails Grant, City of Hamilton
Consider developing a Capital Improvements Program that supports current and future growth.	2010, 2011	City of Hamilton	\$1,000	City of Hamilton
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing city/ county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$2,500	City of Hamilton
Consider developing a sidewalk ordinance that requires all new development to provide user friendly walkways.	2010, 2011	City of Hamilton	\$1,000	City of Hamilton
Consider creating a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate.	2011, 2012	City of Hamilton	\$1,000	City of Hamilton

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue expanding tax base and local opportunities with residential, commercial and industrial growth due to Kia and Fort Benning expansion.	2009, 2010, 2011, 2012, 2013	City of Hamilton, Harris County Chamber	\$5,000	City of Hamilton, State grants, Federal grants
Work with Harris County and Chamber to expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	2009, 2010	City of Hamilton, Harris County	\$500,000	Harris County, West Point, Hamilton
Increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas by continuing the development of Hamilton Business Park.	2009, 2010	City of Hamilton, Harris County	\$500,000	City of Hamilton, Harris County
Develop a business and retention plan.	2010, 2011	City of Hamilton, Harris County Chamber	\$5,000	City of Hamilton, Harris County Chamber
Continue development of Hamilton Business Park.	2009, 2010	Harris County	\$500,000	City of Hamilton, Harris County
Work with Continue to support primary educational opportunities – excellent K-12 school system.	2009, 2010, 2011, 2012, 2013	Harris County, Harris County School Board	\$2,000 annually	Harris County School Board

Use ongoing educational opportunities to attract and enhance a diverse and educated workforce in order to diversify the job base and increase job opportunities for those with secondary educations.	2009, 2010, 2011, 2012, 2013	City of Hamilton, Harris County, Harris County School Board	\$10,000	Harris County, Harris County School Board, State grants
Continue to work with Harris County Chamber of Commerce to promote tourism in Hamilton and Harris County	2009, 2010, 2011, 2012, 2013	City of Hamilton, Harris County, Harris County Chamber	\$5,000	City of Hamilton, Harris County, Harris County Chamber
Strive to connect with the surrounding region for economic stability and stimulus by promoting businesses that process local agricultural products	2013	City of Hamilton, Harris County	\$2,500	City of Hamilton, Harris County

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Consider redevelopment options for small areas (pockets) of deteriorating structures.	2011, 2012	City of Hamilton	\$500,000	City of Hamilton, State Grants (CDBG, CHIP)
Decrease the jobs-housing imbalance by increasing job opportunities in Hamilton and Harris County and by balancing housing cost with housing quality.	2009, 2010, 2011, 2012, 2013	City of Hamilton, Harris County and cities	\$500,000	Harris County, cities and State grants
Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including diverse single-family, detached housing mix in comparisons to housing developments and to retrofit existing housing areas when possible.	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$1,000	City of Hamilton
Continue to implement code enforcement program	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$100,000 a year	City of Hamilton
Seek out grant opportunities and support that could provide assistance/aid to households with special needs		City of Hamilton		City of Hamilton

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	2013	City of Hamilton	\$2,500	City of Hamilton, EPD
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$1,000 annually	City of Hamilton
Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but no limited to US 27, SR 116	2011	City of Hamilton	\$2,500	City of Hamilton, EPD
Consider developing traditional neighborhood development/conservation subdivision development ordinances. Use	2010, 2011	City of Hamilton	\$2,000	City of Hamilton, State grants

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.				
Promote in-fill development opportunities in existing Hamilton subdivisions. Develop a vacant land inventory to aide with infill development for industrial, residential and commercial properties. Expand and appropriately locate commercial land use in Hamilton.	2011	City of Hamilton	\$2,500	City of Hamilton, Harris County Chamber of Commerce
Consider developing a guidebook that illustrates the type of new development wanted in Hamilton.	2011, 2012	City of Hamilton	\$1,000	City of Hamilton
Consider developing a citizen education program to allow all interested parties to learn about development processes in our city.	2013	City of Hamilton	\$10,000	City of Hamilton
Pursue more effective water conservation and aqua-culture techniques, resource conservation and protection in the county. Look to develop landscaping measures that require drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.	2011	City of Hamilton	\$2,000	City of Hamilton, DNR
Continue to enforce and update zoning ordinance and subdivision regulations	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$50,000	City of Hamilton

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Hamilton has numerous waterways and wetlands. Waterways of importance and their associated wetlands. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Consider developing a conservation sub. Ordinance to help protect valuable resources and guide development away from important resources.	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$10,000	City of Hamilton, DNR (State grants)
Hamilton has identified historic resources and does have a Historic Preservation ordinance but does not have a Historic Preservation Commission. Consider creating a Historic Preservation Commission.	2013	City of Hamilton	\$2,500	City of Hamilton
City should consider starting an organized tree-planting campaign in public areas.	2011, 2012	City of Hamilton	\$2,000	City of Hamilton
City should consider starting a tree preservation ordinance.	2012	City of Hamilton	\$2,000	City of Hamilton
Continue to enforce best management practices.	2009, 2010, 2011, 2012, 2013	City of Hamilton	\$30,000	City of Hamilton

Work with Harris County to encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive areas, historic areas, archaeological or cultural resources from encroachment by: <ol style="list-style-type: none"> <li>1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc.</li> <li>2. Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.</li> </ol>	2011	City of Hamilton	\$5,000	City of Hamilton
Identify potential water pollution problems and solutions	2013	City of Hamilton	\$20,000	City of Hamilton, DNR
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	2012	City of Hamilton	\$2,500	City of Hamilton
Continue to enforce soil erosion, stormwater best management practices.	2009, 2010, 2011, 2012	City of Hamilton	\$10,000	City of Hamilton, DNR
Develop a Greenspace Plan and actively work to preserve greenspace.	2012	City of Hamilton	\$10,000	City of Hamilton, DNR
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	2010, 2011, 2012, 2013	City of Hamilton	\$5,000	City of Hamilton
Consider developing ordinances and design guidelines to compliment our historic areas and match our existing architecture	2012	City of Hamilton	\$1,500	City of Hamilton

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Consider developing a corridor management plan and adopting overlay districts to create pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27 and SR 116	2011	City of Hamilton	\$1,500	City of Hamilton
Consider creating an ordinance or modify existing ordinances to require new development to connect with existing development through a street network, not a single entry/exit.	2012	City of Hamilton	\$1,000	City of Hamilton
Lack a good network of sidewalks to allow people to walk to a variety of destinations.	2013	Harris County, Hamilton	\$11,000	Harris County, Hamilton

Consider adding to the existing sidewalks system in the city				
Hamilton should consider a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.	2012	City of Hamilton	\$1,000	City of Hamilton
Create a Walk/Bike First Community attitude by promoting waling and bicycling. Expand existing bike/pedestrian trail routes to create land use connectivity.	2009, 2010, 2011, 2012, 2013	City of Hamilton, Harris County	\$1,000	City of Hamilton, Harris County
Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor and other Hamilton Bike Routes. Hamilton Bike Plan should compliment regional bike plan and connect local trails with State designated bike rails.	2011	Harris County	\$5,000	Harris County, GDOT, DCA
Consider creating a By-pass Route around the City of Hamilton	2011	City of Hamilton, Harris County	N/A	City of Hamilton, Harris County, GDOT



## **City of Hamilton Report of Accomplishments 2002-2009**

<b>Community Facilities</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue the certification process of the Police Department	Completed	
Develop the police force into a full time force	Completed	
Drill and connect a new well		
Proceed with planning for the future needs of the volunteer fire department (need a new facility)	Completed	
Explore the possibility of developing a loop road to move vehicles around the City of Hamilton in an emergency	Underway	Project developed in concept only
Implement a recycling program	Completed	Ongoing
Ensure the water and sewer system are self-sufficient (revenue equals operating costs)	Completed	
Work with the Department of Transportation to ensure the streets are kept paved and in good repair	Ongoing	Annual activity
Loop water system in Hamilton Village	Completed	
Add three new fire hydrants at Park Elementary and loop the water system in the area	Completed	
Install "cobblestone" sidewalks in the Central Business District	Completed	
Continue to replace water line	Ongoing	Annual activity as need arises and budget permits
Continue to work with Harris County on the implementation of the Consolidated Fire and EMS Plan	Ongoing	Harris County continues to work with Hamilton
Construct new sidewalks in the city	Completed	
Pave all currently unpaved streets in the City	Completed	
Connect the city sidewalk system with the new walking/ bike trail that Harris County is planning	Ongoing	Trail is complete but the connection is not
Loop water system from Hamilton Village to Mobley Road Subdivision	Completed	
<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Develop a program to offer Downtown Development tax incentives to improve the Downtown area	Ongoing	
Concentrate on the rehabilitation of the Central Business District	Ongoing	Have made some improvements to the Central Business District
Implement a façade improvement program to the Central Business District	Ongoing	Facades in Downtown are stable-minimal improvement is needed
<b>Land Use</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Study and Implement the annexation of land into the city limits, i.e. U.S. 27 North	Completed	

Encourage development of Hamilton Village, Mobley Duplex Subdivision and the Thorpe property	Thorpe Property Completed Hamilton Village and Mobley Duplex Subdivision Underway	
<b>Natural and Historic Resources</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue to implement the Passive Park Plan	Completed	
Adopt Watershed Protection Plan	Completed	
Identify and map wetlands	Completed	
Encourage businesses to join the Heritage Highways and Presidential Pathways programs	Ongoing	Annual activity to promote program

## Implementation Policies

City of Hamilton established and adopted the following policies to provide ongoing guidance and direction for its local officials. The following policies provide a basis for which decisions are to be made for the implementation of the Comprehensive Plan, the Community Vision and to appropriately address the Community Issues and Opportunities.

### *Housing*

- Eliminate substandard housing conditions in the City of Hamilton.
  - Offer appropriate community support and encouragement as well as direct and indirect actions of free market activities such as development spurred by population growth.
  - Support continued improvements of existing housing conditions through available public and private means.
  - Seek available funding such as housing improvement grants.
  - Conserve existing housing stock, as much as is reasonably possible, through rehabilitation.
  - Make the necessary improvements and repairs to substandard housing units that are within repair.
  - Support enforcement of existing building codes and nuisance ordinances.
  - Promote the removal of deteriorating unoccupied structures that are potential fire and health hazards as well as housing for illegal activities.
  - Support the enforcement of an ordinance that will require owners of deteriorating unoccupied structures to demolish or remove the structure or be fined an amount sufficient enough to cover the cost for the city to demolish or remove the structure.
- Ensure affordable appropriate housing opportunities.
  - Encourage mixed-use developments in appropriately defined areas.
  - Improve and expand the existing housing stock for all income levels.
  - Promote fair housing practices.
- Increase home ownership throughout the city.
  - Increase opportunities for low-to-moderate income families to become homeowners.
  - Promote affordable housing.
  - Encourage a compatible mixture of housing types and costs in each neighborhood.
- Develop housing where adequate infrastructure already exists or can be economically provided.

## ***Economic Development***

- Steer economic development that will aid the City of Hamilton in becoming more self-sufficient to include offering all needed and desired services locally, as well as increased local job opportunities.
  - Recruit a diversity of businesses to provide a broad economic base.
  - Promote an adequate, efficient and appropriate mix of commercial and service providers in the Town Center and other appropriately defined areas.
  - Consider costs as well as benefits in making decisions on proposed economic development projects.
  - Consider the employment needs, skill levels and qualifications of our existing population in making decisions on proposed economic development projects.
  - Support economic development that is compatible with existing businesses and the tourist industry.
- Support programs for retention, expansion, and creation of businesses that stimulate the community's economy, and are an appropriate fit to the city and maintain the city's character.
  - Encourage citizens to shop locally.
    - Ensure convenient business hours to best accommodate local citizens.
    - Encourage merchants to sell items of necessity and those which are bought most frequently.
    - Encourage merchants to sell items which are unique to City of Hamilton and/or the State of Georgia.
- Consider impacts on infrastructure and natural resources in decision making on economic development projects.
  - Encourage reinvestment to declining, existing neighbors, vacant or underutilized sites or buildings in preference to new economic development projects in previously undeveloped areas in the community.
  - Encourage the rehabilitation of storefronts in the Town Square.

## ***Intergovernmental Coordination***

- Seek opportunities to share services and facilities with the surrounding jurisdictions when mutually beneficial.
  - Work collaboratively with nearby jurisdictions on developing solutions for shared regional issues such as public transportation and medical services.
- Engage in cooperative planning with surrounding governments, county and city.
  - Consult with surrounding jurisdictions or public entities when making decisions that are likely to have an impact on them.
  - Offer input to other public entities in our area when they are considering a decision that is likely to have an impact on our community or our plans for future development.
- Continue to engage in cooperative planning between the local government and local school board.
  - Encourage use of schools as community facilities.
  - Encourage school location decisions that support the community's overall growth and development plans.

- Encourage and support the activities of the Harris County School Board to educate the children and adults of the county.
- Encourage and support literacy and adult education programs as well as job training.
- Work cooperatively with Harris County High School and social service providers to reduce high school drop out rate.

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

- The protection and conservation of city resources is vital in the decision-making process for future growth and development.
  - Encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, flora and fauna, historic areas, and archaeological or cultural resources from encroachment.
  - Consider the potential impacts on air and water quality in making decisions on new developments and transportation improvements.
  - Steer new development away from sensitive natural resource areas through careful planning of infrastructure networks.
  - Ensure that conditions for the protection of natural and historic resources are included in the city's zoning ordinance.
  - Protect sensitive plant and animal habitats, scenic views and sites, and significant historic and archaeological resources through the enactment of appropriate county ordinances and resolutions.
  - Promote respectful and responsible usage of natural and historic resources.

## ***Community Facilities and Services***

- Encourage the development and expansion of educational and recreational opportunities for all citizens.
  - Encourage school location decisions that support the community's overall growth and development plans.
  - Support Adult Education programs in the city.
  - Encourage and support the expansion of services such as the local library.
  - Encourage and support the activities of the Harris County School Board to educate the children of the city.
- Encourage development where adequate infrastructure already exists or can be economically provided.
  - Encourage development on sites with existing water and sewer.
  - Encourage water and sewer system extensions that support or encourage new development in areas that are appropriate for such activities, by reason of policy, public health and safety, and the welfare of residents and employees.
  - Encourage revitalization of vacant or under-utilized buildings.
  - Encourage the rehabilitation of storefronts in the Town Square.
- Encourage development and expansion of public facilities, services and commercial development to stimulate the local economy.
- Ensure that an adequate and appropriate level of essential public and private community services and facilities be provided in support of City of Hamilton residents, commerce and industry.

- Develop and maintain water and sewer system maintenance programs to increase efficiency and operational longevity.

## ***Land Use***

- Ensure that all City decisions on new development will contribute to, not take away from, the community's character and sense of place.
  - Discourage incompatible land uses to adjacent and nearby property.
  - Encourage safe, efficient and aesthetically pleasing developments.
- Encourage development that is considerate of historic areas, sense of place, and the overall setting of our community.
  - Encourage and promote road and facility designs that compliment rather than dominate topography and other site conditions.
- Preserve and maintain agricultural and sensitive areas.
  - Prohibit the location of a solid waste landfill, handling, or the disposal of hazardous waste within the city.
  - Promote a balanced and efficient use of land that is appropriate with the resource base and the health, safety and welfare of the county's residents.
  - Continue to implement construction practices that are designed to minimize soil erosion and sedimentation.

## ***Transportation***

- Develop new roadways and improve existing roadways to ensure appropriate design.
  - Encourage use of context sensitive design considerations, and enhance our community's aesthetics while minimizing the environmental impact.
- Develop new roadways and improve existing roadways to ensure that design accommodates multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit (where applicable).
  - Support and encourage the addition of bicycle lanes as streets are repaved and when it is economically feasible.
- Support the continued development of a community-wide trail and/or pedestrian/ bike path network.
  - Provide for safe, efficient movement of citizens throughout City of Hamilton.
  - Create bike paths and walking trails between public facilities such as the recreation center, the high school and the town center.
- Maintain minimal conflicts between local and through traffic.
  - Employ traffic calming measures along major highways.
  - Ensure that excessive vehicular traffic will not harm the peaceful nature of our community and residential areas.
  - Provide for timely maintenance, repairs and improvements of streets and highways.
  - Encourage landscaping and sign control along the City of Hamilton's major corridors.

**LOCAL GOVERNMENT TRANSMITTAL RESOLUTION**  
**Hamilton Comprehensive Plan**

**WHEREAS,** the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development;

**WHEREAS,** the City of Hamilton has prepared a draft Comprehensive Plan Community Agenda that covers the years 2009 through 2030 in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning;

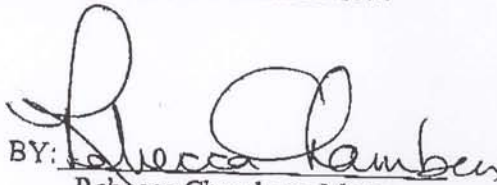
**WHEREAS,** the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements to be met as part of updating local Comprehensive Plans; and

**WHEREAS,** the City of Hamilton desires that its draft Comprehensive Plan Community Agenda be reviewed in accordance with the procedures outlined in the minimum Standard and Procedures for Local Comprehensive Planning.

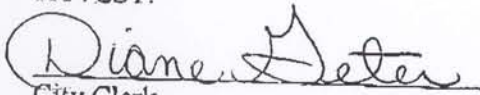
**NOW, THEREFORE, BE IT RESOLVE** that the City of Hamilton certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedure for Local Comprehensive Planning, have been met or exceeded in preparing the Comprehensive Plan Community Agenda; and

**BE IT FURTHER RESOLVED** that the City of Hamilton Council hereby authorizes the Comprehensive Plan Community Agenda to be submitted to River Valley Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 28<sup>th</sup> day of September, 2009.

BY:   
Rebecca Chambers, Mayor

ATTEST:

  
City Clerk

## CITY OF HAMILTON

### COMPREHENSIVE PLAN ADOPTION RESOLUTION

*WHEREAS, the Georgia Planning Act of 1989 enacted by the Georgia General Assembly mandated that each of Georgia's 159 Counties and cities prepare a Comprehensive Plan; and*

*WHEREAS, the City of Hamilton prepared completed the required 20-year Comprehensive Plan Update for 2009-2029 containing the Community Assessment, the Community Participation Program, and the Community Agenda, that includes the Future Development Map, Issues and Opportunities, County Implementation measures and Strategies, the Report of Accomplishment, and the Five Year Update of its Short Term Work Program; and*

*WHEREAS, by this resolution, the City certifies that the 2009 – 2029 Comprehensive Plan was reviewed by the River Valley Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Planning Standards and Procedures for Local Comprehensive Plans; and that all required Public Hearings were held;*

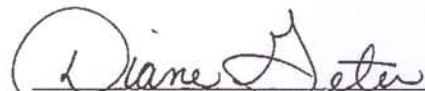
*NOW, THEREFORE BE IT RESOLVED, that the City of Hamilton does hereby adopt the 2009 – 2029 the City of Hamilton's Comprehensive Plan.*

Resolved this 14<sup>th</sup> day of December, 2009.



  
\_\_\_\_\_  
Rebecca Chambers, Mayor

Attest:

  
\_\_\_\_\_  
Diane Geter, City Clerk