

COMPREHENSIVE PLAN
FOR THE
City of Hamilton

COMMUNITY ASSESSMENT



2009–2030

Prepared by
RIVER VALLEY
REGIONAL COMMISSION

**City of Hamilton
Comprehensive Plan 2009-2030
Community Assessment**

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Introduction

As the first part of the City of Hamilton Comprehensive Plan the community assessment includes a list of potential issues and opportunities the community may want to take action on, an analysis of existing development patterns, including map of recommended character areas to be considered in the development of the community’s vision statement, an evaluation of current policies, activities, and development patterns for consistency with the Quality Community Objectives. Finally the community assessment includes an analysis of data and information and the potential issues and opportunities prevalent to the community.



Population

Population in the City of Hamilton is projected to increase by approximately 600 persons over the next twenty (20) years, with older citizens becoming a greater percent of total population and with the population of the community becoming better educated, wealthier and more affluent. The racial composition will not change much with whites representing the majority of Hamilton’s population.

Overall, the rate of growth in the city and Harris County depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned Harris County and the cities of Harris County are located in a region of the state where growth is happening at a never seen before pace. The question is not whether it will grow but how fast and what type of development will occur. Fortunately the cities and the county have control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

Harris County and Municipalities/State of Georgia Total Population and Population Projection 2000-2030

County/City	YEAR						
	2000	2005	2010	2015	2020	2025	2030
Harris County	23,695	26,925	30,155	35,226	40,302	48,263	56,227
Hamilton	446	501	556	611	668	723	1,112
Pine Mountain	1,141	1,212	1,282	1,409	1,537	1,766	1,995
Shiloh	423	437	450	475	500	542	585
Waverly Hall	709	780	853	952	1,052	1,192	1,332

State of Georgia	8,186,453	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	12,279,784
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Source: U.S. Census Bureau, River Valley RC, Georgia Guide, 2008

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.

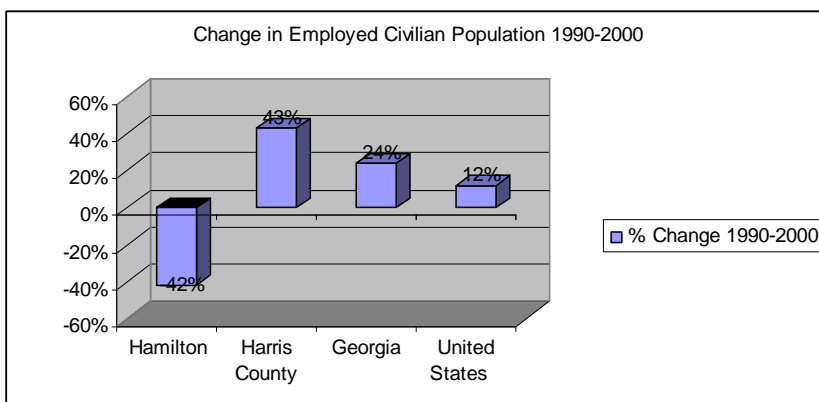
Opportunities

- 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.

Economic Development

Economic Growth in Hamilton over the last ten years has been steady. There has been growth in almost all industry sectors except Agriculture, Forestry, Fishing, and Mining. Several industry sectors have grown significantly including Finance, Insurance & Real Estate and Professional Scientific, Management, Administrative & Waste Management Services. These sectors are traditionally higher wage than the Agriculture, Forestry, Fishing and Mining Sectors and have contributed to the overall increase in per capita income of the city.

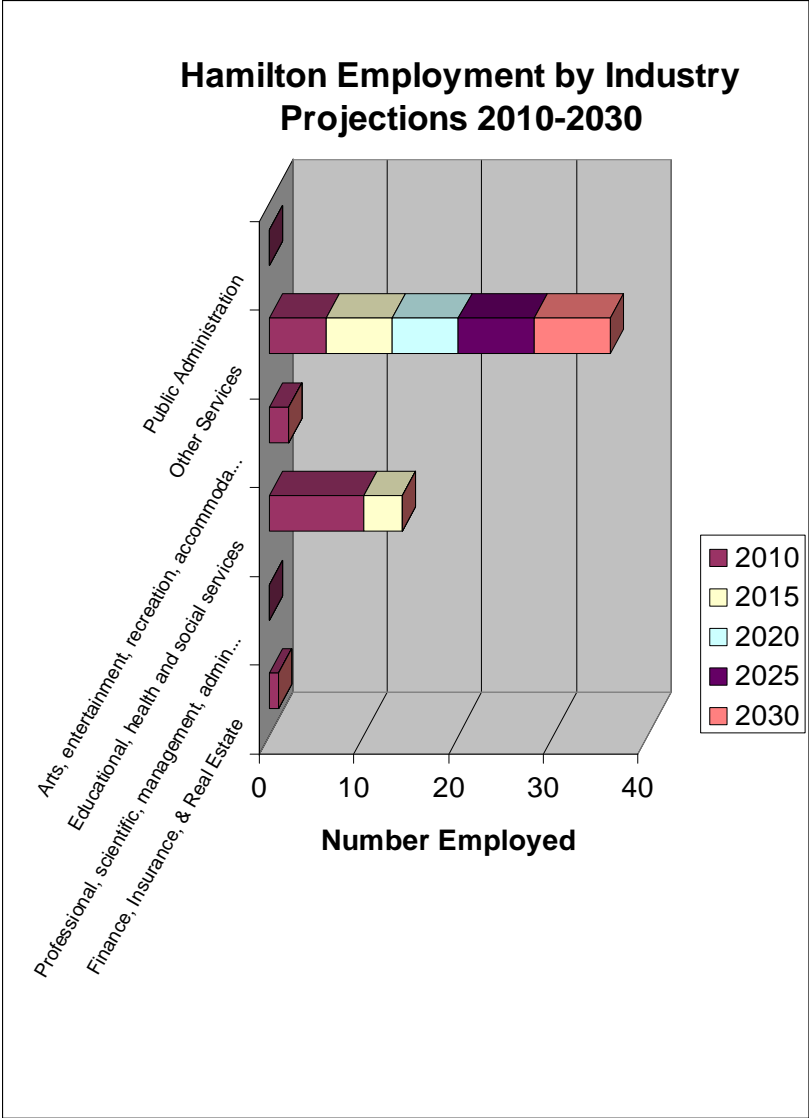
The Kia Project in the northern portion of the county (West Point) is expected to have a positive impact on existing and future businesses in the city. The county has established the Hamilton Business Park which is adjacent to the city limits. While the park is undeveloped at this time, the county plans to develop and market the park to businesses which would not be appropriate for the Industrial Park located near Kia. The Retail and Commercial trade sectors will experience an increase as will construction.



This chart illustrates the change in employed civilian population in Hamilton, Harris County, Georgia and the United States. The city of Hamilton actually experienced population decline between 1990 and 2000. This trend is expected to reverse when results of the 2010 census are released.

The following chart demonstrates the projections for employment by industry in Hamilton. The main significant

growth area is other services. Growth is also expected in education, health and social services, arts, entertainment, recreation, accommodation services, finance, insurance and real estate.



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.

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.

Housing

Housing stock in the City of Hamilton consists of a mixture of traditional single family stick-built homes, multi-family units and a few manufactured and mobile home units. According to the 2000 Census housing inventory consisted of 140 housing units. The total housing stock consisted of 74% single family units, 25% multi-family units with manufactured or mobile home units making up 1% of total housing units. Sixty – three percent of the City’s housing units are owner occupied units. In comparison sixty-eight percent of total units in Georgia were owner occupied in 2000.



The lower home owner percentage reflects the development of two apartment complex projects in the 1990’s and relatively limited development of single-family (home owner) units. The number of owner- occupied units to renter units will change significantly over the next 20 years with the development of a 500 unit mixed – use home-owner oriented development. In 2000 the housing vacancy rate in Hamilton was 3 times higher than the vacancy rate for Harris County the Region and the State. Housing cost in the City of Hamilton has been lower when compared to Harris County and the state, with a median property value of \$ 99,200 in 2000 as compared to Harris County’s median value of \$122,000 and the state’s median 2000 value of \$111,200. From a cost burdened standpoint 28% of the City of Hamilton home owners and renters are cost burdened. In Harris County 16.43 % of home owners and renters pay more than 30% of their income on housing cost while 22.49 % of home owners and renters in the State of Georgia pay more than 30% of their income on housing cost. With anticipated city and area growth both the value of property and monthly rent cost are expected to increase.

**Table 1:
Housing Unit Type
By Number of Units and Percent of Total Units 2000**

	Number of Units	Percent of Single Family	Percent of Multi-Family	Percent of Manufactured Housing
Harris County	10,288	81%	3%	16%
Hamilton	191*	74%	24%	2%
Pine Mountain	892	76%	23%	1%
Shiloh	172	59%	0%	41%
Waverly Hall	240	87%	4%	9%
Region	102,111	68%	22%	10%
Georgia	3,281,737	67%	21%	12%

Source: U.S. Census Bureau.

*Housing number adjusted to reflect Census 2000 under count

**Table 2
Occupancy Characteristics 2000**

Jurisdiction	Owner Occupied Units	Percent Of Occupied Housing	Renter Occupied Units	Percent Of Occupied Housing	Total Occupied Units	Vacant Units	Percent of Total Housing Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	7,596	86%	1,226	14%	8,822	1466	14%	2.29%	11.29%
--Hamilton	103*	60%	69*	40%	172	19*	10%	10.71%	0
--Pine Mountain	240	50%	238	50%	478	414	46%	2.83%	2.46%
--Shiloh	114	74%	41	26%	155	17	10%	0	12.77%
--Waverly Hall	198	83%	42	17%	240	0	0%	0	0
--LCRDC Region	55,186	60%	36,235	40%	91,421	10,690	11%	2.71%	9.25%
--State of Georgia	2,029,293	67%	977,076	33%	3,006,369	275,368	8%	2.24%	8.46%

Source: U.S. Census Bureau.

*Housing number adjusted to reflect Census 2000 under count

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.
-

Opportunities

- Construction of additional affordable and adequate housing.
- 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.

Natural and Cultural Resources

As a result of the expected population growth, development pressures will increase over the next 20 years. The City of Hamilton has wetland, floodplain, drinking water sources, plant and animal habitats that need protection. The City of Hamilton should expand appropriate infrastructures where increased development density is needed to meet growth demands and minimize the affects on sensitive areas.



The City should develop educational programs on important resources for all segments of society. The City should continue to strengthen and improve existing regulations regarding development in sensitive areas. The City of Hamilton is not required to adopt ground water recharge, protected mountains, protected rivers or costal resource regulations because none of these environmentally sensitive areas are found within the city limits of Hamilton. Hamilton has also not adopted a watershed ordinance because EPD has not yet required them to do so. Hamilton has adopted a wetlands protection ordinance.

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. The 1994 Survey also identified the City of Hamilton as having a large concentration of historic resources that would be eligible for the National Register of Historic Places as a historic district. The City of Hamilton enacted a historic preservation ordinance in 2003, but has not appointed a historic preservation commission. Hamilton is the location of the historic Harris County Courthouse and a town square with a few blocks of historic commercial buildings concentrated around it. Development in Hamilton is primarily residential with historic resources lying in close proximity to one another. Resources include single-family dwellings, governmental buildings, and commercial structures with a high level of historic integrity.

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

The City of Hamilton provides water, sewer, police, fire and inert waste services for its citizens. The City contracts with Harris County to provide curbside residential and commercial garbage collection, E-(911) services, EMS and EMA services. The City of Hamilton is currently satisfied with the community facility services provided by Harris County. Over the last several years the City of Hamilton has been in the process of updating many of its community facilities. Below is an assessment of Hamilton's major community facilities.

Water

Hamilton's existing water pumping capacity is adequate to meet estimated 2030 demand. In 2007, Hamilton added one well and one storage tank to the existing system. The well pumps 80 gallons a minute or 115,200 gallons per day. The new water tank stores 250,000 gallons of water. The improvements allow Hamilton to pump 300,960 gallons a day, which allows Hamilton to meet water demands for the next 20 years.



Sewer

Hamilton constructed a new sewage treatment plant in 2007. The plant doubles the capacity of the previous system from 100,000 gallons per day discharge to 215,000 gallons per day discharge. The new plant provides the capacity to meet Hamilton's growth needs for the next 20 years.

Solid Waste

The City of Hamilton provides weekly door-to-door limb and tree debris collection to its residents. Once it is collected, waste is disposed of in the Harris County inert landfill. Hamilton contracts with Harris County to provide household and commercial garbage pickup once a week. Hamilton's current contract with Harris County for solid waste collection will allow Hamilton to meet its solid waste need for the next 20 years. Hamilton's current inert collection system is not cost effective and needs to be evaluated and other options considered.

Storm Water

The storm drainage system of Hamilton is adequate for normal amounts of rainfall. It is important that the system be monitored and maintained. In developing areas, storm drainage systems are now required. All new storm drainage systems must meet NPDES requirements. Storm water run-off drains empties into Palmetto Creek. The system must be upgraded to handle future development.

Police/Fire

Hamilton has one sworn police officer (Chief of Police) to serve approximately 500 citizens. With the addition of an estimated 600 people over the next 20 years, Hamilton will have to add at least one more sworn officer and/or make arrangements with the Harris County Sheriff's Department to help with law enforcement. Hamilton's police department also needs a new police car and an evidence room.



Volunteer staff is adequate to meet future fire Protection needs for the next 20 years. Hamilton is currently building a new fire station on Highway 116 East. The new station will allow for the expansion of the Police Department and City Hall, which occupies the same building as the fire department. The fire department also needs a thermal imaging camera.

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.

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

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

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

Hamilton is connected to Harris County and the Region by U.S. 27/ SR 1 and SR 116, which intersect in Downtown Hamilton. Due to limited growth over the last 20 years traffic or transportation problems have been limited. Currently there are no street/ road capacity problems in the city. However the SweetBay development project, located north of Hamilton

off of U.S. 27 could cause congestion. An additional 3,000 trips per day along this route are expected in addition to the existing 7,000 trips. While not all residents of this development are expected to enter Hamilton daily, it's likely that many will. The quoted capacity for this road is approximately 10,000 trips, which indicates that road expansion or some other form of traffic relief might be needed in the future. Existing transportation problems include travel and traffic back-up delays caused by Harris County High, Middle, and elementary schools located on SR 116 west and US 27/SR 1. Traffic delays occur during the opening and closing school hours. Lack of parking downtown during business hours and special events is also a problem. One future challenge includes managing increasing congestion in and around the city, especially the downtown area, due to major developments in the city and Harris County.

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

The citizens of Hamilton wish to maximize land development opportunities while maintaining open space and protecting natural and cultural resources. Key challenges to City of Hamilton officials include protecting natural resources while encouraging light industrial development and establishing new commercial use while protecting the viability of Downtown. Another challenge is integrating walking and biking opportunities into the land use scheme and creating connectivity between future and existing developments.

Issues

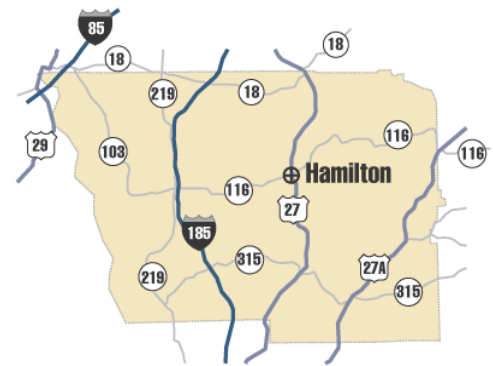
- Protecting natural and cultural resources
- Limited number of dilapidated structures that need attention
- Determine if any brownfields exists; connect developers to the federal and state incentives for cleaning up brownfields sites.
- Encroachment of non-compatible land use in Historic Areas
- Land 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.

Analysis of Existing Development Patterns:

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



The following table illustrates the acreage and percent of county total land dedicated to existing land uses. Acreage totals does not include roads.

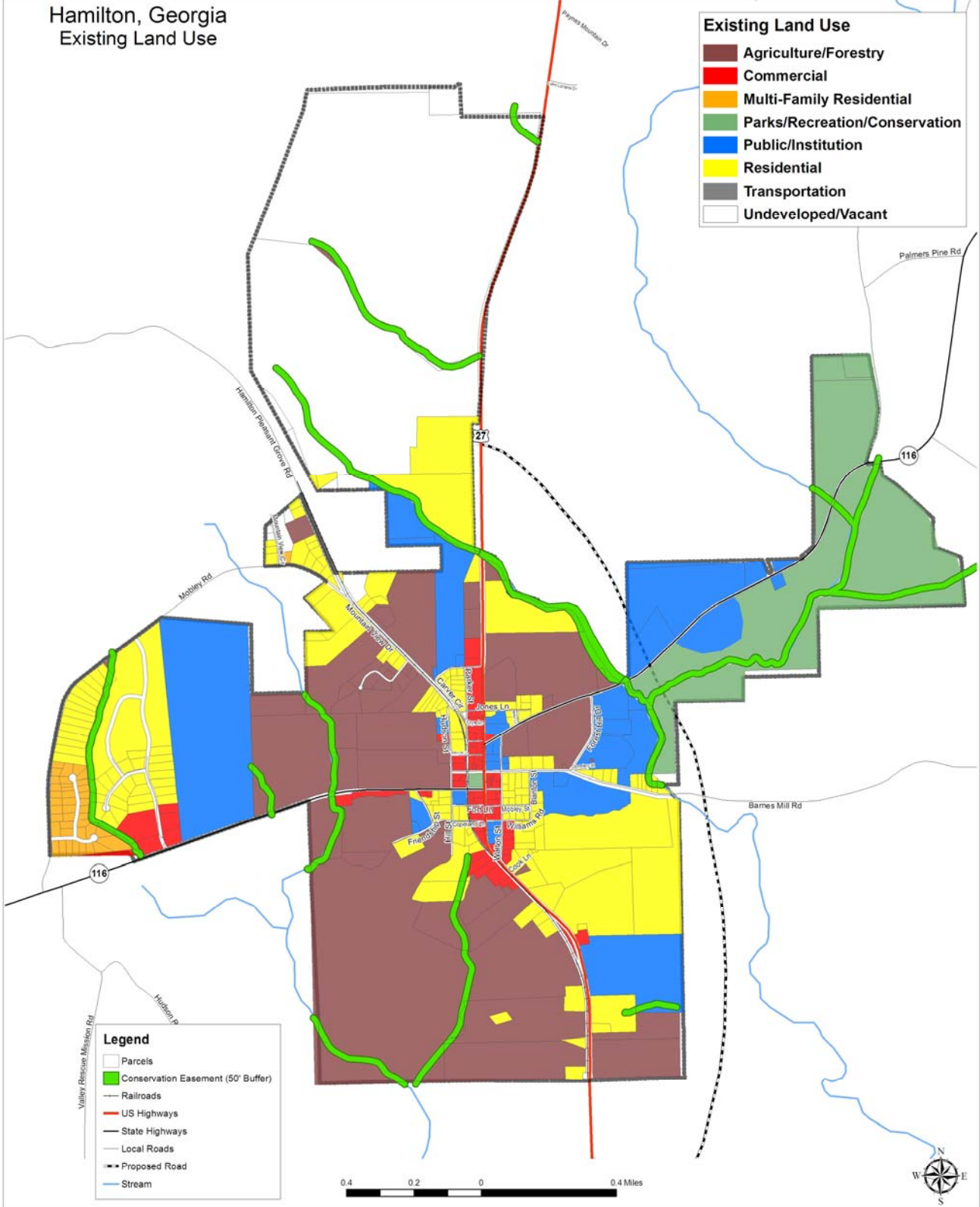
Existing Land Use Table

Existing Land Use Classification	Total Acreage	% of Total Acreage
Residential	346	18.08%
Multi-Family Residential	25	1.31%
Commercial	40	2.09%
Industrial	0	0.00%
Transportation/Communication/Utility	0.5	0.03%
Recreation/Parks & Conservation	187	9.77%
Public/Institutional	285	14.89%
Agricultural/Forestry	567	29.63%
Vacant/Undeveloped	463	24.20%
Total Acreage	1,914	100.00%

Hamilton, Georgia Existing Land Use

Existing Land Use

- Agriculture/Forestry
- Commercial
- Multi-Family Residential
- Parks/Recreation/Conservation
- Public/Institution
- Residential
- Transportation
- Undeveloped/Vacant



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

Existing Land Use Definitions Table

Existing Land Use	Definition
Residential	Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units (all normally located on no less than a one-quarter of an acre lots)
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
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

Areas Requiring Special Attention

Areas Where Development is Likely to Occur

Nearly a quarter of the land in Hamilton is considered vacant/undeveloped, constituting 24.2% of the total acreage, while another 29.63% is listed as Agricultural/Forestry. Together these two land use categories comprise over fifty percent of the land in Hamilton. Both categories have access to US 27/SR1 and SR 116 corridors, Hamilton's major transportation corridors and gateways to the city, as well as city water and sewer, making them likely places for new suburban development. Opportunities exist for infill development, new development, retrofitting existing developments and encouraging better development types along the areas of those corridors that are currently undeveloped. The city needs to adopt overlay districts to control access, signage, parking and landscaping along these critical entry points.



Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In Hamilton, areas adjacent to and affecting Palmetto Creek should be reviewed for compliance with state and local ordinances and regulations. There are a series of wetlands and flood zones along Palmetto Creek that need to be maintained and protected. There is also a major wetland and creek system that runs from the southwest corner of Hamilton to Harris County High and Mountain Brooke Subdivision which is located in the west central part of the City. Hamilton has many areas throughout the City with sloping land that totals between 15% and 30%. In these areas special design guidelines need to be created and then followed. Development on slopes 30% and greater is not recommended.

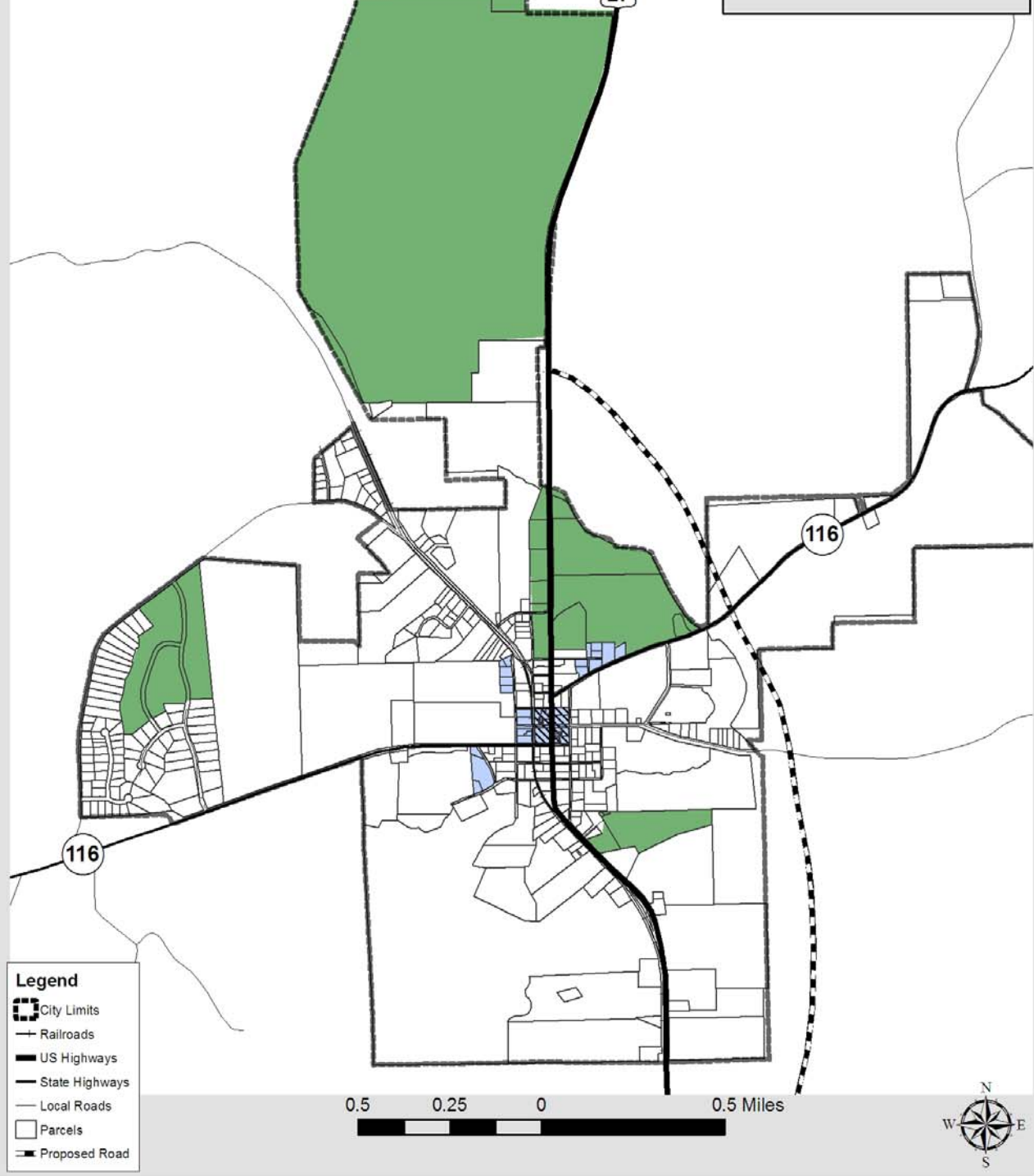
Significant Cultural Resources

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Areas Requiring Special Attention

- Areas of Infill Development Opportunities
- Area of Disinvestment (needing redevelopment, improvements to aesthetics)
- Areas Where Development Likely to Occur
- Area of Large Vacant Buildings

Note: Hamilton does not have any areas where the pace of development has outpaced or may soon outpace the availability of community facilities. Also, Hamilton does not have any large abandoned structures or sites, including those that may be environmentally contaminated. However, they do have large vacant buildings in the downtown area of Hamilton (see hatched area on map).

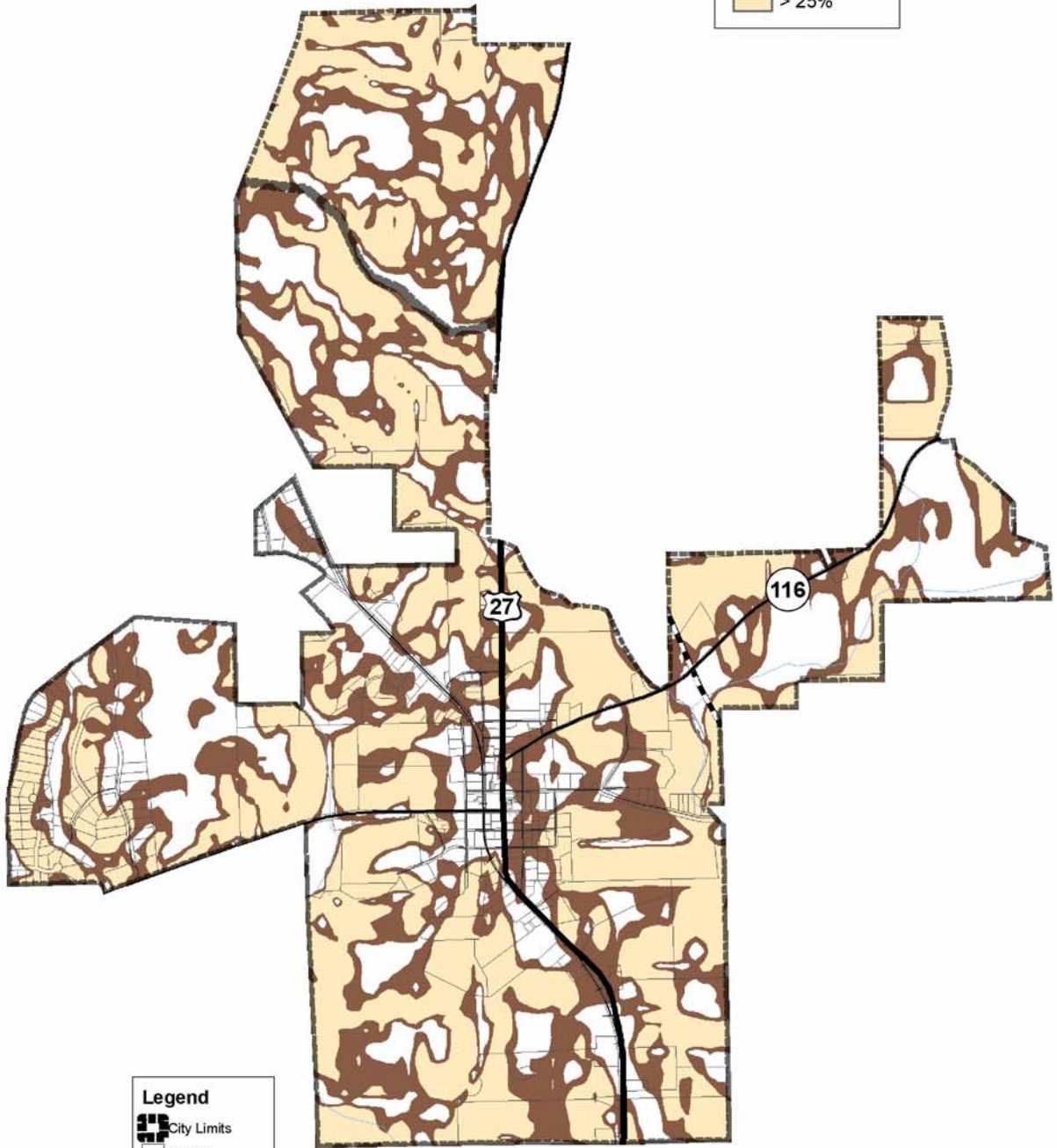


- Legend**
- City Limits
 - Railroads
 - US Highways
 - State Highways
 - Local Roads
 - Parcels
 - Proposed Road

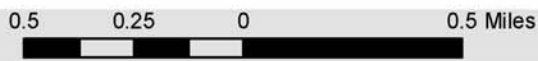
Hamilton, Georgia
Areas Requiring Special Attention
Slope > 15%

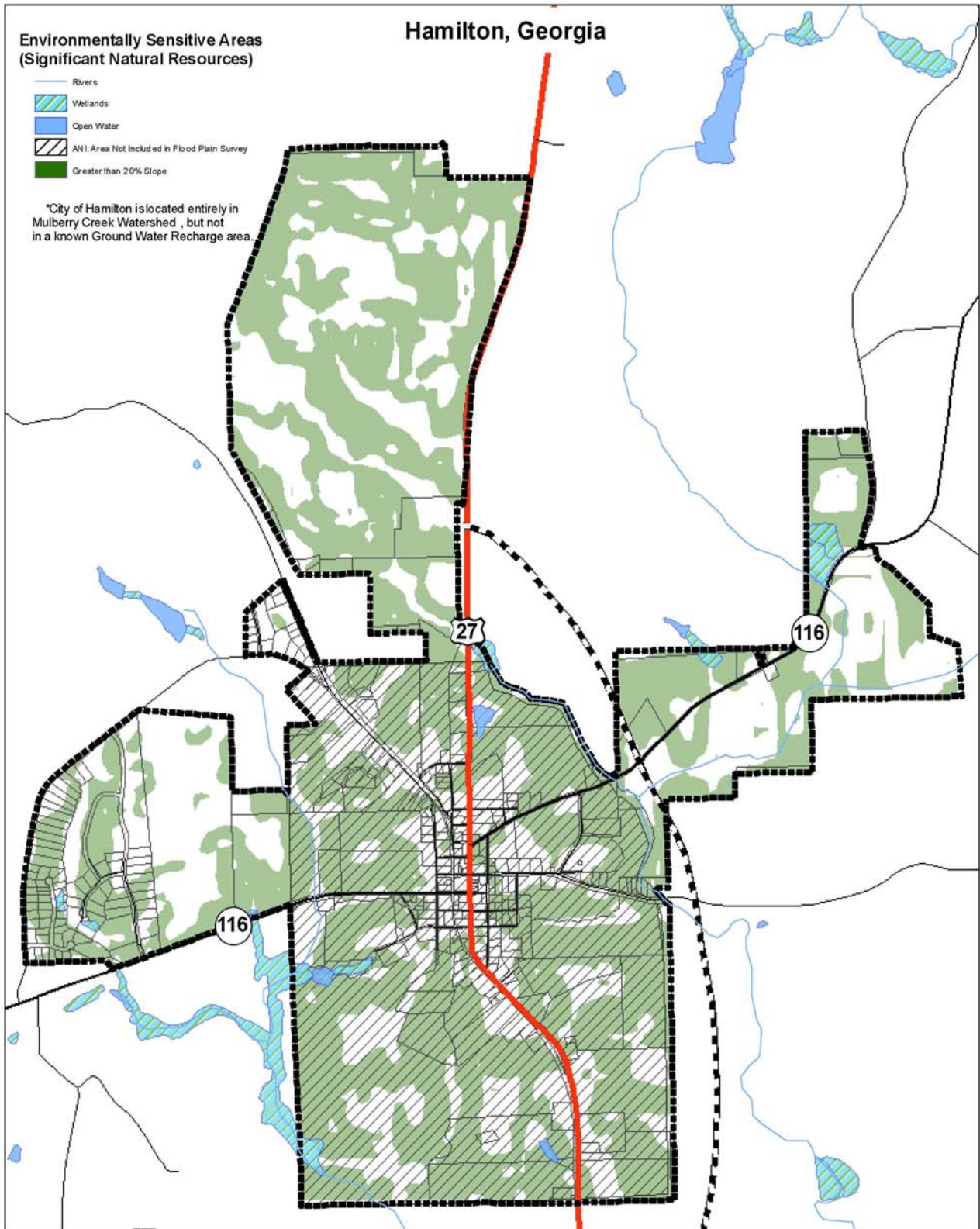
Ground Slope








- 15% - 25%
- > 25%

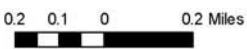


- Legend**
- City Limits
 - Parcels
 - Railroads
 - US Highways
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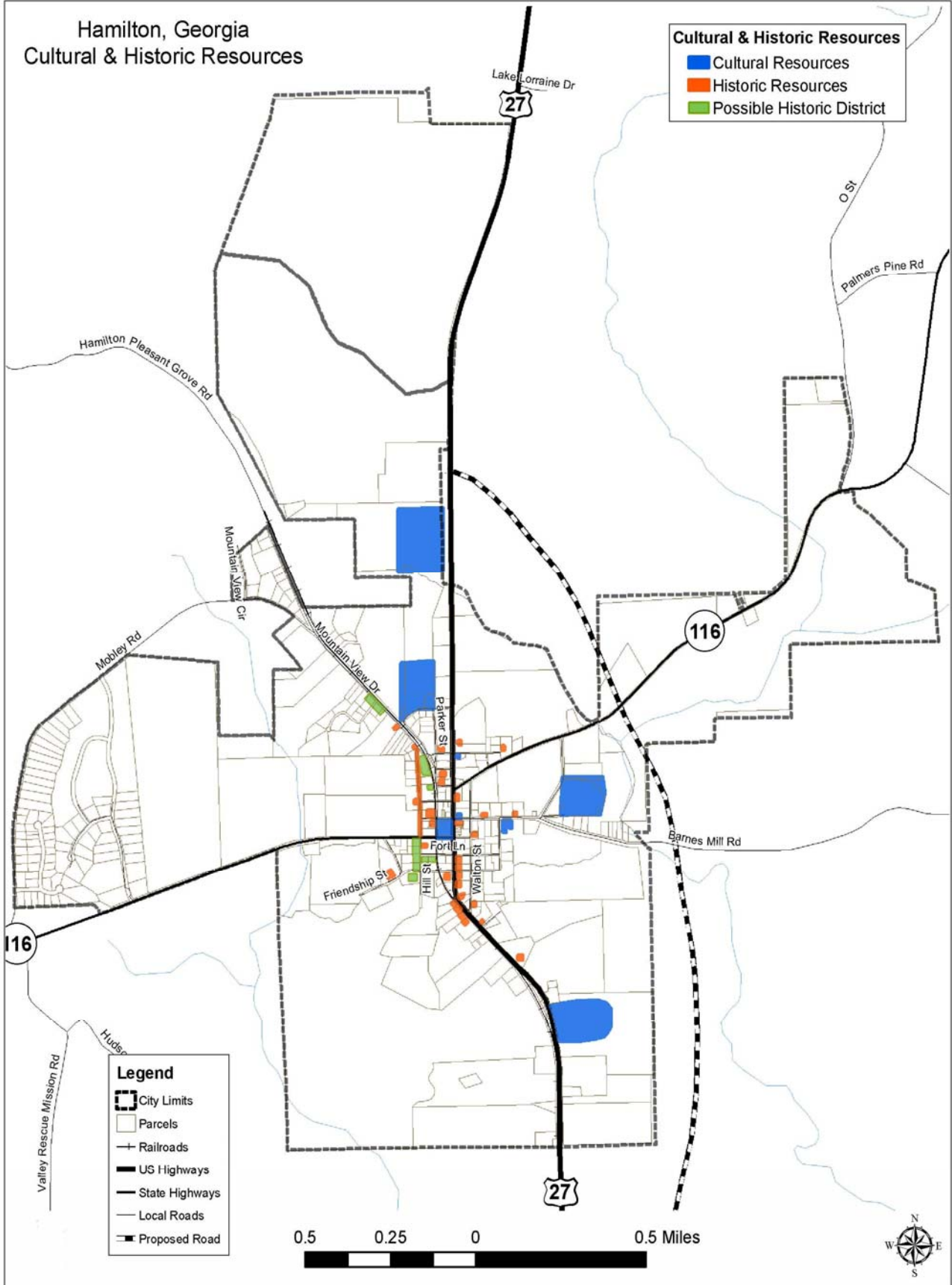
-  Hamilton
-  Proposed Road
-  Parcels
-  US Highways
-  Rivers
-  State Highways
-  Local Roads



Hamilton, Georgia Cultural & Historic Resources

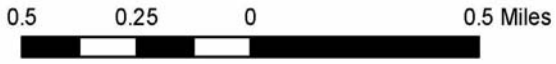
Cultural & Historic Resources

- Cultural Resources
- Historic Resources
- Possible Historic District



Legend

- City Limits
- Parcels
- Railroads
- US Highways
- State Highways
- Local Roads
- Proposed Road



surrounding residential and commercial use is also needed. The abandoned rail line that runs through Downtown west of the Square presents a great opportunity to construct a bike/pedestrian trail. A bike/pedestrian trail running through Hamilton would connect a majority of land uses and citizens to downtown Hamilton.

Development in Hamilton is primarily residential with historic resources lying in close proximity to one another. Resources include single-family dwellings, governmental buildings, and commercial structures with a high level of historic integrity.

Areas with Significant In-fill Development Opportunities

In-fill development opportunities are limited in the older areas of Hamilton. Several small vacant lots exist in and around the Downtown area of Hamilton. But there are no significant in-fill development opportunities inside the city's urban core. There are several larger vacant tracts located on the urban fringe along the US 27 and SR 116 axis that have access to water and sewer which are considered significant in-fill opportunities. These tracts are greater than 25 acres and touch the Core area of Hamilton.

Brownfields

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

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

Potential brownfields in Hamilton consist of one old vacant gas station located on US 27/SR1 south of Downtown.

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

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

Areas needing a "face lift" include Hudson Street around the City's water tank, one or two vacant buildings Downtown and a few vacant commercial properties along US 27 and SR 116.

Poverty

Hamilton's 2000 poverty rate is the same as the U.S. Poverty Rate 12.4 percent, and is lower than the State of Georgia's 2000 Poverty rate of 13 percent.

There are not any identifiable concentrated areas of poverty in Hamilton. With higher priced future development expected over the next twenty years it is anticipated that Hamilton's poverty rate will decrease.

Recommended Character Areas

Establishing character areas serve to recognize the land use differences that exist in the urban and rural landscape of the City of Hamilton. Character areas define future development activities by recognizing what are good land development characteristics that need to be preserved and what are bad land development practices that need to be changed. Desired land use results are determined by establishing goals, objectives, policies and implementation strategies and tools for each defined community character area.

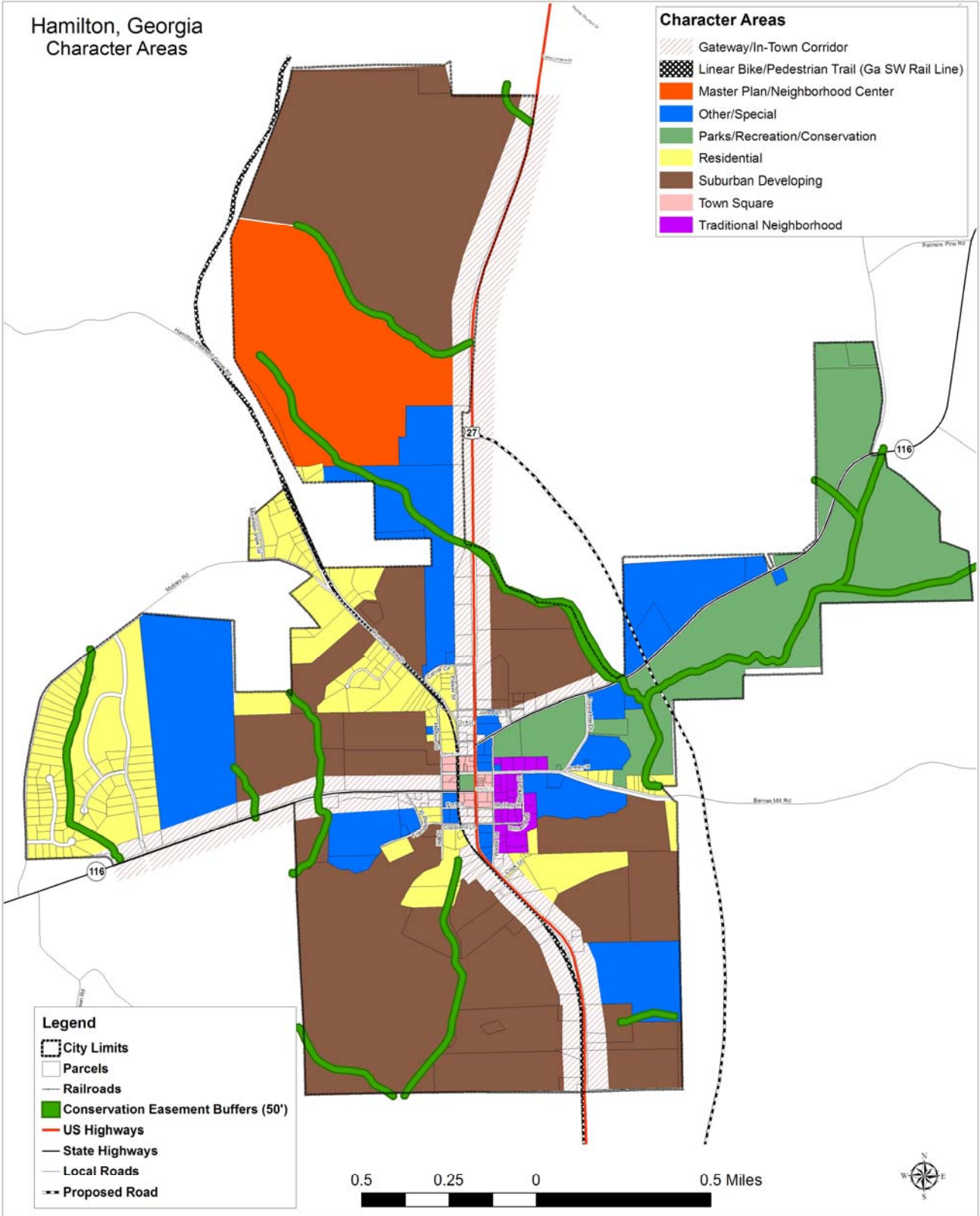
Character Area Chart

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Parks/Recreation/Conservation	State, federal and local parks, active and passive recreation activity areas also includes protected open space (wetlands, floodplains, stream corridors, and natural buffers)	Maintain natural rural character by: <ul style="list-style-type: none"> • Not allowing new development. • Promoting use of conservation easements • Widen roadways in these areas only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact. • Promote these areas as a passive-use tourism and recreation destinations.
Suburban Developing	Large tracts of undeveloped land where pressures for the typical types of suburban residential subdivision development are greatest due to availability of sewer and water service. Without intervention this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.	Maintain small town atmosphere while accommodating new residential or commercial development by: <ul style="list-style-type: none"> • Permitting rural cluster or conservation subdivision design master planned development that incorporates and protects significant amounts of open space, natural and cultural resources. • Encourage compatible architecture styles that maintain and reflect the regional rural character, and should not include “franchise” or “corporate” architecture. • Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. • Design for greater pedestrian orientation and access, more character with clustering of buildings within the center, leaving open space surrounding the center.
Traditional Neighborhood Stable	Area is characterized by small lots, with homes older than 50 years of age mixed uses, on-street parking sidewalks, pedestrian access and convenient location to town square and other public and commercial uses.	Already exhibiting many of the characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted. <ul style="list-style-type: none"> • Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. • 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 locations, 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.

Hamilton, Georgia Character Areas

Character Areas

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



Legend

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

Character Area Chart (Continued)

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Residential / Suburban Area Built Out	Existing residential areas with varied street patterns, often curvilinear, cul-de- sacs, low pedestrian orientation, high open space, high to moderate degree of building separation. Majority of residences are single-family detached, with a minor number of duplex and apartment units.	<ul style="list-style-type: none"> • Foster retrofitting of these areas to better conform to traditional neighborhood development (TND) principles. Promote moderate density, traditional neighborhood development (TND) style residential subdivisions: • Create neighborhood focal points by locating schools, community centers, or well-designed small-scale commercial activity centers at suitable locations within walking distance of residences. • 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. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. • Encourage compatible architecture styles not include “franchise” or “corporate” architecture. • Permit accessory housing units, or new well-designed, similarly scaled infill multifamily residences to increase neighborhood density and income diversity. • Promote mix of housing types and styles to create character and neighborhood diversity. • Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities. • Add traffic calming improvements, sidewalks, street trees, and increased street interconnections to improve walk-ability and slow traffic within existing neighborhoods.
Town Square	Focal point for the community with a concentration of activities (general retail, professional office, public and open space uses). Area which is very pedestrian oriented, with walkable connections between different uses. Easily accessible by pedestrians in surrounding residential neighborhoods, commercial and civic areas.	<ul style="list-style-type: none"> • Each Town Square should include a relatively high density mix of retail, office, services, open spaces, and employment to serve a multi-neighborhood market area. • Residential development should reinforce the Town Square by locating higher density housing options adjacent to the center, targeted to a range of income levels, including town homes and condominiums. • Design for each Town Square should be very pedestrian-oriented, with strong, walkable connections between different uses. • Road edges should be clearly defined by locating buildings at roadside with parking in the rear. • Include direct connections to the greenspace and trail networks. • Enhance the pedestrian-friendly environment, by including 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.

Gateway /In-Town Corridors	Developed or undeveloped paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community and continues through the Town Square. Land along this route has experienced and is likely to continue experiencing strip development pressure.	<p>Retrofit existing strip commercial areas into appealing village -type development.</p> <p>Corridors should include driveway consolidation and landscape raised medians, bicycle accommodations, traffic calming, and a buffer for pedestrians</p> <p>Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas around the community.</p> <ul style="list-style-type: none"> • The appearance of the corridor can immediately be improved through street-scaping enhancements (street lights, street trees, landscaping, etc.). • In the longer term, enact design and signage guidelines for new development, including minimal building setback requirements from the street and parking in the rear, to ensure that the corridors become more attractive as properties develop or redevelop. • Corridors leading to town centers or downtown, in particular, should be attractive, where development is carefully controlled (or redevelopment tools are used) to maintain or improve appearances. • Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion. • Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety fro bike/pedestrians). •Coordinate land uses and bike/pedestrian facilities with transit stops where applicable.
Master Plan/ Neighborhood Center	A area of land under development as a Master Planned Community which has a neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office high density housing, and public open spaces easily accessible by pedestrians.	<ul style="list-style-type: none"> •Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents day-to-day needs. • Residential development should reinforce the center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. • Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. • Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Include direct connections to the greenspace and trail networks. • Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
Linear Bike/Pedestrian Trail	Man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreation amenities.	<p>Create these linkages by:</p> <ul style="list-style-type: none"> • Linking greenspaces into a pleasant network of greenways • Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
Other/Special	Includes public or quasi-public areas with single characteristics such as a high school, middle school, elementary school, jail, churches, cemeteries, court houses or others that are not likely to be replicated elsewhere within the community.	<ul style="list-style-type: none"> • Landscaped buffers between the roadways and pedestrian walkways will be constructed. • Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods. • Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added. • Parking areas will be landscaped to minimize visual impact on adjacent streets and uses. • Cemeteries will have fences and be landscaped. • New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial enters, office space, and warehouse).

Quality Community Objectives

Development Patterns			
Traditional Neighborhoods Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comment
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		City Works Departments maintain these areas.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		City Works Departments maintain these areas.
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.	X		
Infill Development Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comment
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	

3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)	X		
5. Our community allows small lot development (5000 SF or less) for some uses.	X		Hamilton allows small lot development as part of PUD.

Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	Have delineated but have not taken steps.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Statement	Yes	No	Comment
1. We have public transportation in our community.	X		Limited-Harris County operates a 5311 transportation program.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	

4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	Harris County is currently developing a bik/ped.trail
7. We allow commercial and retail development to share parking areas wherever possible.	X		
Regional Identity Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
Statement	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		
Resource Conservation			
Heritage Preservation The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comment
1. We have designated historic districts in our community.		X	Individual Properties

2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	
Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
Statement	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.	X		
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		Nothing for slopes
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Social and Economic Development

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Statement	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to whenmaking infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		On going process
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Statement	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		Harris Chamber
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		Harris Chamber
3. We recruit firms that provide or create sustainable products.	X		Harris Chamber
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	
Employment Options A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.	X		Harris Chamber
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		
Housing Choices A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Statement	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		

7. We allow multifamily housing to be developed in our community.	X		As part of PUD
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		As part of PUD

Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Statement	Yes	No	Comment
1. Our community provides work-force training options for our citizens.	X		Harris Chamber
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	Improving

Governmental Relations

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

LOCAL GOVERNMENT TRANSMITTAL RESOLUTION
City of 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 update to its existing Comprehensive Plan, Public Participation Plan, and Community Assessment that covers the years 2009 through 2030 and was prepared 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 be met as part of updating local Comprehensive Plans; and

WHEREAS, the City of Hamilton desires that its draft update of the Comprehensive Plan, Public Participation Plan, and Community Assessment be reviewed in accordance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that the City of Hamilton certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft update to the Comprehensive Plan, Public Participation Plan, and Community Assessment ; and

BE IT FURTHER RESOLVED, that the Hamilton City Council hereby authorizes the draft update of its Comprehensive Plan, Public Participation Plan, and Community Assessment to be submitted to Regional Development Center and the Georgia Department of Community Affairs for official review.

Adopted this 10 day of August 2009

BY: Rebecca Chambers

ATTEST: Diane Deter

CITY OF HAMILTON

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Natural and Cultural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, wetlands and the presence of a watershed all affect where development can safely and feasibly occur. Hamilton lies within the Southern Piedmont Province. The city contains both woodlands gneiss and Manchester schist rock. The lay of the land in the city can be described as gently rolling hills. The following examines other physiographic elements of the city.

Physiographic Elements

Public Water Supply Sources

There are 20 permitted water systems in Harris County with a total of 46 permitted water sources. Of those 46 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 Hamilton Water System has permits for four drinking water sources: one intake from Little Palmetto Creek (inactive) and three wells. These sources serve all city residents.

Groundwater Recharge Area

There are six areas that may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and are found in certain sections of the county. There are no groundwater recharge areas located in Hamilton. See Groundwater Recharge Area Map. EPD has not required Hamilton to adopt a Groundwater Recharge Ordinance.

Protected Mountains

There are no state designated Protected Mountains in Hamilton.

Protected Rivers

There is no State or Federally Protected Rivers in Hamilton. EPD has not required Pine Mountain to adopt the River Corridor Protection Ordinance and the city has not done so.

Coastal Resources

There are no Coastal Resources in Hamilton.

Flood Area

The City of Hamilton is not mapped by the Federal Insurance Administration and thus cannot participate in the National Flood Insurance Program. However, flood prone areas occur along the Little Branch and Palmetto Creek/Beaver Creek beds. Harris County is mapped by this program and participates in the National Flood Insurance Program.

Even though the City of Hamilton does not participate in the FEMA Flood Insurance program building construction should continue to be carefully monitored in areas susceptible to flooding. Building densities should be kept low to prevent the increased flooding of properties downstream in the flood plain. Areas adjacent to waterways are attractive for development because of their accessibility and beauty. However, these areas are intended by nature to accommodate the overflow of water during periods of flood. Regulation of development in floodplains preserves the natural function of these areas as well as protecting their investment close to waterways.

Slope

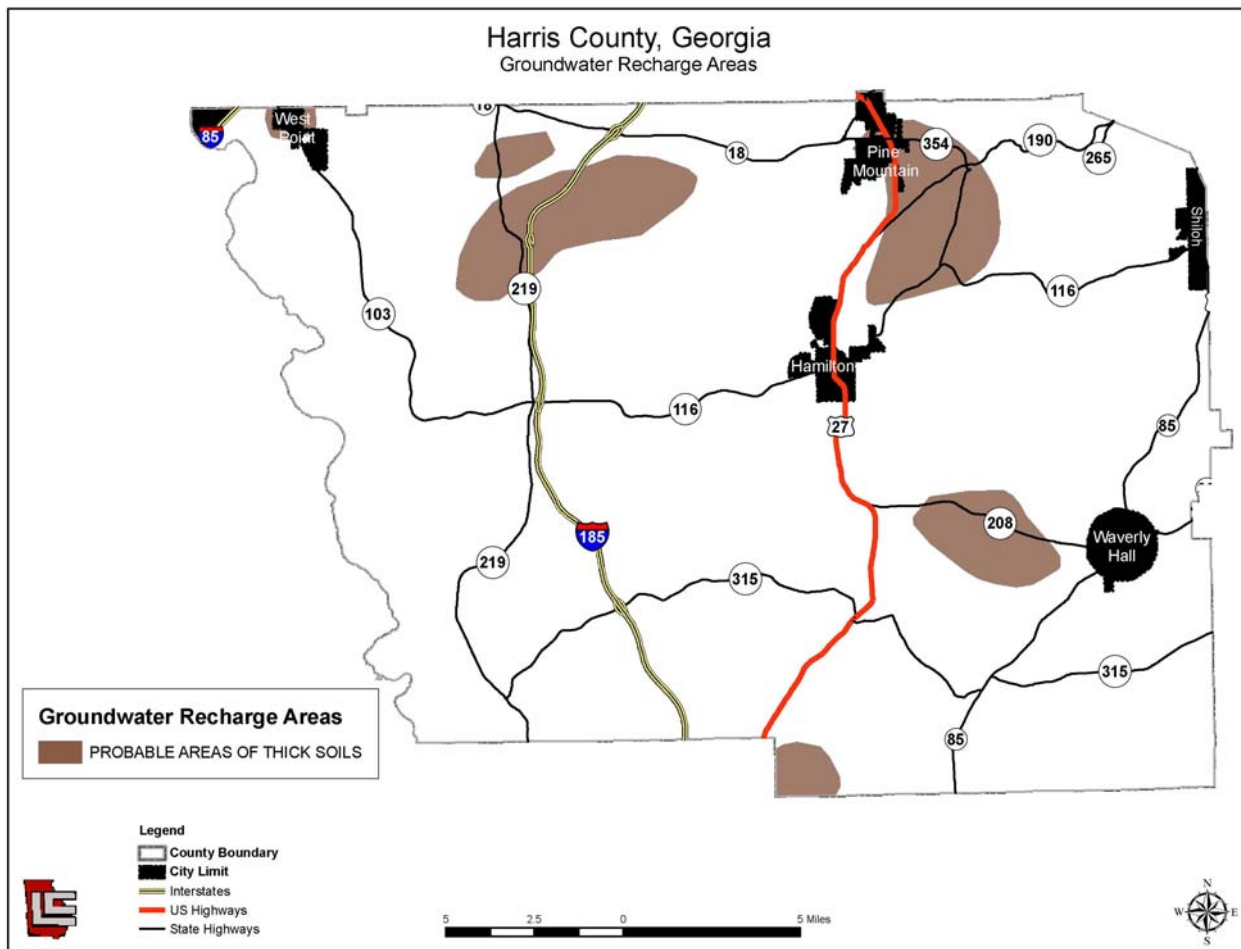
Those areas of the city that would be most-to-least conducive to various types of construction including buildings and streets, based on the steepness of slopes, were mapped for use in several analyses. Slopes of 0% - 3%, 3% - 8%, 8% - 15%, 15% - 25% and greater than 25% have been mapped for Hamilton. In general, lands with slopes between 0% and 15% are located along existing transportation corridors, streambeds, and developed areas. Slopes greater than 15% can be found scattered throughout the city and are primarily undeveloped properties.

On slopes, which are suitable for development, soil erosion and sedimentation control measures are required. The City of Hamilton 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. Since development in the area of steep slopes has been relatively rare, present procedures have been adequate. As the more easily developable land in the city is utilized, the pressure to develop areas of steep slopes will increase.

Land disturbing activities in area 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.

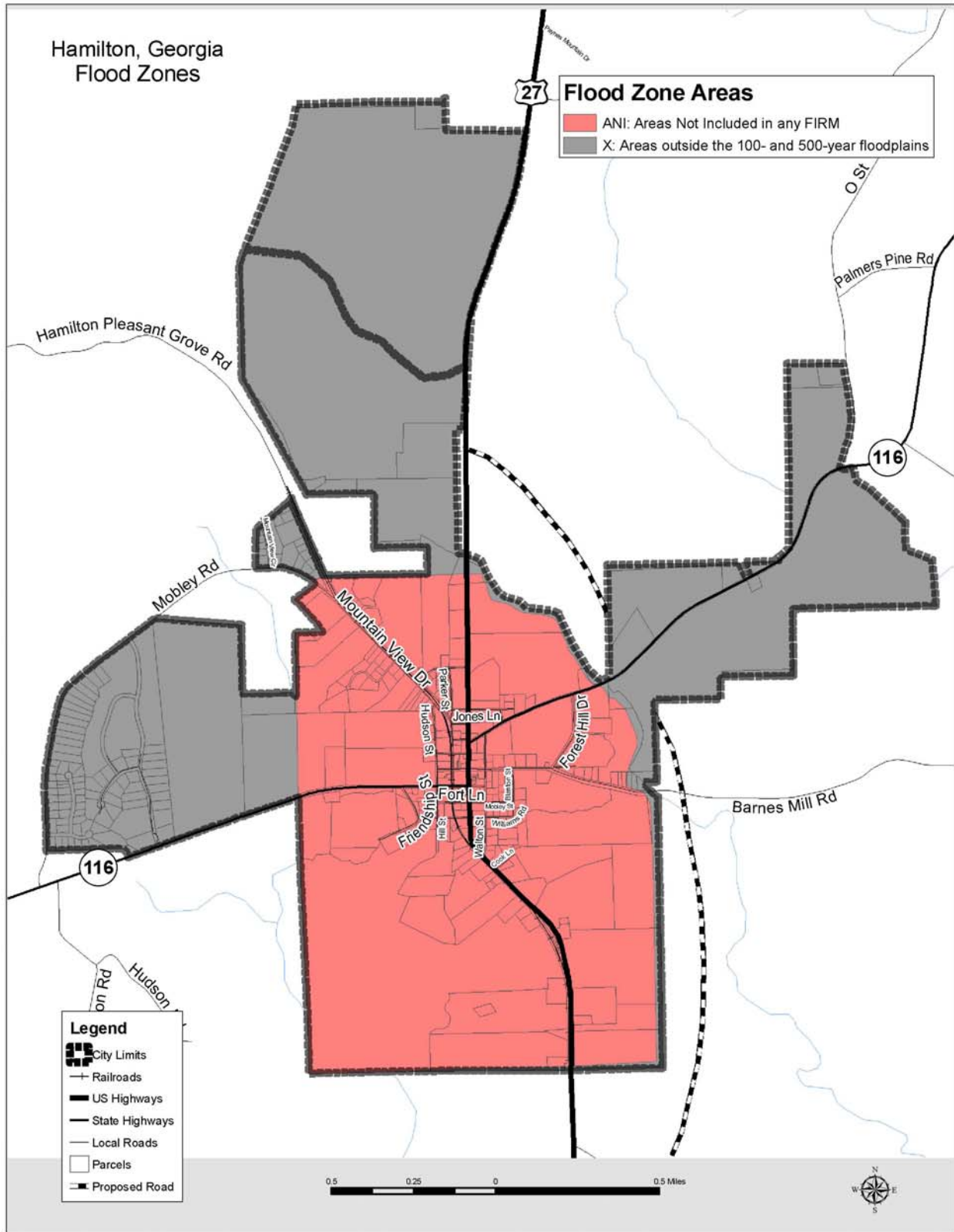
Soil

There are only three soil associations identified by the Georgia Resource Assessment User's Guide in the City of Hamilton.



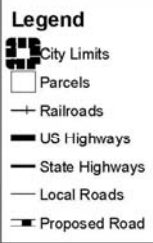
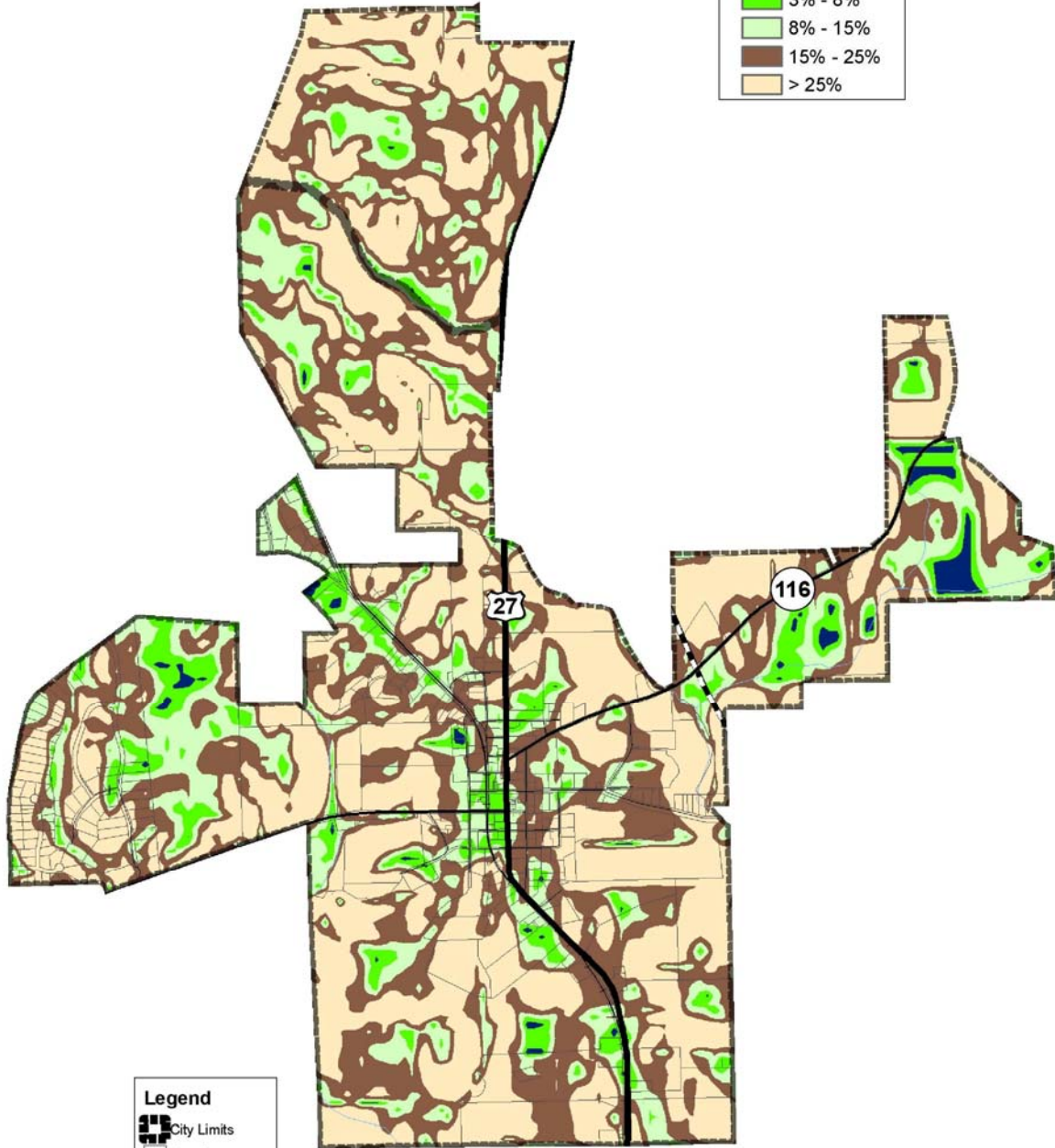
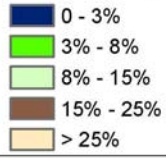
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Hamilton, Georgia Flood Zones

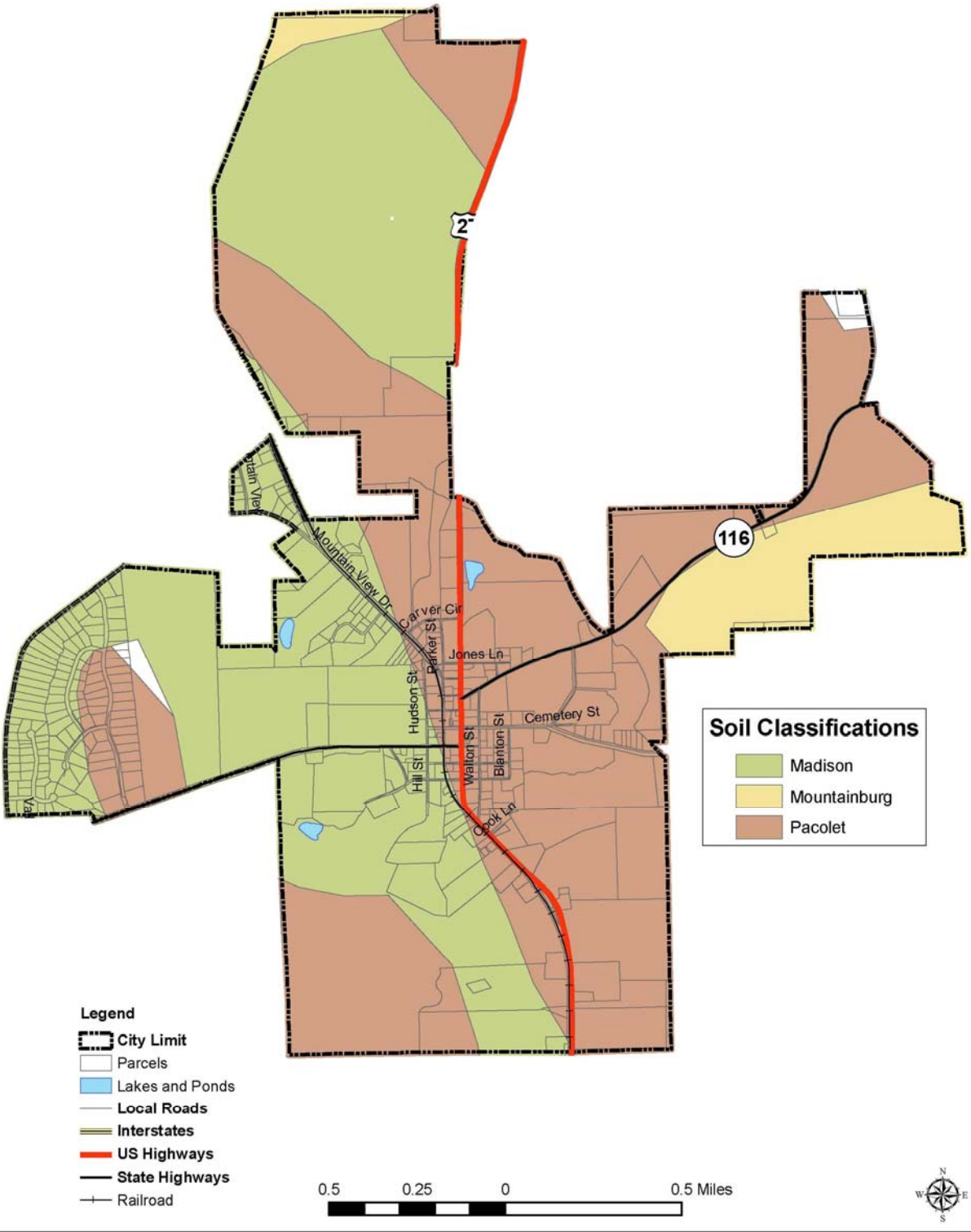


Hamilton, Georgia
Ground Slope

Ground Slope



Hamilton, Georgia Soil Classification

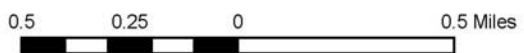


Soil Classifications

- Madison
- Mountainburg
- Pacolet

Legend

- City Limit
- Parcels
- Lakes and Ponds
- Local Roads
- Interstates
- US Highways
- State Highways
- Railroad



Type 1: Mountainburg:

Mountainburg series consist of shallow, well drained, moderately rapidly permeable soils that formed in residuum of sandstone. These nearly level to very steep soils are upland ridgetops, plateaus and mountain sides. Slopes range from 1 to 65 percent.

The Type 1 soil classification is excellent for woodland productivity and fair to good for agricultural productivity. The soil is also fair for reservoirs and embankments. Construction of highways, foundations, septic tanks filter field and industry are poor.

Type 2: Madison:

This soil is dominantly very gently sloping to undulating, deep to moderately deep, and well drained. The soils may have a loamy surface and reddish clayey subsoil.

The Type 2 soil classification is suitable for highways, reservoirs, embankments, foundations, septic tank filter fields, structures for industry, agriculture productivity and woodland productivity. The dominant slope classification for this soil association is 2-6 percent and 6-10 percent.

Type 6: Pacolet

This soil is dominantly sloping and steep, well drained. The soils have a loamy surface layer and a reddish clayey subsoil; on hilly uplands.

The Type 6 soil classification is more suited for woodland production than any other use. There is a slope limitation for the construction of highways, foundations, septic tank filter fields, structures for industry, agriculture productivity. The slope classification for this soil limitation is greater than 15 percent.

The soil configuration in the City of Hamilton presents some limitations for development which are due in part to the city topography, namely existing steep slopes. Another reason for development limitations is because some soil types present in the city easily erode. Excessive erosion results in sedimentation, which is a major contributor to non-point source pollution. While erosion occurs in the natural landscape, development that disturbs the protective vegetative cover increases the degree and amount of erosion. The City of Hamilton addresses soil erosion through an Erosion and Sedimentation Control Ordinance with established control measures. In cooperation with the Natural Resource Conservation Service, the County monitors land-disturbing activities through a permitting and inspection process.

Prime Agricultural and Forest Land

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil qualities, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are

applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, and few or no rocks. It is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. There are not prime agricultural and forest lands in Hamilton.

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, 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.

Hamilton lies in the Mulberry Creek Watershed but does not rely on the flow of surface water Creek for any portion of its water source. Hamilton uses three granite wells for water. None the less, Hamilton needs to be aware of how future development can negatively impact the Mulberry Creek Watershed. EPD has not required Hamilton to adopt a Watershed Protection Ordinance.

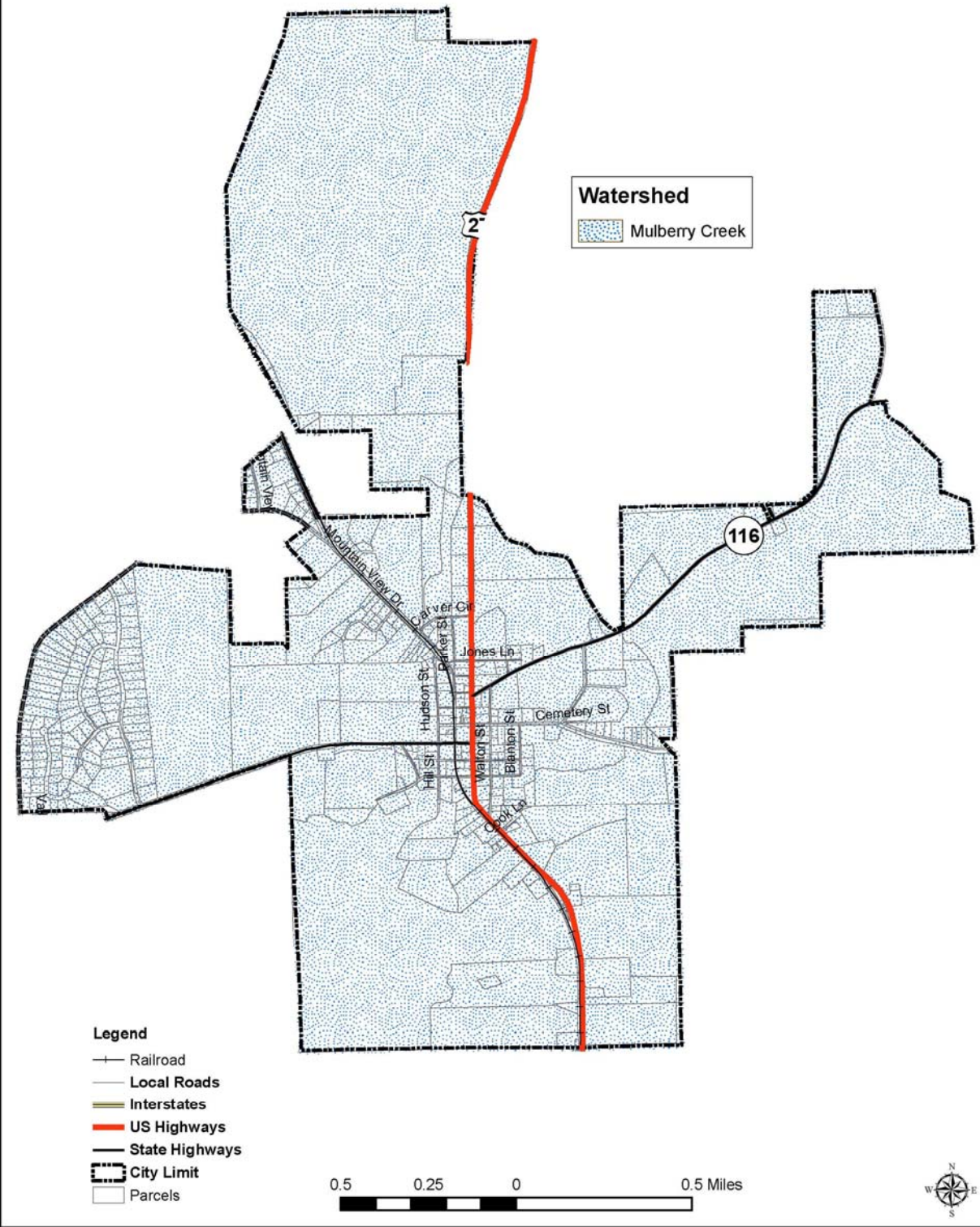
Wetlands

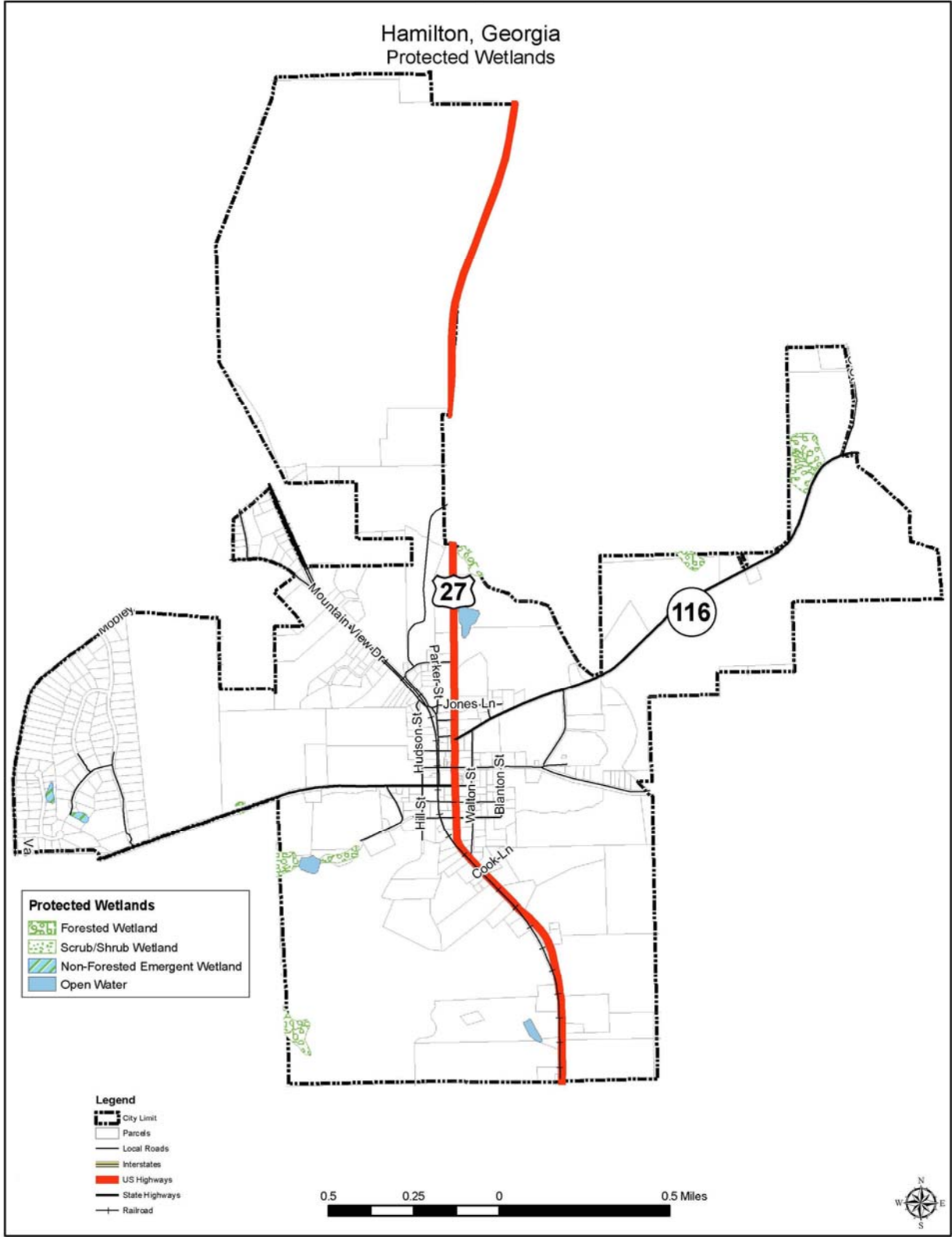
Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. They also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats.

To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

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Hamilton, Georgia Watershed





A small amount of wetland has been identified in the Town of Hamilton. Hamilton is required to follow the standards established by DNR for their protection.

Plant and Animal Habitats

Harris County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Harris County. State and federally designated endangered plant and animal species are listed in the following tables.

Protected Animals	
Alasmidonta triangulata Southern Elktoe	Habitat: Large creeks and river mainstems in sandy mud and rock pools
State Designation: Special Concern Federal Designation: N/A	
Elimia albanyensis Black-crest Elimia	Habitat: Slackwater habitats in medium-sized rivers
State Designation: Special Concern Federal Designation: N/A	
Elimia boykiniana Flaxen Elimia	Habitat: Gravel or cobble shoals with moderate current
State Designation: Special Concern Federal Designation: N/A	
<i>Elliptio arctata</i> Delicate Spike	Habitat: Large rivers and creeks with some current in sand and sand and limestone rock substrates
State Designation: Special Concern Federal Designation: N/A	
<i>Haliaeetus leucocephalus</i> Bald Eagle	Habitat: Edges of lakes & large rivers; seacoasts
State Designation: Protected —Imperiled in state because of rarity Federal Designation: Protected —Listed as threatened. The next most critical level of threatened species. A species that may become endangered if not protected.	
Medionidus penicillatus Gulf Moccasinshell	Habitat: Sandy/rocky medium-sized rivers & creeks
State Designation: Protected —Imperiled in state because of rarity. Listed as endangered. A species which is in danger of extinction throughout all or part of its range. Federal Designation: Protected —Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected.	
Notropis hypsilepis Highscale Shiner	Habitat: Flowing areas of small to large streams over sand or bedrock substrates
State Designation: Protected —Rare or uncommon in state Federal Designation: N/A	
Quincuncina infucata Sculptured Pigtoe	Habitat: Main channels of rivers and large streams with moderate current in sand and limestone rock substrate
State Designation: Special Concern Federal Designation: N/A	

Protected Plants	
<i>Aesculus parviflora</i> Bottlebrush Buckeye	Habitat: Mesic bluff and ravine forests
State Designation: Special Concern Federal Designation: N/A	
<i>Ammorpha nitens</i> Shining Indigo-bush	Habitat: Rocky, wooded slopes; alluvial woods
State Designation: Special Concern Federal Designation: N/A	
<i>Amphianthus pusillus</i> Pool Sprite	Habitat: Vernal pools on granite outcrops
State Designation: Protected—Imperiled in state because of rarity Federal Designation: Protected--Rare and local throughout range or in a special habitat or narrowly endemic	
<i>Arabis Georgiana</i> Georgia Rockcress	Habitat: Rocky or sandy river bluffs and banks, in circumneutral soil
State Designation: Protected—Imperiled in state because of rarity Federal Designation: Protected—Rare and local throughout range or in a special habitat or narrowly endemic	
<i>Croomia pauciflora</i> Croomia	Habitat: Mesic hardwood forests, usually with <i>Fagus</i> and <i>Tilia</i>
State Designation: Protected—Critically imperiled in state because of extreme rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.</i>	
<i>Hymenocallis coronaria</i> Shoals Spiderlily	Habitat: Rocky shoals of broad, open rivers
State Designation: Protected—Imperiled in state because of rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic Listed as endangered. A species which is in danger of extinction throughout all or part of its range	
<i>Listera australis</i> Southern Twayblade	Habitat: Poorly drained circumneutral soils
State Designation: Special Concern Federal Designation: N/A	
<i>Pachysandra procumbens</i> Allegheny-spurge	Habitat: Mesic hardwood forests over basic soils
State Designation: Special Concern Federal Designation: N/A	
<i>Panax quinquefolius</i> American Ginseng	Habitat: Mesic hardwood forests; cove hardwood forests
State Designation: Special Concern Federal Designation: N/A	
<i>Rhododendron prunifolium</i> Plumleaf Azalea	Habitat: Mesic hardwood forests in ravines and on sandy, seepy streambanks
State Designation: Protected—Rare or uncommon in state Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.</i>	
<i>Sedum nevii</i> Nevius' Stonecrop	Habitat: Gneiss ledges on river bluffs

<p>State Designation: Protected—Imperiled in state because of rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.</i></p>	
Stewartia malacodendron Silky Camelia	Habitat: Along streams on lower slopes of beech-magnolia or beech-basswood-Florida maple forests
<p>State Designation: Protected—Imperiled in state because of rarity Federal Designation: Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as rare. A species which may not be endangered or threatened but which should be protected because of its scarcity.</i></p>	
Trillium reliquum Relict Trillium	Habitat: Mesic hardwood forests; limesink forests; usually with Fagus and Tilia
<p>State Designation: Protected—Imperiled in state because of rarity Federal Designation: Protected—Rare and local throughout range or in a special habitat or narrowly endemic <i>Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected.</i></p>	

Under its Natural Heritage Inventory Program, the Georgia DNR as of 1990 is in the process of compiling a computerized and mapping inventory of plants, animals and natural habitats in the state which are rare enough to warrant state and federal protection. The species identified, all of which are designated endangered or threatened, are vulnerable to the impacts of rapid land use changes and population growth and should be protected by the City of Hamilton to the extent possible. If species are identified in the city limits of Hamilton by the state and federal government that are rare or endangered, future development may be impacted.

Recreation and Conservation Areas

The City of Hamilton owns and operates a very limited amount of park, recreation and conservation area. The only city owned facility is the Town Square, which functions as a passive park. The City of Hamilton does have access to several park and recreation facilities located inside Hamilton’s city limits. These facilities are owned by Harris County and are utilized by residents of Pine Mountain as well as other Harris County residents. Those facilities include:

Charles Moultrie Complex is located east of Hamilton on Highway 116. The 29-acre complex is a baseball/softball facility with 7 fields, 5 of which are lighted. Five (5) of the fields are used for baseball with a field used for softball and the remaining field used as combination field for softball and tee-ball. Charles Moultrie Park also has 3 adult/child batting cages with 2 of the cages lights. In addition, there is a field house with a meeting room and kitchen, a picnic area, and a half-mile paved walking track.

The Soccer Complex of 36 acres is located across from Moultrie Park behind the Harris County Agri-Center on GA Highway 116 in Hamilton. Presently the complex has 7 playing fields, with room to expand to 8 fields. The complex has a pavilion, 2 concession stands with restrooms, picnic tables, and bleachers capable of seating 600 people.

A 4-mile bike/pedestrian trail and restroom facility has been built adjacent to the Soccer Complex and the Harris County Agri Center. The looped bike trail begins in Hamilton

behind City Hall, heading east in front of the Harris County Health Department and then to the Soccer Complex.

The former Georgia Southern rail line also runs thru the City of Hamilton. Hamilton is working with Harris County to convert the rail line into a bike/pedestrian trail and utility corridor.

Scenic Views

There are no scenic views in the City of Hamilton.

Cultural and Historical Resources

Inventory of Existing Conditions

Located in the east-central part of Harris County, Hamilton is the county seat. Hamilton boasts the historic Harris County Courthouse and a town square with a few blocks of historic commercial buildings concentrated around it. Development in Hamilton is primarily residential with historic resources lying in close proximity to one another. Resources include single-family dwellings, governmental buildings, and commercial structures with a high level of historic integrity. The Harris County Trust for Historic Preservation serves the City of Hamilton and the unincorporated areas of the county.

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

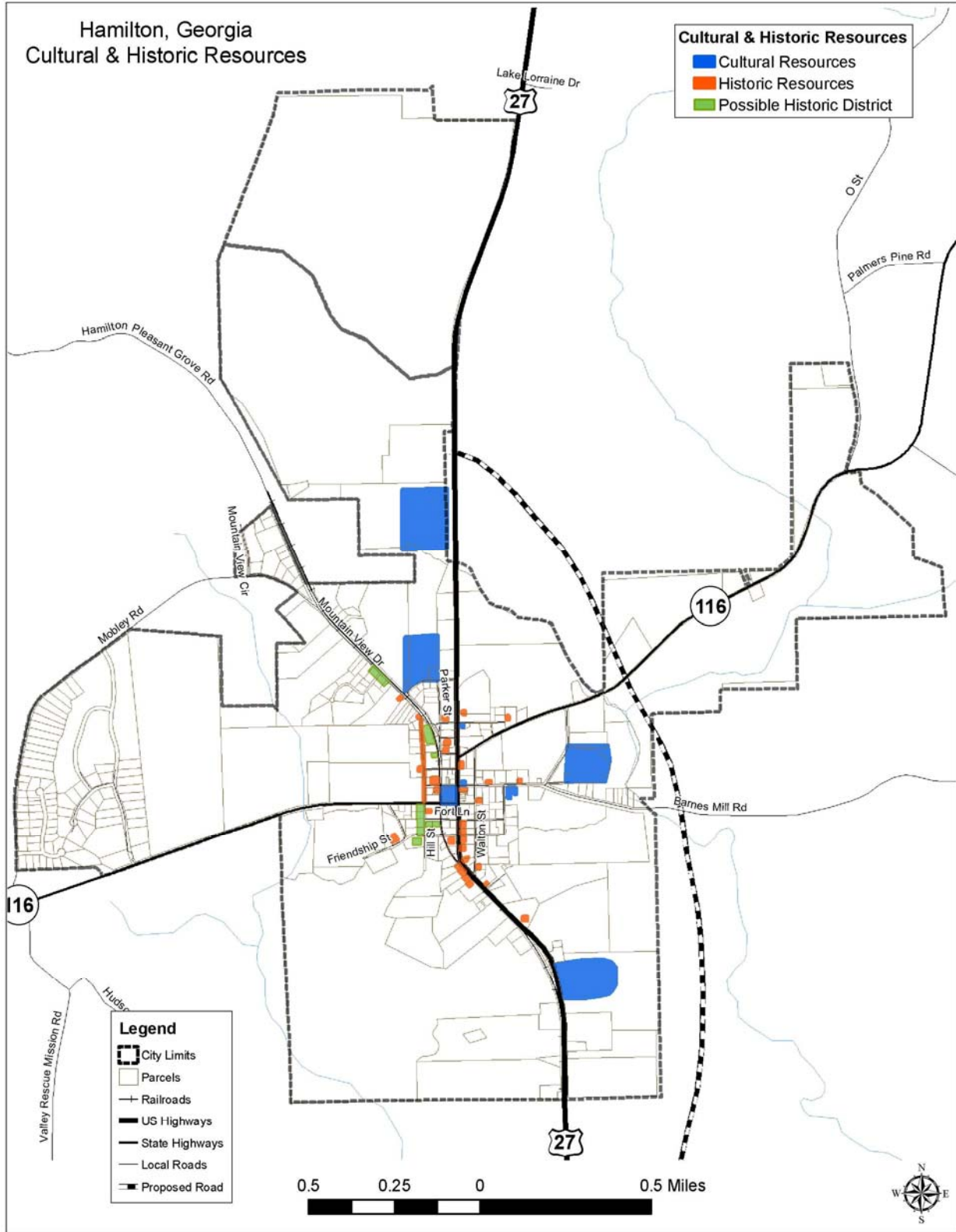
The City of Hamilton enacted a historic preservation ordinance in 2003, but as of the time of this writing has yet to appoint a historic preservation commission. As a result, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1994, there is no government entity in the City of Hamilton to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, individual, private citizens and the Harris County Trust for Historic Preservation carry out these goals. The Cultural Resource Map located in the Map Appendix identifies these structures. These historic resources are irreplaceable and should be protected from deterioration and the intrusion of incompatible land uses.

The following is a list of Cultural and Historic Resources for Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall.

Hamilton, Georgia Cultural & Historic Resources

Cultural & Historic Resources

- Cultural Resources
- Historic Resources
- Possible Historic District



Residential Resources

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

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

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

Source: Harris County Historic Resources Survey, 1994 Burke Walker

Commercial Resources

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

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

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

Source: Harris County Historic Resources Survey, 1994 Burke Walker

Industrial Resources

None of the Listed National Register Properties are industrial resources.

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

Institutional Resources

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

Of the 84 remaining Eligible National Register Individual Properties found in the 1994 survey, 13 were institutional resources.

ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES
Shady Grove Church
Union Baptist Church
Friendship Baptist Church
Harris County Jail (No longer exist)
School Form Number H-63
Fire Station Form Number 183
Roosevelt Memorial Church (No longer exist)
Shiloh United Methodist Church
Waverly Hall Community Center
Church Form Number P-41

School Form Number P-51
First United Methodist Church-Pine Mountain
Pine Mountain Valley Offices and Barn

Source: Harris County Historic Resources Survey, 1994 Burke Walker

Transportation Resources

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

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

Rural Resources

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

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

Archaeological Resources

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

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

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

Assessment of Current/Future Needs and Resources

Residential, Commercial, Industrial, and Institutional Resources

The National Register of Historic Places, the Georgia Register of Historic Places, and local designation of properties and districts are all effective tools for the preservation of residential, commercial, industrial, and institutional resources. These tools can either be used independently or together to achieve protection for all historic resources.

One benefit of National Register listing is that identified resources will be considered in the planning of state and federally assisted projects. Another is that identified resources may be eligible for state and federal preservation grants, state and federal investment tax credits, and local property tax abatements.

A benefit of Georgia Register listing is that identified resources will be considered in the planning of state assisted projects. Also, identified resources may be eligible for state preservation grants, state investment tax credits, and local property tax abatements.

Local designation of historic properties and districts provides the most protection for historic resources. Through design review and the issuance of Certificates of Appropriateness, a community can make sure that growth and development respect important, architectural, historical, and environmental characteristics within the designated area.

Other tools primarily for the preservation of commercial structures in downtown areas or central business districts are the Main Street and the Better Hometown programs. Both of these programs operate with a four-prong approach to downtown revitalization through preservation: Policy, Design, Economic Restructuring/Development, and Marketing. While Main Street is a national organization for communities with a population from 5,000 to 50,000, the Better Hometown program is a statewide program aimed at communities with populations less than 5,000.

Transportation Resources

The preservation of Georgia's historic transportation resources is an important goal of both the State Historic Preservation Office and the Georgia Department of Transportation (GDOT). To that end, GDOT instituted the Georgia Scenic Byways program. This program identifies roadways that have one or more of the following intrinsic qualities: Scenic Quality, Cultural Quality, Natural Beauty, Historic/Archaeological Resources, and Recreational Opportunities. Benefits of this program include recognition of the byway through signage and usage in state marketing materials, assistance with the interpretation of the byway's story, technical assistance with planning for protection and managed growth, training for local citizens, and grant funding through the Federal Highway Administration. Once a byway has received state designation, it is then eligible for the National I-185 Scenic Byway program that operates with the same criteria and benefits.

Railroads are also an important historic transportation resource of which many communities have taken advantage by converting abandoned railways into pedestrian and bicycle paths. Funding for these types of projects is available through Georgia Department of Transportation's Transportation Enhancement program.

Rural Resources

Rural resources and the protection of scenic areas are extremely important. Those resources located adjacent to roadways may be included in a scenic byway nomination and receive the protections and assistance such designation entails. These resources also qualify for the benefits and protections of the National Register and Georgia Register programs.

Most other tools for protection and conservation of rural resources are available through land use planning efforts. These include designation of local agricultural districts, instituting a Transfer of Development Rights program in the County, and the use of environmental and conservation easements.

Archaeological Resources

The activities from human habitation in the State of Georgia have resulted in the remains of hunting camps, villages, houses, cemeteries, farms, mills, and much more. The remains of human activity present in the ground constitute archaeological resources that, if protected for scientific study, can answer many questions about those who came before us (Wood, Dean. Unpublished report. July, 2004).

Most archeological sites are difficult to see on the modern landscape and generally go unnoticed. While it is believed that archaeological sites are common across Harris County, many are of limited scientific value due to prolonged erosion and modern farming and development practices. Even though they may have little scientific significance, recording the locations of these sites can be of some importance in understanding settlement patterns in the County and the State as a whole. Generally speaking, significant sites are likely to be present in areas with well-drained soils: near springs, creeks and rivers. This describes many locales found throughout Harris County suggesting that numerous significant archaeological sites may be present but unrecorded. These same locations are often ideal for contemporary development. To determine if sites are present, a qualified archaeologist must conduct scientific surveys before development takes place. These surveys will determine if significant sites are present and further the knowledge of human history in Harris County and the State of Georgia (Wood, Dean. Unpublished report. July, 2004).

CITY OF HAMILTON

TRANSPORTATION

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Transportation Network

The Transportation Network Map, located in the Map Appendix, shows the street system including major routes in and through Hamilton. The older part of the city is laid out in a typical grid pattern. Newer subdivisions are laid out in a curvilinear fashion with cul-de-sacs. The main artery or thoroughfare through town is U.S. Highway 27 (Georgia Highway 1) with major collector streets being Mountain View Drive, Valley Road (Georgia Highway E 116), Blue Springs Road (Georgia Highway W 116), and Barnes Mill Road.

U. S. Highway 27 connects Hamilton with Columbus and the metropolitan area to the south and the Pine Mountain - Callaway resort area to the north. Prior to the completion of Interstate Highway I-185 in 1979, U. S. Highway 27 was a major route between Columbus and population centers to the north. Since then, U. S. Highway 27 has primarily carried local traffic and resort visitors. The major traffic flow in Hamilton, on U.S. Highway 27 between Barnes Mill Road and State Highway 116, averages 7,000 vehicles daily. Georgia Department of Transportation has the responsibility for planning highway improvements on Federal and State routes. As long as traffic volumes are substantially below the design capacity, approximately 10,000 vehicles daily, no major widening improvements can be expected. Moderate increases could, however, result in the need to increase traffic signals, turn lanes, or intersection improvements to improve highway capacity and safety. The City of Hamilton is also considering the development of a U. S. 27 by-pass route east of the city.

Roads And Bridges

Local street improvements and maintenance are carried out by the City of Hamilton with assistance from the Harris County Road Department and Georgia Department of Transportation. There are no dirt roads in the city. There are several bridges; all are in good shape. Two bridges on SR 116, Palmetto Creek/Beaver Creek Bridge and Little Palmetto Creek Bridge are being replaced as part of a Georgia Department of Transportation road realignment project. Sidewalks in and around the downtown area are currently being replaced. An ordinance was adopted in March 2004 requiring sidewalks in new subdivisions, where appropriate. A proposal has been made to create a bypass around the City of Hamilton. This bypass would deviate south of the city on U.S. 27, and loop around the east side, before reconnecting north of town.

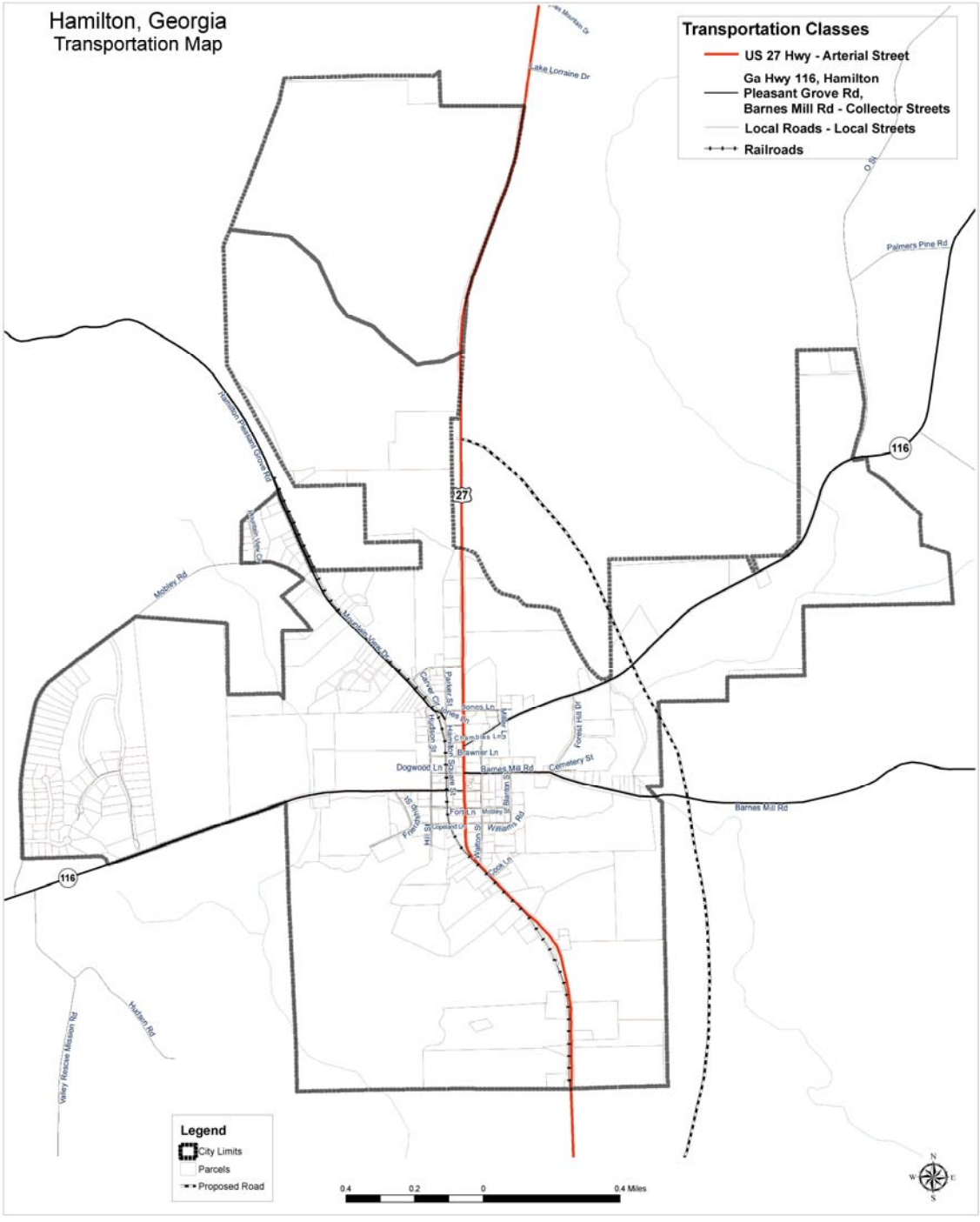
Alternative Modes/ Railroad

There is no commercial railroad operation in Hamilton. The former Norfolk Southern Rail Line was purchased by Harris County in 2008. This rail line closely parallels the route of U.S. Highway 27 in a north-south direction. Harris County is in the process of converting the rail line into a bike and pedestrian trail. The trail will run from the Harris County/Muscogee County line thru Hamilton to Pine Mountain.

Hamilton, Georgia Transportation Map

Transportation Classes

- US 27 Hwy - Arterial Street
- Ga Hwy 116, Hamilton
Pleasant Grove Rd,
Barnes Mill Rd - Collector Streets
- Local Roads - Local Streets
- Railroads



Legend

- City Limits
- Parcels
- Proposed Road

Parking

The parking conditions in Hamilton are adequate to meet the needs of the residents. Parallel parking spaces are located around the downtown area and the county courthouse. There is also an additional lot located adjacent to the courthouse to accommodate visitors during peak hours. Though parking is not at capacity, there is little room for expansion. The SweetBay development, located north of Hamilton off of U.S. 27 is a factor that could impact the need to plan for additional parking facilities in the future. SweetBay which will include 312 new single family homes and approximately 915,000 square feet of commercial space will draw many new people and cars to the area. While this new development is several miles from downtown Hamilton, residents entering and leaving the development will add an additional 2,985 trips to the existing number of approximately 7,000 trips accommodated by U.S. 27. This new traffic, coupled with new traffic from growth in Hamilton, will push Route 27 close to capacity in the next several years and effect local traffic patterns, and the need to expand parking facilities.

Currently, the only traffic congestion problems in Hamilton occur when local schools meet in the mornings, and let out in the afternoon. The amount of parents, faculty and students driving to the campuses creates backup along U.S. 27 and Highway 116. Solutions to this could include ensuring that beginning/end times for the schools are staggered, as well as encouraging and/or introducing bike routes and alternative transportation to and from the schools.

Airport

There are no airports in the city. The nearest facility serving Hamilton is in Pine Mountain. The Callaway Gardens-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 S.R. 18. The airport is a level II General Aviation Airport, a business airport of local impact. Eighty percent of airport operations are transient general aviation and 20% locally generated. Other airports include the Columbus Metropolitan Airport for air carrier service and the LaGrange-Troup County airport, which is a general aviation airport.

Needs Assessment

The Pine Mountain Airport is adequate to handle all future general aviation traffic to the area.

Public Transportation

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

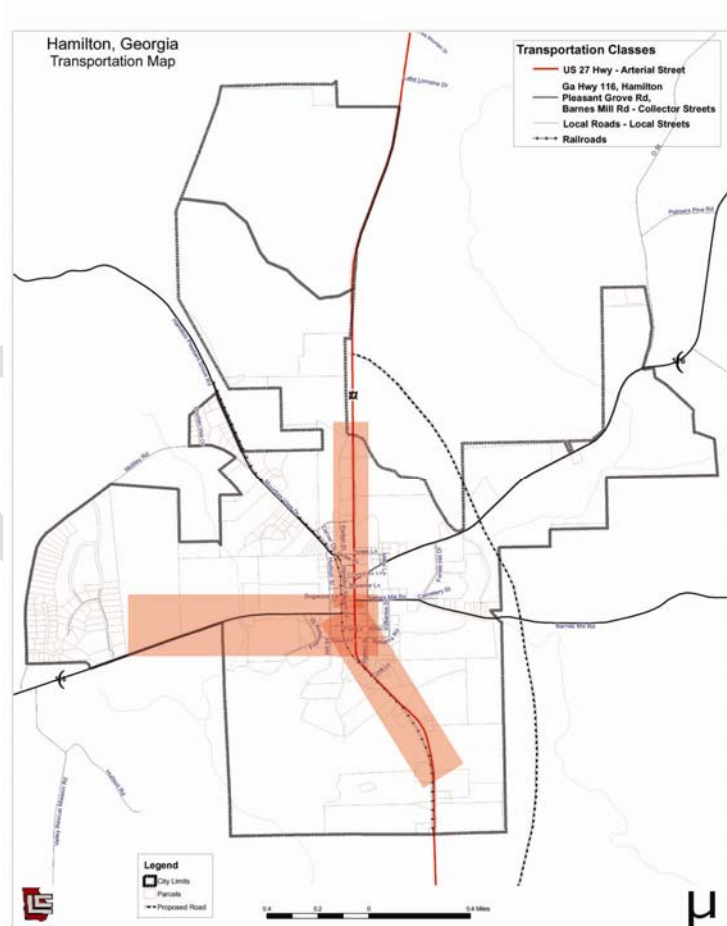
Social service agencies (New Ventures and Harris County Senior Center) operate vans to transport senior citizens to the Senior Center in Hamilton and to transport mentally and physically challenged clients/consumers to programs in Hamilton.

The need for client/consumer public transportation will increase as the population of Harris County and its municipalities continues to age and grow. Since most clients/consumers are located outside of Hamilton there is and will be in the outlying areas a need for safe, dependable and affordable means of transportation.

Needs Assessment

Facilities are currently adequate to meet existing demand and will also be able to meet demand for the next 10 years. More vans and facility space will be needed by 2030 however.

Traffic Congestion Map



CITY OF HAMILTON
POPULATION

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Population

Total Population

A comprehensive understanding of a community's past, present and future population characteristics and trends provides a basic and essential foundation for the planning process. The population element offers an overview of the socio-economic composition Hamilton while supplying a basis of the formulation of additional elements of their Comprehensive Plan. This population analysis includes data relating to total population, age, race, income, poverty and education.

Inventory of Existing Conditions

Population Trends

The City of Hamilton has experienced a population loss of 60 persons or 11.85 percent from 1980 to 2000, while Harris County has experienced a population growth of 53 percent from 1980 to 2000, with the last ten years (1990-2000) posting a population growth rate of 33 percent. Population growth has not been as substantial in any of the incorporated areas over the last 20-year period. Pine Mountain and Shiloh show twenty year gains of 16 percent and 8 percent respectively. While Hamilton and Waverly Hall show a loss of population over the last twenty years in comparison, the population of the State of Georgia grew by 50 percent.

**Table 1
Total Population: 1980-2000**

County/City	YEAR					% Change 1980-1990	% Change 1990-2000
	1980	1985	1990	1995	2000		
Harris	15,464	16,507	17,788	20,781	23,695	15.02	33.2
Hamilton	506	478	454	447	446	-10.28	-1.76
Pine Mountain	984	933	875	1,104	1,141	-11.08	30.4
Shiloh	392	363	329	388	423	-16.07	28.57
Waverly Hall	913	844	769	744	709	-15.77	-7.80
State of Georgia	5,463,105	5,962,720	6,478,216	7,323,980	8,186,453	18.58	26.37

Source: 1980, 1990, 2000, U.S. Bureau of the Census, and Woods & Poole

Population Projections

Population projections are difficult to make, especially for smaller places such as the City of Hamilton. The addition or loss of a major employer in the region could dramatically alter estimates of city population. The fluctuations in economic, physical and social factors can produce major changes in growth over a decade or more.

Tables 2 and 3 shows the predicted population of Harris County, Hamilton, Pine Mountain, Shiloh, and Waverly Hall over the next twenty years; with a detailed population prediction for the next five years. As shown, each local government is expected to experience population growth. Hamilton is expected to double over the next twenty years. The unincorporated areas of Harris County are expected to get the “lions share” of population growth.

**Table 2
Population Projections: 2008-2013**

County/City	YEAR					
	2008	2009	2010	2011	2012	2013
Harris County	28,727	29,433	30,155	31,242	32,366	33,531
Hamilton	532	544	556	567	578	589
Pine Mountain	1,252	1,267	1,282	1,307	1,333	1,359
Shiloh	444	447	450	456	461	466
Waverly Hall	815	833	853	868	885	903

Source: River Valley Regional Commission

**Table 3
Population Projections:2010 to 2030
Base Year 2000**

County/City	YEAR						
	2000	2005	2010	2015	2020	2025	2030
Harris County	23,695	26,925	30,155	35,226	40,302	48,263	56,227
Hamilton	446	501	556	611	668	723	1,112
Pine Mountain	1,141	1,212	1,282	1,409	1,537	1,766	1,995
Shiloh	423	437	450	475	500	542	585
Waverly Hall	709	780	853	952	1,052	1,192	1,332
State of GA	8,126,453	8,888,675	9,550,897	10,223,118	10,915,340	11,597,562	12,279,784

Source: U.S. Census Bureau, River Valley Regional Commission, The Georgia Guide, 2008

Growth Patterns

Table 4 compares the rate of growth of Hamilton, Harris County, Pine Mountain, Shiloh and Waverly Hall with that of the State of Georgia over the past twenty years, as well as the projected growth rate for the subsequent twenty years. The rate of growth for Harris County matched the State of Georgia growth rate (approximately 50%) from 1980 to 2000. The municipalities lagged behind Harris County and the state from 1980 to 2000. Hamilton lost thirteen percent of its population from 1980 to 2000. It is estimated that the rate of growth for Harris County and its municipalities will exceed the state rate of growth over the next 25 years. Hamilton’s population should increase by almost fifty percent over the next twenty years.

Table 4
Rate of Growth: 1980-2030

Jurisdiction	YEAR									
	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030
Harris County	6.74%	7.76%	16.83%	14.02%	13.63%	12.00%	16.82%	14.41%	19.75%	16.50%
Hamilton	-5.53%	-5.02%	-1.54%	-.22%	12.33%	10.98%	9.89%	9.33%	8.23%	53.80%
Pine Mountain	-5.18%	-6.22%	26.17%	3.35%	6.22%	5.78%	9.91%	9.08%	14.90%	12.97%
Shiloh	-7.40%	-9.37%	17.93%	9.02%	3.31%	2.97%	5.56%	5.26%	8.40%	7.93%
Waverly Hall	-7.56%	-8.89%	-3.25%	-4.70%	10.01%	9.36%	11.61%	10.50%	13.30%	11.74%
State of Georgia	9.15%	8.65%	13.05%	11.78%	8.33%	7.69%	7.14%	6.66%	6.25%	5.88%

Source: Lower Chattahoochee RDC

Future population growth for Hamilton largely depends on four factors:

1. Fort Benning Military Reservation - Base Realignment and Closure (BRAC)
2. Spill-Over effect from Metropolitan regions
3. New residents due to Kia Plant
4. Continued development of the Harris County School System

Based on the factors listed above Hamilton and Harris County continues to expect and prepare for rapid growth over the next twenty years. The County is building a new middle school and anticipates building a new high school. Further more, the city has expansion plans for its housing market and the completion of Sweet Bay mixed-use development which is under construction.

Population by Age

From 1980 to 2000 Hamilton's age composition stayed relatively consistent. The pre-school population (0-4) dropped from 7.31% (1980) to 7.17% (2000) of total population. School age population (5 to 18) stayed the same at 22% for both 1980 to 2000. Working age population (20 to 64) stayed the same at 55 % of total population. The retirement age population stayed the same from 1980 and 2000 at 12% of total population.

From 2000 to 2030 Hamilton's pre-school children stayed the same at 7% of total population. School aged children increased from 18% in 2000 to 20 % 2030. Working class age dropped from 60% in 2000 to 57% in 2030. While the retirement age population remained the same at 12% of total population.

From 1980 to 2000 Harris County's age composition stayed relatively consistent. The pre-school population (0-4) dropped from 6.4% (1980) to 5.9% (2000) of total population. School age population (5 to 19) dropped from 25% (1980) to 22% of total population.

Working age population (20 to 64) increased from 56% of total population to 60% of total population. The retirement age population stayed the same from 1980 to 2000 at 12% of total population.

From 2000 to 2030 Harris County's pre-school children stayed the same at 6% of total population. School aged children stayed at 22% in 2000 to 2030. Working class age dropped from 60% in 2000 to 58% in 2030. While the retirement age population stayed around 12% of total population.

**Table 5
Population by Age
Harris County Age Distribution**

Age Category	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 to 4	1,055	1,109	1,131	1,368	1,406	1,588	1,780	2,078	2,378	2,903	3,315
5 to 9	1,190	1,182	1,262	1,467	1,809	2,044	2,289	2,675	3,059	3,734	4,265
10 to 14	1,216	1,216	1,289	1,533	1,783	2,015	2,256	2,636	3,016	3,680	4,204
15 to 19	1,465	1,339	1,341	1,306	1,664	1,880	2,106	2,459	2,814	3,435	3,923
20 to 24	1,116	1,123	1,022	1,088	950	1,073	1,202	1,404	1,607	1,960	2,240
25 to 29	1,071	1,242	1,277	1,307	1,159	1,385	1,551	1,812	2,073	2,531	2,891
30 to 34	1,185	1,304	1,408	1,635	1,635	1,847	2,069	2,417	2,766	3,375	3,855
35 to 39	971	1,247	1,440	1,762	2,071	2,340	2,621	3,062	3,503	4,275	4,883
40 to 44	748	1,045	1,445	1,788	2,046	2,312	2,589	3,024	3,460	4,224	4,824
45 to 49	826	919	1,130	1,703	2,025	2,289	2,563	2,994	3,425	4,180	4,775
50 to 54	919	855	924	1,256	1,811	2,122	2,377	2,776	3,176	3,876	4,429
55 to 59	962	920	846	979	1,476	1,668	1,868	2,182	2,496	2,122	3,481
60 to 64	813	890	909	948	1,028	1,162	1,301	1,520	1,739	1,758	2,424
65 to 69	684	749	843	903	852	963	1078	1,259	1,441	2,122	2,009
70 to 74	520	582	650	735	788	890	997	1,165	1,332	1,627	1,858
75 to 79	352	381	406	458	576	651	729	852	974	1,189	1,358
80 to 84	211	229	272	310	351	397	444	519	594	725	827
Age 85 & over	160	175	193	235	265	299	335	392	449	547	666
Total	15,464	16,507	17,788	20,781	23,695	26,925	30,155	35,226	40,302	48,263	56,227

Source: River Valley Regional Commission, U.S. Census, Woods & Poole, Inc.

**Table 6
Population By Age, Hamilton**

Age Category	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	37	35	33	31	32	36	41	44	48	52	80
5-14	71	67	64	63	62	70	77	85	95	101	154
15-24	81	77	73	72	71	80	89	97	106	115	177
25-34	72	68	65	64	63	71	79	86	94	102	157
35-44	56	53	50	49	49	55	61	67	73	79	123
45-54	47	44	42	42	43	48	54	59	64	70	107
55-64	66	62	59	59	59	66	74	81	88	95	147
65 +	76	72	68	67	67	75	81	92	100	109	167
Total	506	478	454	447	446	501	556	611	668	723	1112

Source: U.S. Census, River Valley Regional Commission

**Table 7
Population By Age, Pine Mountain**

Age Group	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	71	70	68	87	106	113	118	131	138	161	185
5-13	105	109	112	152	180	190	204	222	242	279	315
14-24	187	158	127	139	137	145	153	171	188	215	240
25-34	147	137	127	139	160	171	180	197	215	251	279
35-44	111	106	100	131	147	157	167	181	198	227	257
45-54	104	97	89	100	121	129	136	150	167	188	213
55-64	85	90	94	108	85	90	95	105	114	130	149
65& up	174	166	158	158	205	217	229	252	275	315	357
Total	984	933	875	1,014	1,141	1,212	1,282	1,409	1,537	1,766	1,995

Source: U.S. Census, River Valley Regional Commission

**Table 8
Population By Age, Shiloh**

Age Group	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	32	27	22	25	28	29	30	31	32	35	39
5-13	83	69	54	70	67	65	71	76	77	86	94
14-24	56	56	54	60	66	70	67	76	78	87	90
25-34	82	66	49	48	53	57	59	61	65	69	73
35-44	36	49	62	40	68	70	72	76	80	85	93
45-54	27	22	17	42	62	65	67	66	75	80	87
55-64	34	30	25	39	33	34	35	37	39	42	45
65 & up	42	44	46	64	46	47	49	52	54	58	64
Total	392	363	329	388	423	437	450	475	500	542	585

Source: U.S. Census, River Valley Regional Commission

**Table 9
Population By Age, Waverly Hall**

Age Group	YEAR										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0-4	52	44	35	29	31	34	37	42	45	52	60
5-13	114	111	107	95	104	104	111	125	136	157	176
14-24	160	119	76	84	59	77	83	93	103	118	131
25-34	110	108	106	96	82	90	101	110	122	139	154
35-44	86	94	102	69	63	69	75	84	93	104	117
45-54	103	89	74	105	116	127	141	157	175	195	218
55-64	119	102	85	128	85	94	102	115	127	143	159
65 & up	169	177	184	138	169	185	203	226	251	284	317
Total	913	844	769	744	709	780	853	952	1,052	1,192	1,332

Source: U.S. Census, River Valley Regional Commission

Population by Race

The following table shows the racial make-up of Hamilton, Harris County and each municipality. The racial make up of Hamilton changed from 1980 to 2000. In 1980, 63% of Hamilton's population was white with African Americans accounting for 36% of the total population. American Indian/Alaskan Native and Asian or Pacific Islander accounted for less than 1% of total population. In 2000, whites accounted for 67.75% of total population while African Americans comprised 29.96% of total population. From 1980 to 2000 the percentages of whites in Hamilton increased by 5% while the percentage of African Americans decreased by 6%. The percentage of American Indian/Alaskan Native, Asian or Pacific Islander and other increased from .58 % to 2.27%.

There has been an 84% increase in Harris County of the white population over the last 20 years, a 13% reduction in the Black population, although the Black population did increase slightly (2%) from 1990 to 2000 and large increases in the American Indian Eskimo or Aleut (24%), Asian or Pacific Islander (23%) and other populations (400%) from 1980 to 2000.

As a percentage of total growth the Harris County white population grew from 65% of total population in 1980 to 78% of the total population in 2000. The black population was decreased in 20 years from 34% to total population to 19%. As a % of total growth the minority population shows a 14% decrease from 1980 (26%) to 2000 (21%) and a 5% decrease from 1990 (26%) to 2000 (21%).

Pine Mountain has changed slightly from 60% white and 39% black in 1980 and 1% other to 56% white, 42% black and 2% other in 2000. Shiloh showed an increase in the white population from 37% in 1980 to 30% in 2000. The other population category stayed at about 1% of total population. Waverly Hall showed the largest changes in population racial composition going from 67% white in 1980 to 51% white in 2000 and 32% black in 1980 to 48% black in 2000. The percentage of other population in Waverly Hall stayed at 1%.

**Table 10
Population by Race: 1980**

	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
White Alone	10,086	320	618	251	430
Black/African American Alone	5,303	183	362	141	482
American Indian/ Alaskan Native Alone	26	1	4	0	1
Asian or Pacific Islander	33	2	0	0	0
Other	16	0	0	0	0

**Table 11
Population by Race: 1990**

	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall
White Alone	13,103	254	542	215	359
Black/African American Alone	4,571	198	331	114	409
American Indian/ Alaskan Native Alone	52	1	1	0	1
Asian or Pacific Islander	39	1	0	0	0
Other	23	0	1	0	0

**Table 12
Population by Race: 2000**

	Harris County	Hamilton **	Pine Mountain	Shiloh	Waverly Hall
White Alone	18,584	208	638	291	361
Black/African American Alone	4,614	92	472	126	337
American Indian/ Alaskan Native Alone	85	0	3	2	1
Asian or Pacific Islander	125	5	2	0	4
Other	287	2	26	4	6

Source: 1980, 1990, 2000 Census

** Hamilton's 2000 Population by Race numbers do not reflect Census total population adjusted numbers

Income

Per Capita Income

The following table shows the per capita income for Hamilton, Harris County and other municipalities of Harris County and the state of Georgia for 2000. The table also shows historical per capita information for Harris County and the state for 1980 and 1990.

Table 13
1980-2000 Per Capita Income

	1980	1990	2000
Harris County	6,206	13,135	21,680
Hamilton	N/A	N/A	18,292
Pine Mountain	N/A	N/A	16,486
Shiloh	N/A	N/A	13,983
Waverly Hall	N/A	N/A	13,388
Georgia	6,402	13,631	21,154

Source: U.S. Census Current Dollars
*N/A – Not Available

Hamilton's, Harris County's, Pine Mountain, Shiloh and Waverly Hall's per capita income figures have historically lagged behind the State of Georgia. This trend remains true for Hamilton and the other cities of Harris County. In 2000 Hamilton's Per Capita Income was \$18,292, Pine Mountain (\$16,486), Shiloh (\$13,983), and Waverly Hall (\$13,388). Georgia's Per Capita income in 2000 was \$21,154. However, in 2000 that trend reversed for Harris County, with the county's per capita income figures exceeding the State of Georgia for the first time.

Average Household Income

The following table shows the household median income for Hamilton, Harris County, Pine Mountain, Shiloh, Waverly Hall and the State for 2000. The table also shows historical median household income for Harris County and the state for 1980 and 1990.

Table 14
1980-2000 Median Household Income

	1980	1990	2000
Harris County	15,253	27,616	47,763
Hamilton	N/A	N/A	32,143
Pine Mountain	N/A	N/A	31,685
Shiloh	N/A	N/A	31,563
Waverly Hall	N/A	N/A	30,250
Georgia	15,033	29,021	42,433

Source: U. S. Census, Current Dollars 1980, 1990, 2000

The trend here is the same as per capita income for Hamilton, Harris County, the other Harris County municipalities and the state. The figures indicate that Hamilton, Harris County, Pine Mountain, Shiloh, and Waverly Hall have historically lagged behind the State of Georgia in median household income. In 2000 Hamilton's median family income is \$10,000 less than the State of Georgia and \$15,620 less than Harris County. However, in 2000 the trend reverses for Harris County with the county exceeding the state in median household income for the first time. Pine Mountain, Shiloh, and Waverly Hall still lag behind state and county average.

Table 15
Distribution of Households by Income Groupings: 2000

	Harris County		Hamilton		Pine Mountain		Shiloh		Waverly Hall		GA	
	#	%	#	%	#	%	#	%	#	%	#	%
< \$5,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$5,000-\$9,999	700	7.90	26	23.21	71	15.01	23	14.65	44	21.57	304,816	10.13
\$10,000-\$14,999	455	5.14	3	2.68	47	9.94	5	3.18	20	9.80	176,059	5.85
\$15,000-\$19,999	480	5.42	7	6.25	32	6.77	22	14.01	17	8.33	177,676	5.91
\$20,000-\$29,999	942	10.63	14	12.50	71	15.01	26	16.56	20	9.80	383,222	12.74
\$30,000-\$34,999	400	4.52	10	8.93	36	7.61	6	3.82	11	5.39	187,070	6.22
\$35,000-\$39,999	484	5.46	11	9.82	43	9.09	11	7.01	15	2.35	176,616	5.87
\$40,000-\$49,999	1,147	12.95	16	14.29	50	10.57	17	10.83	19	9.31	326,345	10.85
\$50,000-\$59,999	943	10.65	7	6.25	43	9.09	14	8.92	19	9.31	278,017	9.24
\$60,000-\$74,999	899	10.15	3	2.68	25	5.29	15	9.55	12	5.88	315,186	10.48
\$75,000-\$99,999	1,156	13.05	5	4.46	29	6.13	8	5.10	7	3.43	311,651	10.36
\$100,000 >	1,252	14.13	10	8.93	26	5.50	10	6.37	20	9.80	371,020	12.34

Source: U.S. Bureau of the Census

Distribution of Households by Income Grouping

Twenty-two percent of households in Hamilton have incomes above \$50,000 a year. Forty-eight percent of households in Harris County have incomes above \$50,000 per year. Of the cities, Shiloh has the largest percentage of households above \$50,000 at 30 percent; Waverly Hall is second at 28.42 percent; Pine Mountain is third at 26.01 percent and Hamilton is fourth at 22.32 percent. The percentage of households making \$50,000 and above in Georgia is 42.42 percent. Harris County exceeds the state by approximately six percentage points.

Poverty

Hamilton's poverty level has dropped since 1990 from 15.71 percent of total population to 12.4 percent of total population. In 2000, Hamilton's poverty level (12.4 percent) was slightly less than the State of Georgia's poverty level which was 13 percent. Hamilton's poverty level also equaled the U.S. poverty level in 2000 which was 12.4 percent. The highest poverty level in Harris County was Waverly Hall at 26.7 percent. Pine Mountain was the second highest poverty level at 19.3 percent. Overall the 2000 poverty level in Harris County was 8.2 percent which was well below the State of Georgia and U.S. poverty levels for 2000.

Table 16
Individuals and Percent of Individuals Below Poverty Level
Harris County and the Cities of Hamilton, Pine Mountain, Shiloh and Waverly Hall
1980, 1990 and 2000

	1980		1990		2000		2005-2007
	Individuals	Percent	Individuals	Percent	Individuals	Percent	Percent
Harris County	2,635	17.2	2,407	13.68	1,929	8.2	13.3
Hamilton	N/A	N/A	63	15.71	30	12.4	-
Pine Mountain	N/A	N/A	118	13.39	222	19.3	-
Shiloh	N/A	N/A	82	23.42	54	12.3	-
Waverly Hall	N/A	N/A	178	26.37	148	26.7	-
Georgia	1,192,450	22.4	923,085	14.65	1,033,793	13.0	-
US	-	-	-	13.11	-	12.4	13.3

Source: U.S. Bureau of the Census; 1980, 1990, 2000
 NA: Not Available

Educational Attainment

Table 17 provides comparable data between Harris County, surrounding counties and the State of Georgia for educational attainment levels for the adult population 25 years of age and older. Educational attainment levels from 1980 to 2000 have improved for Harris County, neighboring counties and the State of Georgia. The percentage of high school graduates (including equivalency) increased for Harris County, the State of Georgia and surrounding counties, with the exception of Muscogee. The percentage of high school graduates in Harris County went from 24.70% (1980) to 29.41% (2000). In comparison the State of Georgia went from 28.52% (1980) to 28.65 % (2000).

The percentage of the adult population over 25 with a bachelor's degree in Harris County went from 11.83% (1980) to 13.84% (2000). In comparison the percentage of those with a bachelor's degree in all surrounding counties dropped from 1980 to 2000. The State of Georgia percentage rose from 14.61% (1980) to 16.00% (2000).

**Table 17
Educational Attainment**

Category	Harris County			Meriwether County			Muscogee County			Talbot County			Troup County			Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Adult Population 25 & Over	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Less than 9 th Grade	30.04%	15.32%	7.33%	34.93%	19.19%	11.96%	21.39%	11.26%	7.00%	37.61%	20.95%	12.97%	35.42%	18.58%	8.97%	23.72%	12.00%	7.58%
9 th to 12 th Grade (No Diploma)	20.28%	19.70%	13.71%	25.71%	29.18%	22.27%	17.77%	17.21%	14.08%	22.12%	22.86%	22.28%	22.79%	20.60%	18.05%	19.92%	17.04%	13.85%
High School Graduate Includes Equivalency)	24.70%	32.07%	29.41%	25.01%	32.08%	35.65%	32.61%	29.85%	28.17%	25.94%	35.18%	40.27%	22.87%	32.35%	33.67%	28.52%	29.65%	28.65%
Some College (No Degree)	13.19%	15.12%	22.54%	7.35%	10.02%	15.97%	15.41%	19.28%	24.04%	6.39%	10.68%	13.35%	8.04%	11.67%	17.22%	13.35%	17.01%	20.41%
Associate Degree	N/A	4.19%	5.86%	N/A	2.86%	3.35%	N/A	5.78%	6.38%	N/A	3.23%	3.25%	N/A	3.16%	4.13%	N/A	4.96%	5.20%
Bachelor's Degree	11.83%	8.65%	13.84%	7.11%	4.05%	6.46%	12.90%	10.47%	12.35%	7.99%	4.61%	4.59%	10.90%	9.46%	12.01%	14.61%	12.92%	16.00%
Graduate or Professional Degree	N/A	4.95%	7.30%	N/A	2.62%	4.34%	N/A	6.14%	7.97%	N/A	2.48%	3.29%	N/A	4.17%	5.95%	N/A	6.41%	8.30%

Source: U.S. Bureau of the Census 1980, 1990, 2000

EDUCATIONAL ATTAINMENT CON'T

Table 18 provides comparative data for dropout rates, SAT scores and the percent of graduates attending Georgia Post Secondary Schools after graduation, for Harris County surrounding counties and the State of Georgia. From 1998 to 2006, Harris has improved on its SAT scores. In 2006 the verbal score was 514; the math score was 488. In 1998 the verbal score was 458; the math score was 446. The dropout rate decreased in 2006 to 3.6 percent from a 1998 dropout rate percentage of 5.3%. The percentage of graduates attending GA Post Secondary schools also decreased slightly from 50.5% (1998) to 42.3% in 2006.

When looking at the 2006 numbers Harris County has a lower dropout rate than neighboring counties and the state. Harris County also has higher SAT scores than neighboring counties. Harris County's verbal SAT scores (514) are also higher than the State of Georgia's average score (491) but have a lower math score than the State of Georgia does; 488 compared to 494.

The following tables show the dropout rate, SAT Scores, % Graduates and Post Secondary Education scores/percentages for Harris County and other surrounding counties from 1998 to 2006.

Table 18
Dropout Rate/SAT Scores/ Percent of Graduates Attending Post Secondary
Education Schools
Harris County, Georgia

	2005- 2006	2003- 2004	2002- 2001	2001- 2000	2000- 1999	1999- 1998
Dropout Rates Grades 9-12	3.6	3.5	5.7	7	8.6	5.3
SAT Scores						
Verbal	514	506	491	491	478	458
Math	488	479	478	483	466	446
% of Graduates attending GA Post Secondary Schools	42.3	44	34.3	41.3	36.4	50.5

Source: Georgia Department of Education, [The Georgia County Guide](#)

Table 19
Dropout Rate/SAT Scores/Percent of Graduates Attending Post Secondary
Education Schools
Meriwether County, Georgia

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	7.1	5.0	6.2	8.8	8	5.8
SAT Scores						
Verbal	412	410	406	400	389	405
Math	423	397	404	396	369	389
% of Graduates attending GA Post Secondary Schools	19.2	15.2	16	21.3	26.6	16.4

Source: Georgia Department of Education, [The Georgia County Guide](#)

Table 20
Dropout Rate/ SAT Scores/ Percent of Graduates Attending Post Secondary
Education Schools
Muscogee County, Georgia

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	4.8	5.8	8.7	6.3	5.9	6.4
SAT Scores						
Verbal	482	483	466	463	467	469
Math	477	481	459	450	452	450
% of Graduates attending GA Post Secondary Schools	37.3	40.7	34.4	34.2	30.1	34.8

Source: Georgia Department of Education, [The Georgia County Guide](#)

Table 21
Dropout Rate/ SAT Scores/ Percent of Graduates Attending Post Secondary
Education Schools
Talbot County, Georgia

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	6.5	0.4	6.3	5.5	9.7	10.8
SAT Scores						
Verbal	384	361	364	377	386	379
Math	378	363	364	388	388	363
% of Graduates attending GA Post Secondary Schools	6.3	9.1	11.1	34.6	15.4	21.2

Source: Georgia Department of Education, [The Georgia County Guide](#)

Table 22
Dropout Rate/ SAT Scores/ Percent of Graduates Attending Post Secondary
Education Schools
Troup County Georgia

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	5.3	7.8	6.2	5.8	5.5	5.5
SAT Scores						
Verbal	485	492	477	480	478	476
Math	485	488	481	482	476	461
% of Graduates attending GA Post Secondary Schools	26.1	29.2	26.8	22.9	23.4	25.5

Source: Georgia Department of Education, The Georgia County Guide

Table 23
Dropout Rate/ SAT Scores/ Percent of Graduates Attending Post Secondary
Education Schools
Georgia

	2005-2006	2003-2004	2002-2001	2001-2000	2000-1999	1999-1998
Dropout Rates Grades 9-12	4.7	5.1	5.8	6.4	6.5	6.5
SAT Scores						
Verbal	491	490	486	487	484	483
Math	494	491	489	486	483	479
% of Graduates attending GA Post Secondary Schools	38.2	38.7	36.1	36.1	35.96	36.79

Source: Georgia Department of Education, The Georgia County Guide

Assessment

In summary, Harris County is projected to continue to grow over the next 20 years and at a rate faster than the State of Georgia. The racial composition of Harris County will remain majority white with the rate of white growth exceeding the growth rate of the minority population. It is also expected that Harris County residents will become better educated and more affluent over the next 20 years with per capita income rivaling the state and median household income-exceeding State of Georgia levels. Finally, Harris County's populations will mirror national and state trends by living longer and thus getting older.

The make-up of the cities of Hamilton including Pine Mountain, Shiloh and Waverly Hall is similar to that of Harris Counties as a whole. Population increases are expected, with older citizens becoming a greater percent of total population and with the population of each community becoming better educated, wealthier and more affluent. The racial composition will not change much with whites representing the majority of each cities population. Hamilton and Pine Mountain should see an increase in the Asian/Pacific Islander population as well.

Overall, the rate of growth in the cities and Harris County depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned Harris County and the cities of Harris County are located in a region of the state where growth is happening at a never seen before pace. The question is not whether it will grow but how fast and what type of development will occur. Fortunately the cities and the county have control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

DRAFT

Intergovernmental

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

There are several issues that the City of Hamilton and Harris County will have to address in the future. The availability of water to the area will not only impact local development, but would impact the region. This could in turn put extra strain on existing systems. The City of Hamilton must also address the cost of transportation in the area, and the possibility of developing mass transit to connect with other regional job centers. While much of the planning and development of an area is dependent upon citizen participation, there is a lack of desire from many of the citizens of Hamilton to participate in regional transportation planning efforts. However, the projected growth in not only area cities but also the counties provides an opportunity for those communities to develop stronger working relationships and to share resources when necessary.

The Service Delivery Strategy update will be done in conjunction with the update of the Comprehensive Plan. The service delivery strategy for the City of Hamilton is underway.

The City of Hamilton has intergovernmental agreements with Harris County for the following services: animal control, fire protection, elections, solid waste, and code enforcement/ building inspection. There are currently no plans to change or modify any of the agreements.

CITY OF HAMILTON
COMMUNITY FACILITIES INVENTORY AND ASSESSMENT

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Introduction

Community facilities play an important role in maintaining and improving the quality of life in a community. Both the well being of individual citizens and the value of their property depend upon the provision of adequate community facilities. The adequacy and quality of such facilities helps to determine the growth potential of an area. These facilities can also be used to influence and guide the direction of private development; for example, the location and timing of utility extension can channel future development into the most desirable growth areas.

The Community Facilities Map (see Map 1) indicates all public buildings and facilities, roads and water and sewer service areas. The intent is to illustrate the general availability of such facilities around the city and then to relate those facilities to the locations of the populations they are meant to serve. Most of the city's facilities and services are centrally located, with most located in or accessible to neighborhoods in which those served reside.

The following provides a description and assessment of existing community facilities and services in the City of Hamilton.

Water Supply and Treatment

The City of Hamilton currently relies on three granite wells. Well number one (1) has a capacity of 45 gallons per minute or 64,800 gallons per day. Well number two's (2) capacity is 85 gallons per minute or 122,400 gallons per day. Well number three (3) pumping capacity is 80 gallons a minute or 115,200 gallons per day. The capacity of all three wells is 209 gallons a minute or 300,960 gallons a day. The city also has access to Harris County water if needed. The system is currently operating at approximately 40% of its capacity.

The city has three water storage tanks. The storage capacity of one tank is 100,000 gallons, another 50,000 gallons and the third 250,000 gallons of water. Two tanks were rehabilitated in 1990. The third tank (Sweet Bay) was added in 2007. Six inch, four inch, two inch, one inch and three-quarter inch mains are used throughout the water system. The city has approximately 5,000 linear feet of old 6" transit water main and approximately 1,900 linear feet of small, galvanized iron water lines both of which contribute to significant water losses.

All finished water produced by the water plant is metered by a master meter. Water is again metered for each customer. A comparison of total water produced to unaccounted water is listed in Table 1.

Table 1
City of Hamilton: Total Water Produced Compared to Unaccounted Water (2006)

2003	Total Water Produced, Gallons	Total Unaccounted Water, Gallons	% of Water Unaccounted
January	3,665,766	1,774,226	48%
February	2,718,255	887,055	33%
March	2,072,420	486,790	23%
April	2,425,870	460,520	19%
May	2,154,805	500,695	23%
June	2,369,600	710,140	30%

July	2,383,120	752,530	32%
August	2,405,180	636,530	26%
September	2,435,400	286,340	13%
October	2,619,500	587,170	22%
November	1,986,604	234,174	12%
December	1,949,225	440,477	22.50%
Average Per Month	2,432,145	7,756,647	26.57%

As the table illustrates, the volume of water metered is generally less than the quantity produced, although the values track one another closely. This disparity can be attributed to leaks in the distribution system. The almost constant rate of the monthly losses is indicative of leaking mains. Efforts are continually being made to reduce unaccounted water.

Table 1 also indicates there is a substantial seasonal variation in water usage. Higher water usage occurs in spring and fall, reflecting the impact of the county schools served by the water system. This contrasts with most systems, which experience peak demands during the middle of the summer. It should also be noted that the water use figures presented are daily averages for the months indicated. Peak use of two times the daily average should be anticipated for daily demand.

Needs Assessment

Hamilton's current pumping capacity is 300,960 gallons a day. Future demand for the year 2030 is estimated to be 200,803 gallons a day. Table 2 exhibits estimated future water use by type of users. Hamilton's existing water pumping capacity is adequate to meet estimated 2030 demand.

**Table 2
City of Hamilton Projected Water Needs 2030**

User	Gallons Per Day
Residential (Single Family) 1,112 persons at 94 gallons per day *	104,528
Commercial 57 Businesses at 200 gallons per day	11,400
Industrial 1 industry light water processing needs	70,000
Local Government *	4,875
Schools *	10,000
Total	200,803

*Usage number based on existing Hamilton usage figures, with the exception of industrial usage number. Industrial usage numbers are taken from LaGrange water records for light water processing industry.

Sewage System

In 1984, the City of Hamilton constructed a sanitary sewer system. This system is comprised of 16,800 linear feet of 8" collector lines and 5,800 L.F. of 8" interceptor lines. There are 6,000 L.F. of 4" service lines, which takes the sewer system to the individual property lines. A

100,000 gallons per day extended aeration package plant is used to treat the sewage. There are seven (7) pump stations ranging in capacity from 20 GPM to 150 gallons per minute. There is 4,076 L.F. of 4" force main and 1,120 L.F. of 2" force main. The plant currently discharges 40,000 to 45,000 gallons per day. In 2007 the City of Hamilton constructed a new sewage treatment plant. The plant doubles the capacity of the previous system from 100,000 gallons per day discharge to 215,000 gallons per day discharge.

Needs Assessment

Hamilton's new sewage treatment plant provides the capacity to meet Hamilton's projected growth needs for the next 20 years.

Storm Drainage

The storm drainage system of Hamilton is adequate for normal amounts of rainfall. It is important that the system be monitored and maintained. In developing areas, storm drainage systems are now required. All new storm drainage systems must meet NPDES requirements. Storm drainage empties into Palmetto Creek.

Needs Assessment

Existing system must be monitored and maintained. The system must be upgraded to handle future development.

Natural Gas

Hamilton does not provide natural gas as a utility. Portions of Harris County, primarily in the southern part of Harris County along the Muscogee and Harris County line, are served by natural gas. Generally, gas lines are extended when the number of customers warrants. Several propane companies serve residents of Hamilton and Harris County.

Needs Assessment

Continue to allow private sector to provide natural gas to meet future demands.

Solid Waste

The City of Hamilton provides biweekly door-to-door limb and tree debris pickup collection to its residents. Once it is collected, waste is disposed of in the Harris County inert landfill. Harris County provides household garbage pickup to its outlying areas once per week.

Needs Assessment

Hamilton's current contract with Harris County for solid waste collection will allow Hamilton to meet its solid waste need for the next 20 years. Hamilton's current inert collection system is not cost effective and needs to be evaluated and other options considered. A broader needs assessment view of solid waste is included in the Harris County Community Facilities Element.

Public Safety

Police Protection

The City of Hamilton currently employs one police officer and has two patrol cars. The Harris County Sheriff's Department will service calls within the city limits of Hamilton, depending on availability.

Needs Assessment

Hamilton has one sworn police officer (Chief of Police) to serve approximately 500 citizens. With the addition of an estimated 600 people over the next 25 years, Hamilton will have to add at least one more sworn officer and/or make arrangements with the Harris County Sheriff's Department to help with law enforcement. Hamilton's police department also needs a new police car and an evidence room.

The FBI annually updates information on the number of law enforcement staff per 1,000 populations for the United States and for each region of the U.S. Because of different city and county demographic factors however, FBI averages are not meant to be direct indicators of personnel needs. The FBI information is good to use for comparative purposes.

In 2002 the southern states averaged 2.6 sworn officers per 1,000 population. At this ratio, Hamilton would need three sworn officers in the year 2030. In addition, cities with populations below 10,000 averaged 5.8 full-time law enforcement employees per 1,000 population. At this ratio Hamilton would need six full time law enforcement employees in 2030.

Whether Hamilton adds one or two sworn officers or adds five full time law enforcement personnel, the point to be made is that current law enforcement strategy levels will not meet future demands. Also to meet future needs Hamilton officials would like to acquire state certification for existing and future law enforcement staff.

Fire Protection

The city of Hamilton has a fire insurance rating of 6. Fourteen volunteer firefighters provide Hamilton fire protection. Twelve of the fourteen have met minimum certification requirements. The city is equipped with two fire trucks, a 1999 International and a 1965 Mack E1, both with 1,250 g.p.m. pumps. The city also has a 1988 Chevy R-30 Conversion First Response Vehicle.

Needs Assessment

Volunteer staff is adequate to meet future fire protection needs for the next 20 years. With anticipated growth Hamilton is building a new fire station on Forrest Hill Drive. The new station allows for future expansion of the Police Department and City Hall, which occupies the same building as the fire department. The fire department also needs a thermal imaging camera.

A broader needs assessment view of fire service protection is included in the Harris County Community Facilities Element.

Emergency Medical Service

The Harris Emergency Medical Services (EMS), operated by the county, provides EMS services in Harris County including Hamilton. Station 1 is located on Highway 116 just east of downtown Hamilton and includes one fulltime EMS vehicle available 24 hours per day, one spare vehicle, and a staff to provide 24/7 operations. EMS facilities are also located on Mountain Hill Road in Fortson (Station 2), in Waverly Hall at Georgia Highway 85 and O'Neal Street (Station 3) and in the Pine Mountain Public Safety Building (Station 4). Backup service is provided through emergency agreements with neighboring counties and other Harris County EMS stations.

Needs Assessment

Having an EMS Facility located within the city limits of Hamilton allows for an acceptable response time and level of coverage. Existing facility is adequate to meet the needs of Hamilton for the next 20 years.

A broader needs assessment view of EMS service is included in the Harris County Facilities Element.

E-911

Emergency calls for the Sheriff's Department, Fire Department and EMS are answered by an Enhanced 911 system. The E-911 Center handles calls for the unincorporated areas of the county as well as calls from municipal areas. The E-911 Center is located on Georgia Highway 116 next to the Harris County Law Enforcement Center. The E-911 center is fully staffed and operates 24-7 with three employees each on four shifts. Harris County also has an 800 MHZ system with Troup and Muscogee Counties.

Needs Assessment

The current staff level of three employees per shift allows E-911 to handle the anticipated growth in calls for Hamilton and Harris County for the next 20 years. From a space standpoint the existing facility can handle needs for the next twenty years as well. From an equipment standpoint E-911 needs to upgrade its radio system so that it is cell phone compliant.

Harris County Emergency Management Agency

Harris County Emergency Management plays an important part in county operations. Emergency Management is responsible for handling ALL Natural and Man-Made disasters, such as tornadoes, hurricanes, severe thunder storms, damaging winds, ice storms, hazardous material spills, mass casualty/facility incidents and Search and Rescue. Emergency Management has four phases. (1.) *Preparedness*. Making sure everyone from Public Safety Officials to the general public is prepared for a disaster through training, knowledge of local resources, and the importance of home emergency kits. (2.) *Mitigation*. Mitigation or Planning is a major part of Emergency Management from the County Emergency Operation Plan to School Safety Plans to training students and seniors to make an Emergency Plan for their homes. (3.) *Response*. Going to the disaster scene, helping the victims through evacuations and/or shelters, and making sure everyone is safe. (4.) *Recovery*. Working with victims filling out Disaster Relief forms, with volunteer agencies like the Red Cross and the Salvation Army to help victims get back on their feet, and with local and state agencies to help rebuild county infrastructure such as bridges and roads. Emergency Management now comes under the jurisdiction of Homeland Security. EMA works closely with the Sheriff's Office, City Police Departments, and Volunteer Fire Departments on training and grants.

Needs Assessment

EMA is currently located in the Harris County 911 Center. A recent building expansion to the 911 center for Emergency Operations Center space will meet space needs for EMA operations for the next 20 years.

Health and Human Services

Harris County Health Department

The Harris County Health Department is located in the Hamilton city limits on Georgia Highway 116, east of downtown. The building was constructed in 1983 and is used to full capacity. The Department offers full medical services as part of the West Central Georgia Regional Health District. The County Environmental Health Specialist has office space in the County Health Department. This office is responsible for regulating the size and location of on-site sewage disposal systems and wells as well as the inspection of food service establishments.

Needs Assessment

The Harris County Health Department facility located in Hamilton is at full capacity and is currently being expanded and renovated to meet existing and future demand. In 1994 Health Department nursing staff saw approximately 4,000 cases. In 2008 Health Department nursing staff saw approximately 11,000 cases. In recent months the number of cases has increased considerably due

Private Health Care

The city of Hamilton has one medical clinic and one dentist office. Major medical facilities are located 30 miles away in Columbus and LaGrange. The nearest nursing homes are located in Waverly Hall, Columbus and LaGrange.

Needs Assessment

As Hamilton and Harris County grow, the need for more general practitioners will become greater. As a general rule of thumb there is a need for one general practitioner per 2,000 people or 28 practitioners by 2030. Of course this does not take into account those residents in Harris County that use doctors in Columbus and LaGrange and would continue to do so. However, with an increasing population, opportunities will be created for private health care facility/staff expansion. Currently there are three doctors for a population of 28,727 people. At that ratio Harris County could have six general practitioners or more by 2030.

Department of Family and Children's Services (DFACS)

The Department of Family and Children Services is located on U.S. Highway 27 in Hamilton. The site location is good and is adequate for existing operations but the building is not adequate for current operations.

Needs Assessment

Even with the implementation of welfare reform measures, caseloads have increased. While caseloads in some areas have gone down (Temporary Assistance for Needy Families), caseloads in other areas (Medicaid) have gone up.

The largest increases in caseloads have been in child protective services and Medicaid. Child protective service caseloads in 2003 numbered 201. In 2000 119 cases were investigated. Medicaid cases have also increased (3,034 in fiscal year 2003 as compared to 2,408 in fiscal year 2000). State recommended caseload per manager is 26. In 2003 Harris County averaged 35 cases per manager. Overall caseloads are projected to increase as

Harris County grows.

The current facility (5,314 square feet) is not adequate to handle existing operations. More space is needed now and space needs will only become greater as Harris County grows.

Education

Hamilton, along with other communities of Harris County, is served by the Harris County Schools administered under the County Board of Education. Students in Grades K-5 from Hamilton and adjacent areas of the county attend Park Elementary School (built in 1987); Grades 6-8 attend Harris County Carver Middle School, and grades 9-12 attend Harris County High School (built in 1998), which are inside Hamilton's city limits. All of the schools are in good condition. All county schools are accredited. Bus transportation is provided to students. Hamilton is fortunate in having a public school at each level located in the community. Table 3 provides school, number of students, and grades breakdown.

Needs Assessment

The residential growth that has occurred in Harris County has taxed the capacity levels of existing school facilities. Harris County schools have been adding approximately 50 students each year for the last several years to the middle school and 100 to the high school. Elementary enrollment is currently stable. However, school officials expect to see an increase in elementary school aged children over the next 25 years.

In the long term, by the year 2030, school enrollment at all levels will exceed existing capacity. Total current enrollment is 4,955 students. In 2030 there could be approximately 9,000 to 10,000 school-aged children in Harris County. Increases in the number of elementary, middle school and high school students are expected. More students mean the addition of classrooms to existing schools or the construction of new schools or both.

For comparison purposes, Troup County in 2002/2003 school years with a population of approximately 60,000 people had 11,779 students. During that year Troup County School Board operated nine elementary schools, three middle schools, and three high schools.

The comparison to Troup County does not intend to suggest that Harris County will have a comparable number of schools in 2030, but it is intended to provide a comparative glimpse at what is necessary to handle a school enrollment of that magnitude.

Table 3
Harris County Enrollment by School: 2008-2009

School Name	Year Built	Site Size	Students	Grades
Educational Opportunity CTM.	1962	24 acres	40	0
Harris County Carver Middle School	1962*	83 acres	1,024	6-8
Harris County High School	1999	100 acres	1,595	9-12
Mulberry Creek Elementary School	1999	90 acres	619	PK-5
New Mountain Hill Elementary School	1990	18 acres	511	PK-5
Park Elementary School	1988	54 acres	533	PK-5
Pine Ridge Elementary School	1990	82 acres	640	PK-5
Total Students			4,955	

* Renovated 1999

Private Schools

There is one private school in Harris County. The Waverly Hall Christian Academy is located in Waverly Hall and has 50 students.

Post Secondary School

All post-secondary education facilities are located in neighboring Columbus, LaGrange and Thomaston. Schools located in those cities include: Columbus State University, LaGrange College, West Georgia Technical College, Columbus Technical College, and Flint River Technical College.

One problem identified by the Harris County School System staff may require joint attention by the city, school district and State:

- 1) There are no sidewalks to Park Elementary for local students. A safe walkway along the Park Elementary Road located behind U.S. Highway 27 to the school is needed.

Recreation and Parks

A city park is located in the town square, which provides passive recreation activities. The city and county have a walking and biking trail from City Hall to the prison facility on Highway 116. Harris County Recreational Complex, for use by all Harris County residents, is located just east of the City limits and provides fields for baseball, softball, and soccer. Other recreational facilities are located at the public schools, Callaway, FDR State Park, Georgia Power Company Reservoirs, and Lake West Point.

Needs Assessment

Within the next ten years Harris County recreation staff sees a need for more baseball and softball fields, a community center and adult baseball, volleyball and softball programs. Pate Park in Cataula and Fortson are the areas most in need of new or expanded facilities. Although a site has not been determined for a new community center, the city of Hamilton would be possible site due to its central location in Harris County.

General Administrative Offices

The Hamilton City Hall is located on 210 Walton Street. The City Hall building also includes the Hamilton Volunteer Fire Station and the Hamilton Police Department. City Hall is currently at capacity. Elected officials are addressing this situation by building a new Volunteer Fire Station on Forrest Hill Drive. Once completed City Hall and the police department will expand into the vacated fire department space.

Other Public Utilities

Electrical

The city is served by the Georgia Power Company from the Pine Mountain and Manchester offices. No other electric utilities serve inside the city limits.

Telephone

Southern Bell, a subsidiary of Bellsouth Corporation, provides residential and commercial telephone service as well as high- speed DSL Internet service.

Cable Television

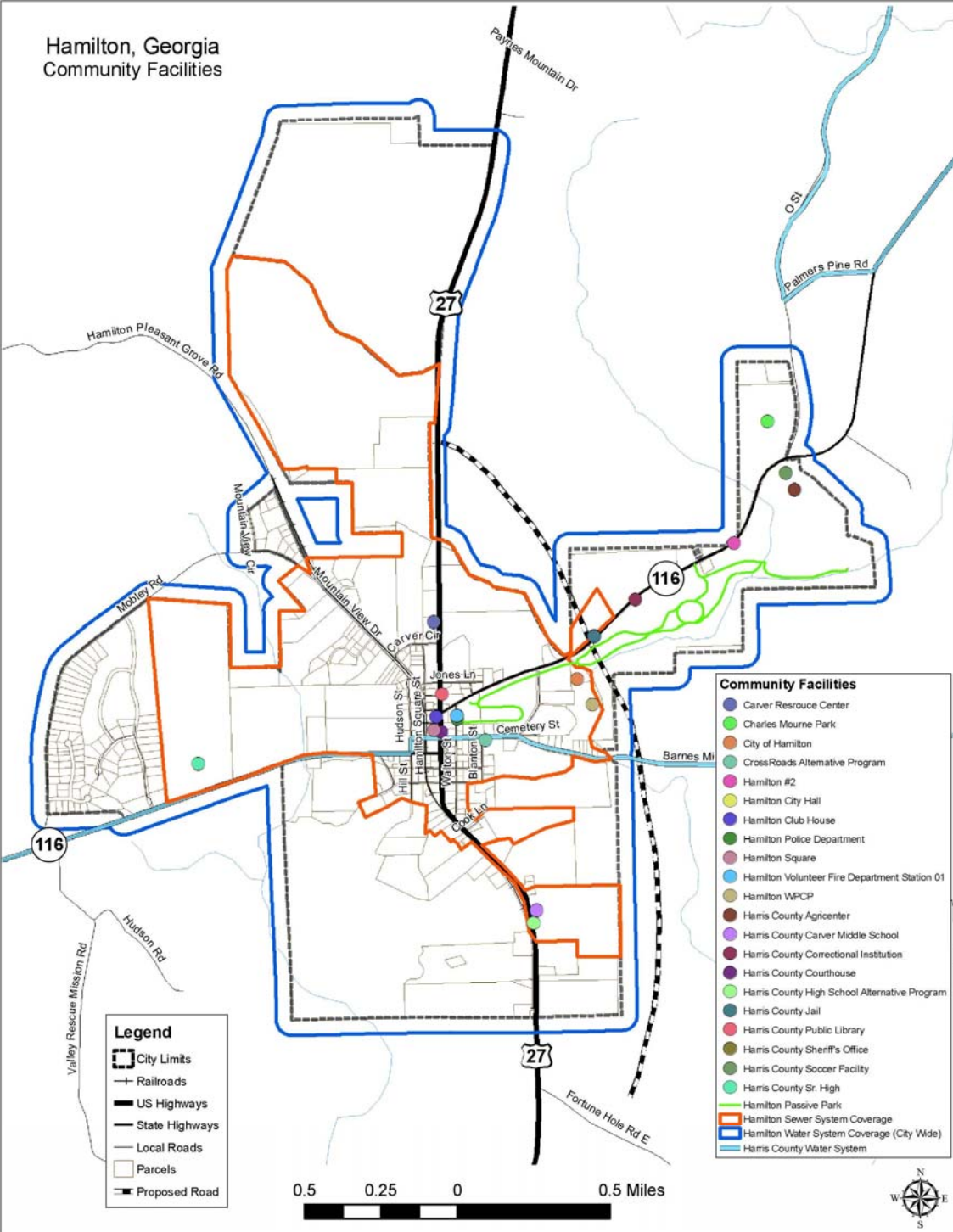
Cable service is provided by Charter Communications.

Gas

Natural gas is not available in Hamilton. Propane gas is available from a local distributor in Hamilton.

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Hamilton, Georgia Community Facilities



CITY OF HAMILTON
ECONOMIC DEVELOPMENT

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Economic Development

Regional Settings

The City of Hamilton is the County Seat for Harris County. Harris County is located in the lower Chattahoochee Region, adjacent to the City of Columbus and approximately 24 miles south of the City of LaGrange. Both of these communities provide expanded employment opportunities for Harris County residents. Additionally, the county is 91 miles southwest of Atlanta. See regional location map.

Harris County relies heavily on both the construction and the service industry for the majority of employment opportunities. The retail trade sector continues to increase job opportunities and this trend is expected to persist. Retail may become the primary employment sector in the county. Both the retail trade and service sectors are heavily dependent on tourism within the county. There are numerous tourist attractions and events in Harris County. The potential economic growth associated with the tourist industry and its related spin-off developments is a prime economic base for the county and its municipalities. Nonetheless the growth in the housing construction industry will cause this segment to remain a small but significant economic base.

Harris County's economic profile reveals a strong dependence on the tourist industry (service and retail sectors) and a growing dependence on the industry. This is due to the large growth in population in the county. The two largest employers in the county are the Golden Age Oakview Home, LLC and Callaway Gardens Resort.

The City of Hamilton and Harris County can continue to strengthen and capitalize on the tourist market since the resources are in place. The development of additional tourist attractions, such as the Wild Animal Safari Park in the Pine Mountain area, should be encouraged and expanded upon. The location of tourist events such as the Steeplechase, Sky High Hot Air Balloon Festival, Ossahatchee Indian Festival & Pow Wow, Wheels O'Fire Cycle Tour and the Master's Water-Ski Tournament are additional avenues of strengthening this economic base. The addition of 'Fantasy in Lights' at Callaway Gardens has attracted thousands of visitors in December, normally a slow time for tourists. The continuation of the Pine Mountain Tourism Association and the Harris County Chamber of Commerce will add to the development and the vitality of the tourism industry.

However, the tourism industry is especially susceptible to economic fluctuations. The county and its municipalities must continue to diversify its economic base to offset these fluctuations and stabilize its economy.

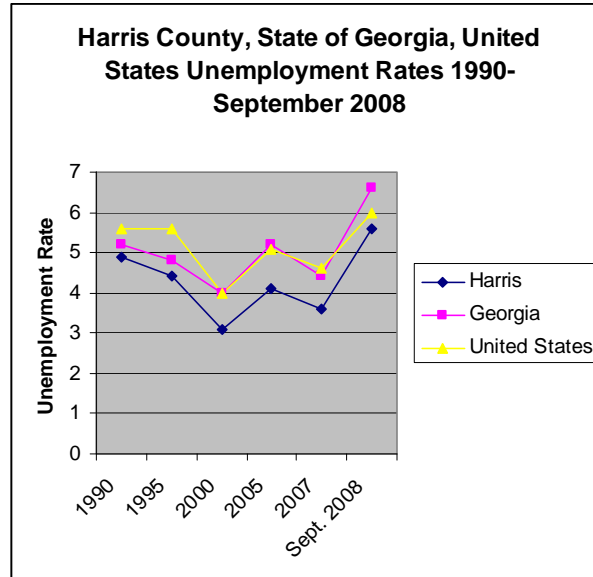
The weakest economic sectors are agricultural services and wholesale trade. The county and its municipalities should continue to seek to develop and strengthen these two sectors of the economy, in order to begin the diversification of its economic base.

Harris County is a "bedroom community" of the Columbus Metropolitan Statistical Area and the City of LaGrange. Both of these communities provide advanced employment opportunities to the residents of Harris County. As revealed in the economic development inventory, approximately 50% of the income earned by Harris County residents is derived from employment outside of the county. With the anticipated completion of the KIA plant in 2009 more local job opportunities will occur. The Northwest Harris Business Park is located less than 10 miles from the KIA site and already has several industries committed to locating there. These industries, which support the KIA plant, will allow residents of Hamilton and Harris County to work closer to home.

Each municipality within the county has its own identity and its own economic potential. The City of Pine Mountain and the City of Hamilton have capitalized on their proximity to Callaway Gardens, FDR State Park, and Pine Mountain by encouraging the necessary retail trade establishments such as antique shops, boutiques, restaurants and souvenir shops. The expansion of US Highway 27 from Chattanooga to Florida will bring tremendous opportunities for tourism ventures. Harris County has been designated as Entrepreneur Friendly and is working to become designated Work Ready by the State of Georgia. The City of Waverly Hall and the City of Shiloh should begin to strengthen this area of their economic base. The possible expansion of GA Highway 85 will bring increased opportunities to both cities. The City of Waverly Hall is also ideally located in the southern half of the county, where the bulk of residential development is occurring. The necessary neighborhood commercial development such as grocery stores, drug stores, service stations, etc. can be encouraged.

Table 1
Annual Unemployment Rate
Harris County, Lower Chattahoochee Region, Georgia and the United States

	Harris	Georgia	United States
1990	4.9	5.2	5.6
1995	4.4	4.8	5.6
2000	3.1	3.5	4.0
2005	4.1	5.2	5.1
2007	3.6	4.4	4.6
Sept. 2008	5.6	6.6	6.0



Industry Mix

Major employment centers in Harris County are:

1. Golden Age Oakview Home, LLC
2. Callaway Gardens Resort
3. Cagles, Inc.
4. Harris County Government
5. Harris County School Board

Other key employment opportunities in the county are the Ida Cason Callaway Foundation, Pine Mountain Supply and Hardware. Total Landscape Management, Inc., the Harris County Board of Education and local governments.

Nine of the ten major employers in the Harris County area are located outside of the county. These include:

**Table 2
Major Employers In Harris County**

Employer Name	Industry	County
Cagle's, Inc.	Chicken Processing Plant	Harris
Callaway Gardens	Tourism/Recreation	Harris
AFLAC	Life insurance	Muscogee
Hamilton House Nursing Home	Nursing Home	Muscogee
Wal-Mart Associates Inc.	Retail/Distributor	Troup
St. Francis Hospital	Hospital	Muscogee
LaGrange Troup Hospital	Hospital	Troup
WalMart Associates	Distribution	Troup
Milliken & Company	Carpets and rugs	Troup
BlueCross Blue Shield of Georgia	Insurance	Muscogee
Milliken & Company	Broadwoven fabric mills, cotton	Troup

Source: Georgia Department of Labor, Area Profile 2007

The tourist industry also has a significant impact on the economic vitality of Harris County. The location of Callaway Gardens in the county brings thousands of visitors each year. The addition of various festivals and events by local chambers and groups has also increased visitor attendance and overnight visits which increases the economic impact. The following table and chart depicts the economic impact of tourism on employment and tax revenue in Harris County during 2002. Without tourism, the economic picture in Harris County would look very different. The following table and chart depicts the economic impact of tourism in Harris County during 2002.

**Table 3
Economic Impact of Tourism in Harris County in 2007**

Expenditures	Payroll	Jobs created	State Taxes Generated	Local Taxes Generated
\$30,500,000	\$11,830,000	490	\$1,410,000	\$910,000

Source: Georgia Department of Industry, Trade and Tourism, 2003

Labor Work-Force

According to the revised annual average 2002 Civilian Labor Force Estimates, as compiled by the Georgia Department of labor, Harris County has 12,931 persons in its labor force. Major employment sectors - manufacturing, service and retail – accounting for 57 percent of county employment. Harris County’s labor force according to the U.S. Census Bureau, 2000 (which includes persons 16 years of age and older) showed that 11,821 persons were in the labor force in 2000. Table 4 shows Harris County’s Labor Force Participation. There was a 25 percent increase in the overall labor force from 1990 to 2000 in the county. The number of men in the labor force increased by 25 percent. The number of females in the labor force increased a startling 35 percent from 1990 to 2000.

The following table shows employment by industry for the past thirty years in Harris County, the State of Georgia and the United States.

**Table 4
Employment by Industry 1980, 1990, 2000
Harris County, Georgia, United States**

Category	1980	1990	2000
Total Employed Civilian Population (Harris County)	6,564	8,253	11,821
Georgia	NA	3,090,276	3,839,756
United States	NA	115,681,202	129,721,512
Agriculture, Forestry, Fishing, Hunting & Mining (Harris County)	277	306	96
Georgia	NA	82,537	53,201
United States	NA	NA	NA
Construction (Harris County)	468	703	794

Georgia	NA	214,359	304,710
United States	NA	NA	NA
Manufacturing (Harris County)	1,959	1,967	2,025
Georgia	NA	585,423	568,830
United States	NA	NA	NA
Wholesale Trade (Harris County)	252	270	441
Georgia	NA	156,838	148,026
United States	NA	NA	NA
Retail Trade (Harris County)	884	1,228	1,168
Georgia	NA	508,861	459,548
United States	NA	NA	NA
Transportation, warehousing, and utilities (Harris County)	414	553	458
Georgia	NA	263,419	231,304
United States	NA	NA	NA
Information (Harris County)	NA	NA	495
Georgia	NA	NA	135,496
United States	NA	NA	NA
Finance, Insurance, & Real Estate (Harris County)	276	481	1,176
Georgia	NA	201,422	251,240
United States	NA	NA	NA
Professional, scientific, management, administrative, and waste management services (Harris County)	146	298	725
Georgia	NA	151,096	362,414
United States	NA	NA	NA
Educational, health and social services (Harris County)	852	910	2,191
Georgia	NA	461,307	675,593
United States	NA	NA	NA
Arts, entertainment, recreation, accommodation and food services (Harris County)	545	188	976
Georgia	NA	31,911	274,437
United States	NA	NA	NA
Other Services (Harris County)	188	913	502
Georgia	NA	266,053	181,829
United States	NA	NA	NA
Public Administration (Harris County)	303	436	774
Georgia	NA	167,050	193,128
United States	NA	NA	NA

The following Table shows the projected employment by Industry for Harris County. Total employment is projected to grow as well as several other sectors. The largest growth will be in the Educational, health and social services industry. This chart does not reflect the projected growth in Retail Trade that is anticipated by the local government. With the increase in troops and their families at Fort Benning, it is expected that the loss of jobs in

the Retail Trade Industry will be reversed in the next ten (10) years.

**Table 5
Harris County: Employment by Industry 1990-2030**

Harris County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	6,564	7,412	8,253	9,793	11,821	13,194	15,111	18,156	21,202	25,984	30,765
Agriculture, Forestry, Fishing, hunting & mining	277	292	306	201	96	25	0	0	0	0	0
Construction	468	586	703	749	794	922	1,050	1,251	1,452	1,767	2,082
Manufacturing	1,959	1,963	1,967	1,996	2,025	2,051	2,077	2,117	2,158	2,222	2,286
Wholesale Trade	252	261	270	356	441	515	589	706	822	1,005	1,188
Retail Trade	884	1,056	1,228	1,198	1,168	1,279	1,391	1,566	1,741	2,016	2,290
Transportation, warehousing, & utilities	414	484	553	506	458	475	493	520	547	589	632
Information	NA	NA	NA	NA	495	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	276	379	481	829	1,176	1,529	1,883	2,437	2,992	3,862	4,733
Professional, scientific, management, administrative & waste management services	146	222	298	512	725	952	1,180	1,536	1,893	2,453	3,013
Educational, health and social services	852	881	910	1,551	2,191	2,717	3,242	4,067	4,892	6,188	7,483
Arts, entertainment, recreation, accommodation & food services	545	367	188	582	976	1,145	1,314	1,580	1,846	2,263	2,679
Other Services	188	551	913	708	502	625	748	942	1,135	1,439	1,743
Public Administration	303	370	436	605	774	959	1,144	1,434	1,724	2,180	2,636

Source: U.S. Bureau of the Census (SF3)

The following table compares Harris County, Georgia and the United States Labor Force participation. Harris County is similar to the nation in all categories except the Armed Forces. The population in the county has a very low percentage in the armed forces.

Table 6
Harris County, Georgia and United States: GA Labor Force Participation
(Number of persons, 16 years and older) 1999-2000

Category	1990	2000
Total Males and Females - Harris County	13,740	18,353
State of Georgia	4,938,381	6,250,687
United States	191,829,271	217,168,077
In labor force:- Harris County	8,713	12,368
State of Georgia	3,351,513	4,129,666
United States	125,182,378	138,820,935
Civilian Labor force- Harris County	8,709	12,243
State of Georgia	3,278,378	4,062,808
United States	123,473,450	137,668,798
Civilian Employed- Harris County	8,253	11,821
State of Georgia	3,090,276	3,839,756
United States	115,681,202	129,721,512
Civilian unemployed- Harris County	456	422
State of Georgia	188,102	223,052
United States	7,792,248	7,947,286
In Armed Forces- Harris County	4	125
State of Georgia	73,135	66,858
United States	1,708,928	1,152,137
Not in labor force- Harris County	5,027	5,985
State of Georgia	1,586,868	2,121,021
United States	66,646,893	78,347,142
Total Males- Harris County	6,673	8,871
State of Georgia	2,353,659	3,032,442
United States	92,025,913	104,982,282
Male In labor force- Harris County	4,970	6,638
State of Georgia	1,804,052	2,217,015
United States	68,509,429	74,273,203
Male Civilian Labor force- Harris County	4,966	6,531
State of Georgia	1,738,488	2,159,175
United States	66,986,201	73,285,305
Male Civilian Employed- Harris County	4,700	6,308
State of Georgia	1,648,895	2,051,523
United States	62,704,579	69,091,443
Male Civilian unemployed- Harris County	266	223

State of Georgia	89,593	107,652
United States	4,281,622	4,193,862
Male In Armed Forces- Harris County	4	107
State of Georgia	65,564	57,840
United States	1,523,228	987,898
Male Not in labor force- Harris County	1,703	2,233
State of Georgia	549,607	815,427
United States	23,516,484	30,709,079
Total Females- Harris County	7,067	9,482
State of Georgia	2,584,722	3,218,245
United States	99,803,358	112,185,795
Female In labor force- Harris County	3,743	5,730
State of Georgia	1,547,461	1,912,651
United States	56,672,949	64,547,732
Female Civilian Labor force- Harris County	3,743	5,712
State of Georgia	1,539,890	1,903,633
United States	56,487,249	64,383,493
Female Civilian Employed- Harris County	3,553	5,513
State of Georgia	1,441,381	1,788,233
United States	52,976,623	60,630,069
Female Civilian unemployed- Harris County	190	199
State of Georgia	98,509	115,400
United States	3,510,626	3,753,424
Female In Armed Forces- Harris County	0	18
State of Georgia	7,571	9,018
United States	185,700	164,239
Female Not in labor force- Harris County	3,324	3,752
State of Georgia	1,037,261	1,305,594
United States	43,130,409	47,638,063
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
Harris County	63%	67%
United States	65.28%	63.92%
In Labor Force	67.89%	66.07%
Harris County	64%	67%
United States	64.39%	63.39%
Civilian Labor Force	66.41%	65.00%
Harris County	60%	64%

United States	64.39%	63.39%
Civilian Employed	62.60%	61.43%
Harris County	3%	2%
United States	4.05%	3.66%
Civilian Unemployed	3.80%	3.57%
Harris County	0%	.1%
United States	0.89%	0.53%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
Harris County	37%	48%
United States	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Harris County	49%	75%
United States	74.48%	70.75%
Male In Labor Force	76.65%	73.11%
Harris County	99%	74%
United States	72.82%	69.81%
Male Civilian Labor Force	73.87%	71.20%
Harris County	70%	71%
United States	68.18%	65.81%
Male Civilian Employed	70.07%	67.65%
Harris County	4%	2%
United States	68.18%	65.81%
Male Civilian Unemployed	3.80%	3.55%
Harris County	0%	1%
United States	1.66%	0.94%
Male In Armed Forces	2.78%	1.91%
Harris County	26%	25%
United States	25.52%	29.25%
Male Not in Labor Force	23.35%	26.89%
Harris County	51%	52%
United States	25.52%	29.25%

Source: U.S. Bureau of the Census

The occupational profile of Harris County residents illustrates a diversified skill level in the area.

The following list shows the skills of the county's residents, regardless of where they are employed. The largest increase is in professional and technical specialty occupations, which increased by 66 percent, followed by the executive, administrative and managerial.

Transportation and material moving occupations both increased by 40%. The farming, fishing and forestry occupations have declined 322 percent in the past ten years, as well as a slight decrease in the precision production, craft and repair occupations. All other occupations have increased at a significant rate of 33 percent or higher.

Table 7
Harris County: Employment by Occupation*(1980-1990)
 (*employed persons, 16 years old and older)

Category	1990	2000
TOTAL All Occupations	8,253	11,821
Executive, Administrative and Managerial (not Farm)	959	1,606
Professional and Technical Specialty	806	2,365
Technicians & Related Support	250	NA
Sales	789	1,266
Clerical and Administrative Support	1,070	1,745
Private Household Services	91	NA
Protective Services	187	NA
Service Occupations (not Protective & Household)	975	1,456
Farming, Fishing and Forestry	346	82
Precision Production, Craft, and Repair	1,202	1,191
Machine Operators, Assemblers & Inspectors	813	1,279
Transportation & Material Moving	390	651
Handlers, Equipment Cleaners, helpers & Laborers	375	NA

Source: U.S. Bureau of the Census, 2000

When Harris County and the United States Employment by Occupation are compared, the percent of employed persons in each category are similar or Harris has a slightly higher percentage employed. Harris County has many statistics comparable to national ones.

**Percentage Employment by Sector - Harris,
Georgia, United States in 2000**

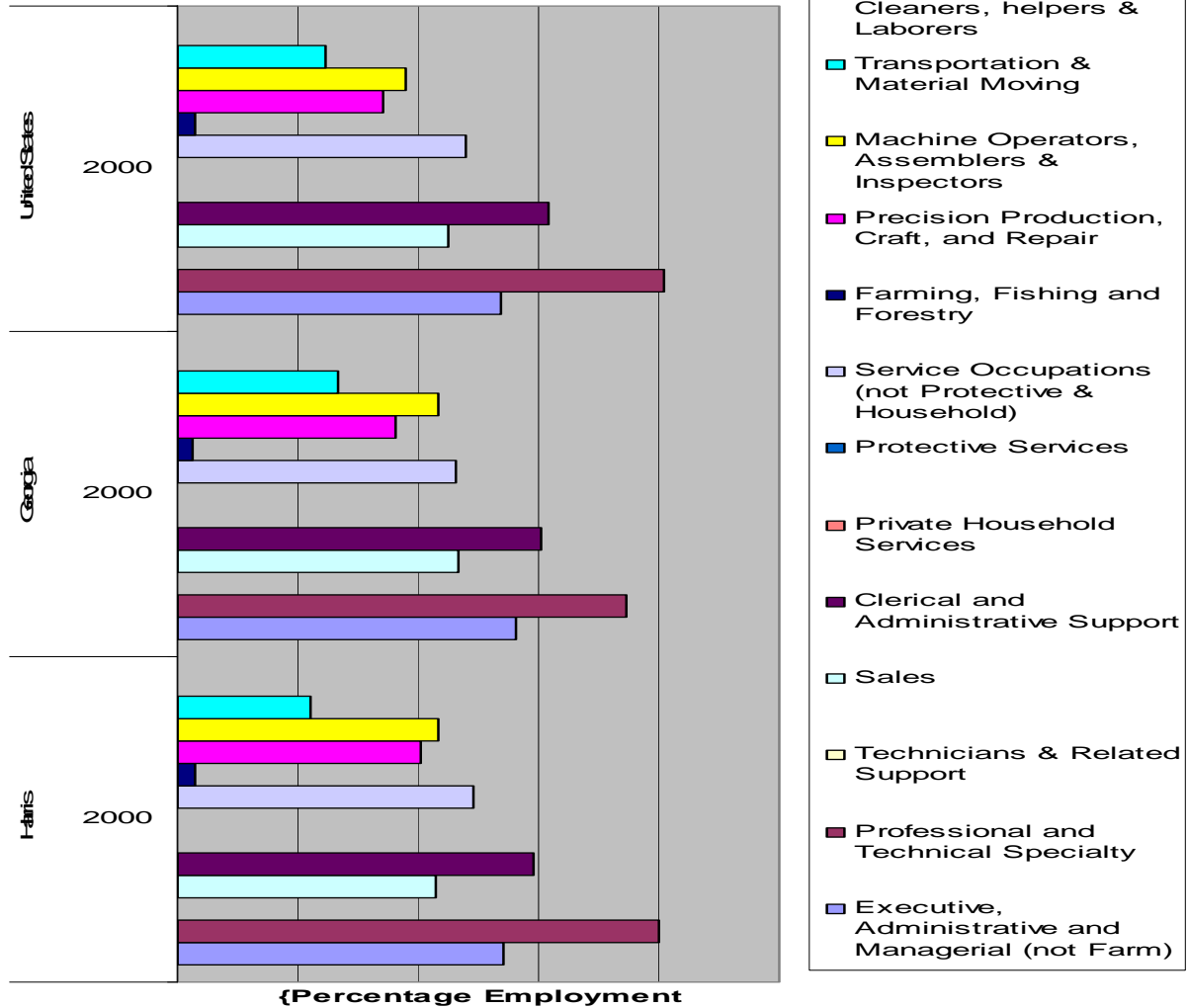


Table 8
Harris County, State of Georgia, United States:
Employment by Occupation* 1990-2000

*percent of employed persons, 16 years old and older

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	11.62%	13.59%
Georgia	12.26%	14.03%
United States	12.32%	13.45%
Professional and Technical Specialty	9.77%	20.01%
Georgia	12.39%	18.68%
United States	14.11%	20.20%
Technicians & Related Support	3.03%	NA
Georgia	3.58%	NA
United States	3.68%	NA
Sales	9.56%	10.71%
Georgia	12.28%	11.64%
United States	11.79%	11.25%
Clerical and Administrative Support	12.96%	14.76%
Georgia	16.00%	15.14%
United States	16.26%	15.44%
Private Household Services	1.10%	NA
Georgia	0.51%	NA
United States	0.45%	NA
Protective Services	2.27%	NA
Georgia	1.70%	NA
United States	1.72%	NA
Service Occupations (not Protective & Household)	11.81%	12.32%
Georgia	9.77%	11.57%
United States		
Farming, Fishing and Forestry	4.19%	0.69%
Georgia	2.20%	0.64%
United States		
Precision Production, Craft, and Repair	14.56%	10.08%
Georgia	11.86%	9.02%
United States		
Machine Operators, Assemblers & Inspectors	9.85%	10.82%
Georgia	8.50%	10.83%
Transportation & Material Mving	4.73%	5.51%
Georgia	4.60%	6.63%
United States	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	4.54%	NA
Georgia	4.34%	NA
United States	3.94%	NA

Source: U.S. Bureau of the Census

Harris County continues to have a significant amount of their population that works outside of the county. This is indicative of the lack of industry or other businesses in the county. With the creation of the Northwest Harris Business Park in the county, many jobs are being created to support the KIA plant in West Point. This will help to reverse this trend.

Table 9
Harris County: Labor Force by Place of Work
Number/Percentage of Persons 1990-2000

Harris County: Labor Force by Place of Work		
Number of persons		
Percentage		
Category	1990	2000
Worked in County Residence	2,556	2,867
Worked in County Residence Percent	33%	25%
Worked Outside County of Residence	5,188	8,436
Worked Outside County of Residence Percent	67%	75%

Source: U.S. Bureau of the Census

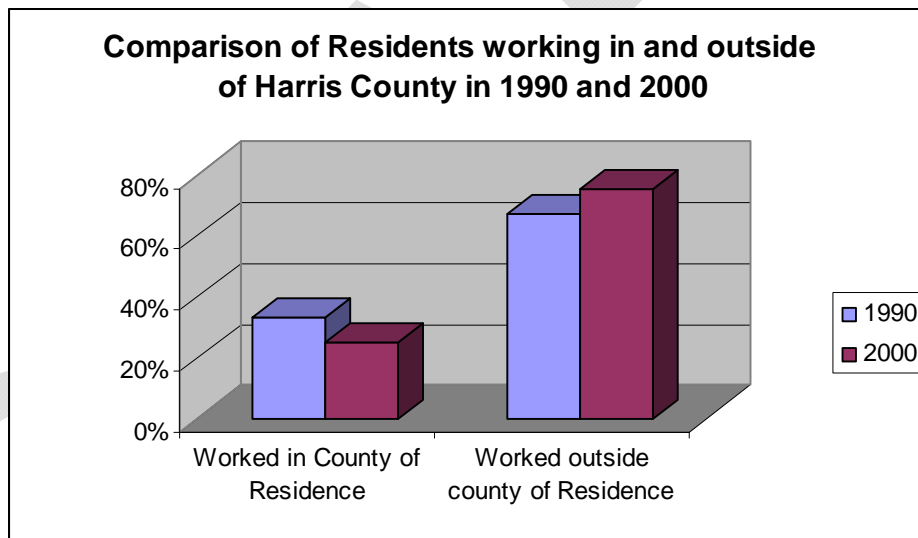
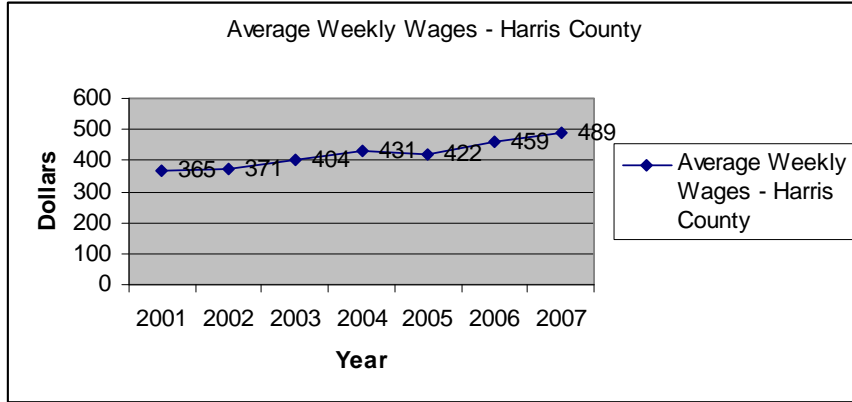


Table 10
Harris County: Average Weekly Wages 2001-2007

Year	Wages
2001	\$365
2002	\$371
2003	\$404
2004	\$431
2005	\$422
2006	\$459
2007	\$469

Source: U.S. Bureau of the Census

The chart below illustrates that between 2001 and 2007 the Average Weekly Wages in Harris County increased by \$124.00 a week



The unemployment rate of Harris County is consistently lower than that of the Lower Chattahoochee Region, the State of Georgia and the nation, as highlighted in the following table.

Table 11
Annual Unemployment Rate
For Harris County, Lower Chattahoochee Region, Georgia and United States 1990-2008

Category	1990	1995	2000	2005	2006	2007	Sept. 2008
Harris County	5.20%	4.50%	2.90%	4.00%	3.60%	3.60%	5.60%
Lower Chattahoochee	7.19%	6.07%	4.90%	6.00%	5.30%	5.20%	6.80%
State of Georgia	5.50%	4.90%	3.70%	5.20%	4.60%	4.40%	6.60%
Nation	Na	5.60%	4.00%	5.10%	4.60%	4.60%	6.00%

Source: Georgia Department of Labor

As a source of income, residents of Harris County depend upon a smaller percent of their wages and salaries, as well as other labor income and proprietor's income, than the national and statewide average. Residents do receive more of their income from dividends and transfer payments. This may be due to a higher number of retirees in the county.

Table 12
Harris County: Personal Income by Type (in dollars) 1990,2000

Category	1990	2000
Total income	232,387,712	513,109,100
Aggregate wage or salary income for households	168,530,220	397,272,400
Aggregate other types of income for households	2,985,820	10,793,400
Aggregate self employment income for households	13,428,608	28,782,600
Aggregate interest, dividends, or net rental income	23,076,814	22,265,900
Aggregate social security income for households	13,193,287	23,635,500
Aggregate public assistance income for households	1,460,319	1,817,600
Aggregate retirement income for households	9,712,644	28,541,700

Source: U.S. Bureau of the Census (SF3)

Table 13
Harris County: Personal Income by Type (in percentage) 1990,2000

Category	1990	2000
Total income	100.0%	100.0%
Aggregate wage or salary income for households	72.5%	77.4%
Aggregate other types of income for households	1.3%	2.1%
Aggregate self employment income for households	5.8%	5.6%
Aggregate interest, dividends, or net rental income	9.9%	4.3%
Aggregate social security income for households	5.7%	4.6%
Aggregate public assistance income for households	0.6%	0.4%
Aggregate retirement income for households	4.2%	5.6%

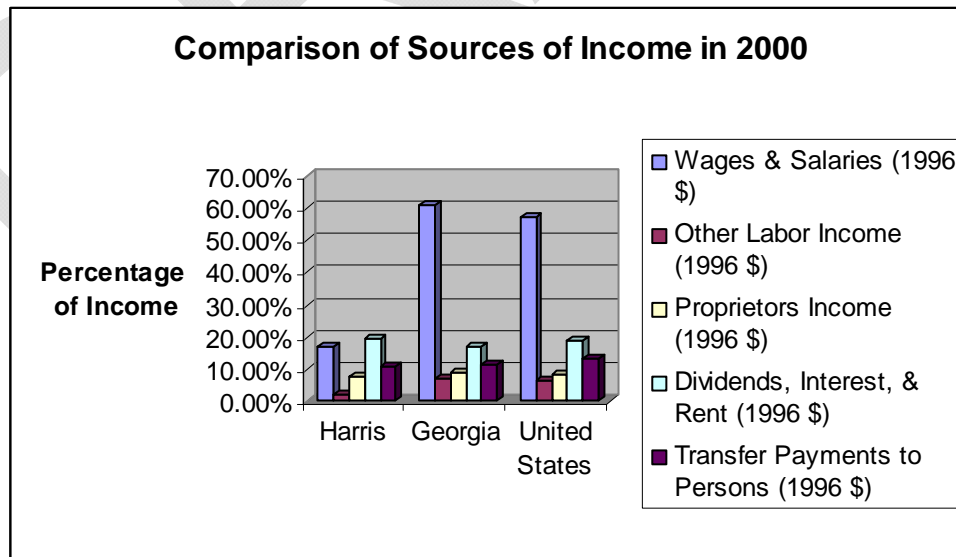
Source: U.S. Bureau of the Census (SF3)

Sources of income for residents of Harris County, Georgia as a percentage of Total Income by Type of Income are shown below. The county mirrors the state in most categories except social security benefits and retirement income where the county is higher. That reflects the higher percentage of retired persons living in the county.

Table 14
Harris County: Personal Income by Type (in dollars) Georgia (in dollars)
1990,2000

Category	1990	2000
Harris County Total Income	\$232,387,712	\$513,109,100
Georgia Total Income	87,114,415,462	170,271,810,700
Aggregate wage or salary income for households	168,530,220	397,272,400
Georgia	68,393,747,335	133,220,601,500
Aggregate other types of income for households	2,985,820	10,793,400
Georgia	980,166,673	2,897,846,900
Aggregate self employment income for households	13,428,608	28,782,600
Georgia	5,450,375,467	9,529,395,400
Aggregate interest, dividends, or net rental income	23,076,814	22,265,900
Georgia	4,897,744,209	8,973,470,100
Aggregate social security income for households	13,193,287	23,635,500
Georgia	3,776,110,950	6,881,827,400
Aggregate public assistance income for households	1,460,319	1,817,600
Georgia	625,890,309	374,957
Aggregate retirement income for households	9,712,644	28,541,700
Georgia	2,990,380,519	7,776,117,500

Source: Woods & Pool Economics, Inc.



City of Hamilton

The following table compares the total number of persons employed in the City of Hamilton, the State of Georgia and the United States and the percentage change between the years 1990-2000. It is important to note that the City of Hamilton's population numbers were considerably underestimated in 2000. Thus, total civilian employment numbers are lower than they should be. The total employed civilian population grew faster in Harris County than the State of Georgia, the city of Hamilton and the United States.

Table 15
Percentage Change in Total Civilian Employment 1990,2000

	1990	2000	% Change 1990-2000
Hamilton	171	100	-42%
Harris County	8,253	11,821	43%
Georgia	3,090,276	3,839,756	24%
United States	115,681,202	129,721,512	12%

Table 16 illustrates the City of Hamilton's, the State of Georgia and the United States of America's Employment by Industry for decades 1980, 1990 and 2000 as well as their percent change. The United States is only listed in the category where numbers and statistics are found.

The greatest loss of jobs in the City of Hamilton was in manufacturing and retail trade, The arts, entertainment, recreation, accommodation and food services industry have also declined.

In the City of Hamilton, the two largest employment by industry sectors is education, health, social services and manufacturing. The high growth industries for the State of Georgia were professional, scientific, management, administrative, waste management services, educational, health and social services and construction. It is important to note that the aforementioned industries are generally well paying jobs, which provide good benefits.

Table 16
Employment by Industry
City of Hamilton, Harris County, State of Georgia and United States

Category	1980	1990	2000
Total Employed Civilian Population - Hamilton	237	171	100
Harris County	6,564	8,253	11,821
State of Georgia	NA	3,090,276	3,839,756
United States	NA	115,681,202	129,721,512
Agriculture, Forestry, Fishing, hunting & mining -Hamilton	8	14	2
Harris County	277	306	96
State of Georgia	NA	82,537	53,201
United States	NA	NA	NA
Construction - Hamilton		10	6
Harris County	468	703	794
State of Georgia	NA	214,359	304,710
United States	NA	NA	NA
Manufacturing - Hamilton	54	25	17
Harris County	1,959	1,967	2,025
State of Georgia	NA	585,423	568,830
United States	NA	NA	NA
Wholesale Trade - Hamilton	3	0	2
Harris County	252	270	441
State of Georgia	NA	156,838	148,026
United States	NA	NA	NA
Retail Trade - Hamilton	40	26	6
Harris County	884	1,228	1,168
State of Georgia	NA	508,861	459,548
United States	NA	NA	NA
Transportation, warehousing, and utilities -Hamilton	5	7	3
Harris County	414	553	458
State of Georgia	NA	263,419	231,304
United States	NA	NA	NA
Information - Hamilton	NA	NA	2
Harris County	NA	NA	495
State of Georgia	NA	NA	135,496
United States	NA	NA	NA
Finance, Insurance, & Real Estate - Hamilton	11	5	4
Harris County	276	481	1,176
State of Georgia	NA	201,422	251,240
United States	NA	NA	NA
Professional, scientific, management, administrative, and waste management services - Hamilton	7	3	0
Harris County	146	298	725

State of Georgia	NA	151,096	362,414
United States	NA	NA	NA
Educational, health and social services -Hamilton	46	34	22
Harris County	852	910	2,191
State of Georgia	NA	461,307	675,593
United States	NA	NA	NA
Arts, entertainment, recreation, accommodation and food services - Hamilton	41	0	15
Harris County	545	188	976
State of Georgia	NA	31,911	274,437
United States	NA	NA	NA
Other Services -Hamilton	3	30	5
Harris County	188	913	502
State of Georgia	NA	266,053	181,829
United States	NA	NA	NA
Public Administration -Hamilton	9	21	3
Harris County	303	436	774
State of Georgia	NA	167,050	193,128
United States	NA	NA	NA

Source: U.S. Bureau of the Census

The following table shows the percent of employment by Industry for the City of Hamilton from 1980 to 2000. The manufacturing, construction, Education/health/social services industry sectors are the largest employment sectors from a percentage standpoint.

Table 17
City of Hamilton Employment by Industry 1980-2000

Category	1980	1990	2000
Total Employed Civilian Population	100.0%	100.0%	100.0%
Agriculture, Forestry, Fishing, hunting & mining	3.4%	8.2%	2.0%
Construction	4.2%	3.5%	19.0%
Manufacturing	22.8%	14.6%	17.0%
Wholesale Trade	1.3%	0.0%	2.0%
Retail Trade	16.9%	15.2%	6.0%
Transportation, warehousing, and utilities	2.1%	4.1%	3.0%
Information	NA	NA	2.0%
Finance, Insurance, & Real Estate	4.6%	2.9%	4.0%
Professional, scientific, management, administrative, and waste management services	3.0%	1.8%	0.0%
Educational, health and social services	19.4%	19.9%	22.0%
Arts, entertainment, recreation, accommodation and food services	17.3%	0.0%	15.0%
Other Services	1.3%	17.5%	5.0%
Public Administration	3.8%	12.3%	3.0%

Source: U.S. Bureau of the Census (SF3)

The following table shows the Industry Projections for the City of Hamilton. Total employment is projected to grow. Employment by industry growth areas include: manufacturing, retail trade, education, health and social services and arts, entertainment, recreation, accommodation and food services.

Table 18
City of Hamilton: Employment by Industry Projections 2005-2030

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	237	204	171	136	100	154	208	392	376	509	641
Agriculture, Forestry, Fishing, hunting & mining	8	11	14	8	2	4	7	10	14	20	26
Construction	10	8	6	13	19	15	12	6	1	0	0
Manufacturing	54	40	25	21	17	32	46	69	92	127	163
Wholesale Trade	3	2	0	1	2	2	3	3	4	5	6
Retail Trade	40	33	26	16	6	19	33	54	75	107	140
Transportation, warehousing, and utilities	5	6	7	5	3	4	5	6	7	9	11
Information	NA	NA	NA	NA	2	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	11	8	5	5	4	7	9	14	18	25	32
Professional, scientific, management, administrative, and waste management services	7	5	3	2	0	3	5	10	14	21	28
Educational, health and social services	46	40	34	28	22	31	41	56	70	94	117
Arts, entertainment, recreation, accommodation and food services	41	21	0	8	15	25	35	51	67	93	118
Other Services	3	17	30	18	5	4	3	2	1	0	0
Public Administration	9	15	21	12	3	5	8	11	15	21	27

Source: U.S. Bureau of the Census

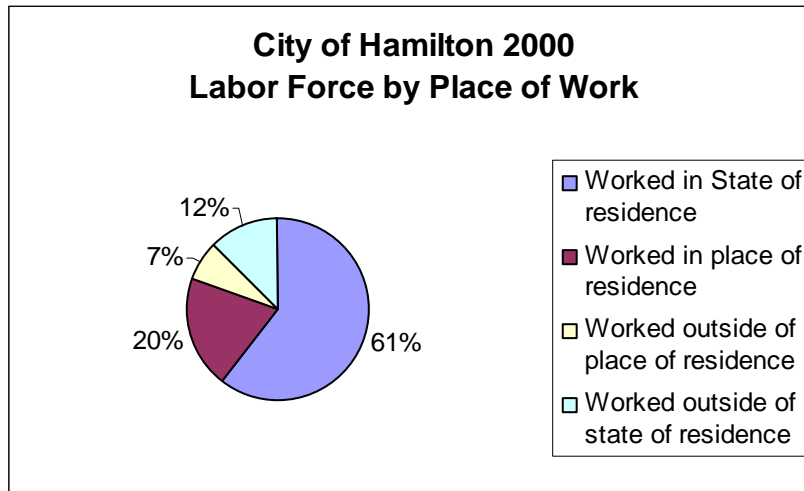
The Five (5) largest employers in the Hamilton are as follows:

1. Harris County School District
2. Department of Family and Children's Services
3. Farm Bureau Insurance
4. First Peoples Bank
5. Wachovia Bank

*Source: Harris County Chamber of Commerce

The following chart shows the labor force of the City of Hamilton by place of work as a percentage of the total workforce. From 1990 to 2000 the percent of persons working in the state of residence and in the county of residence decreased. The total population and available workforce in the City of Hamilton also decreased.

**City of Hamilton
Labor Force by Place of Work 1990-2000**



The following table provides the total number of Hamilton residents employed within the county, within the State and outside the County and outside the State.

**Table 19
City of Hamilton: Labor Force by Place of Work**

Category	1990	2000
Total population	454	307*
Worked in State of residence	175	101
Worked in place of residence	66	38
Worked outside of place of residence	109	63
Worked outside of state of residence	0	0

Source: U.S. Bureau of the Census (SF1)

*Note: Population and Labor force numbers low to 2000 Census under count.

The varying sources of income for Hamilton residents are provided in the following table.

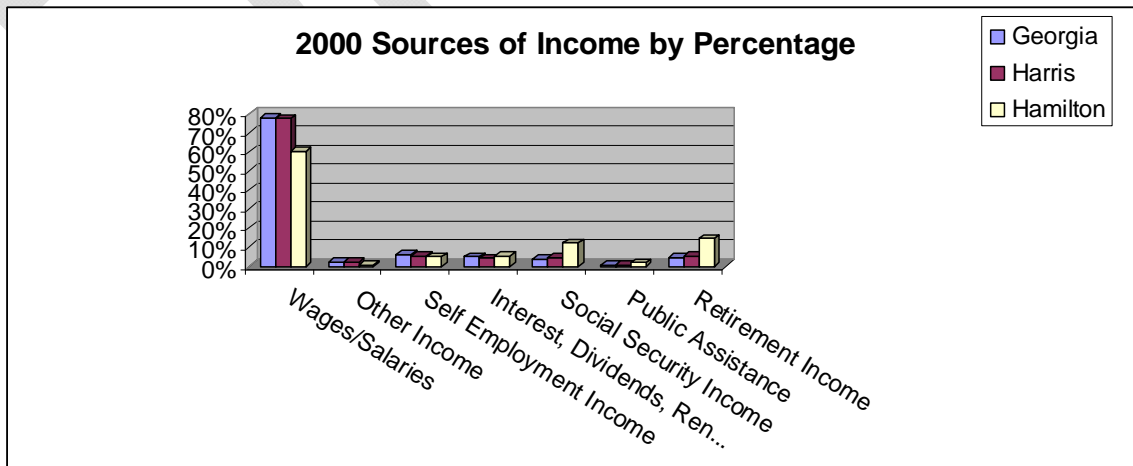
Table 20
Income by Type: City of Hamilton
(in thousands of 1996 constant dollars/ percent of income)

City of Hamilton Personal Income by Type
(in dollars/ percentage)

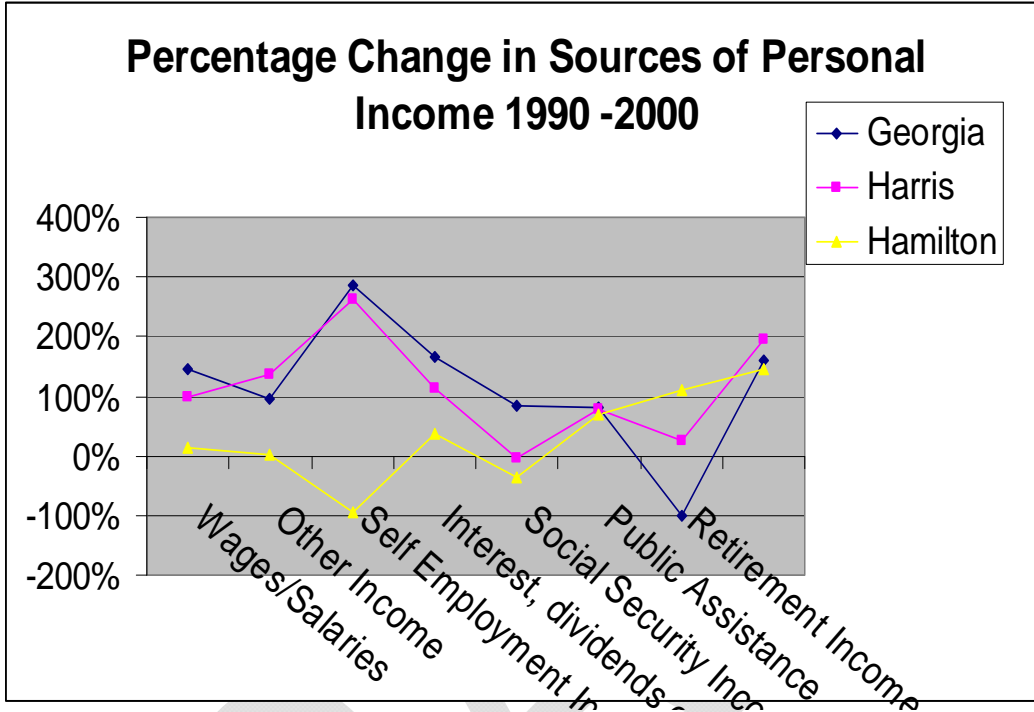
Category	1990	2000
Total income	\$3,758,458	\$4,306,800
Aggregate wage or salary income for households	2,583,124	2,600,800
	68.70%	60.40%
Aggregate other types of income for households	43,816	22,000
	1.20%	0.50%
Aggregate self employment income for households	161,535	219,000
	4.30%	5.10%
Aggregate interest, dividends, or net rental income	365,157	234,800
	9.70%	5.50%
Aggregate social security income for households	314,735	530,200
	8.40%	12.30%
Aggregate public assistance income for households	36,826	77,000
	1.00%	1.80%
Aggregate retirement income for households	253,265	623,000
	6.70%	14.50%

Source: U.S. Bureau of the Census (SF3)

The following chart illustrates that the City of Hamilton has a lower percentage of citizens with wages or salaries as their primary source of income compared to the State of Georgia and Harris County. The city also has a higher percentage of persons receiving public assistance and retirement as their primary source of income.



The following chart illustrates the percentage change in sources of personal income between 1990 and 2000 in Hamilton, Harris County and Georgia. Sources of Income have grown at a slower rate for the residents of Hamilton than the State of Georgia and Harris County.



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CITY OF HAMILTON

HOUSING

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Housing

The basic human need of housing is an issue that is significant to local governments. As such, both the present and future trends in housing must be observed by the local government. Adequate housing is an aspect of life that must be addressed and affects the local community, the County, the State, and Federal levels of government. No one entity can handle the issue, but all must work to insure that housing is safe, affordable, available, and adequate to meet the need. An inventory and assessment of the housing within Harris County and the communities has been conducted. The potential concerns, opportunities, and problems have been identified.

Inventory

Total Units

The inventory of the City of Hamilton's existing housing stock and assessment of housing needs demonstrates strengths and weaknesses concerning housing. The subsequent issues, in housing, that arise are observed and illustrated by the inventory. Harris County and the communities of Hamilton, Pine Mountain, Shiloh, and Waverly Hall are projected to have increases in population; this factor insures that housing will continue to be a prevalent issue facing the area. Current available housing units and projected housing needs are shown in the following chart.

**Table 1
Existing Housing Units and Projected Housing Units**

Jurisdiction	Total Housing Units			Projected Housing Units						
	1980	1990	2000	2005	2008	2010	2015	2020	2025	2030
Harris County	5,996	7,814	10,288	12,573	13,397	14,137	15,987	17,837	19,687	21,537
--Hamilton	226	179	191*	210	221	255	340	425	510	537
--Pine Mountain	439	461	892	1,015	1032	1040	1127	1214	1301	1388
--Shiloh	153	135	172	174	177	182	195	207	218	227
--Waverly Hall	317	275	240	203	205	255	320	385	450	522

Source: U.S. Census Bureau, Census 1980, 1990 and 2000

Lower Chattahoochee RDC 2005-2030

*Housing number adjusted to reflect Census 2000 under count

In 2000 there were an estimated housing total of 191 housing units in Hamilton. As shown in Table 1 the total number of units in the community increased from 1990 to 2000 by 12 units or 7%. The housing stock has decreased by 15 percent over the past two decades from 1990 to 2000.

The slight increase in the number of housing units can be attributed primarily to two factors. First many citizens moving to the area have chosen to live in Muscogee County, Unincorporated Harris County or LaGrange for better access to schools, shopping, and infrastructure. Second, the Census count numbers are not correct. There appears to have been a miscount with the population numbers off by 200 persons.

Housing Type

The primary type of housing for Hamilton is single-family housing unit. This type of housing is predominant; 74 percent of existing housing stock is single-family. Another form of housing, the multi-family unit, is prevalent in Hamilton; 25 percent of the existing housing stock is under multi-family housing. Hamilton has a larger percentage of single-family and manufactured housing units than the State of Georgia's average. Currently, Hamilton is below the State average of manufactured housing units, at 1 percent. The percentage of single-family housing in the cities is less than the County while the percentage of multi-family housing is higher in the cities than in the County. The higher percentages in the cities is due for the most part because sewage is available which allows for higher density housing.

Historically the single-family unit has dominated 1980 to 2000 housing in Hamilton. From 1980 to 2000, 74 percent in Hamilton, 79 percent of the housing in Harris County, 70 percent in Pine Mountain, 68 percent in Shiloh and 87 percent in Waverly Hall consisted of single family units. Table 2, 3, 4 and 5 shows the percentage of housing types from 1980 to 2000 for Harris County and its municipalities.

Table 2
Housing Unit Type
By Number of Units and Percent of Total Units
2000

	Number of Units	Percent of Single Family	Percent of Multi-Family	Percent of Manufactured Housing
Harris County	10,288	81	3	16
Hamilton	191*	74	24	2
Pine Mountain	892	76	23	1
Shiloh	172	59	0	41
Waverly Hall	240	87	4	9
Region	102,111	68	22	10
Georgia	3,281,737	67	21	12

Source: U.S. Census Bureau, Census 2000, LCRDC Regional Plan

*Housing number adjusted to reflect Census 2000 under count

Table 3
Total Single Family Units

1980, 1990 and 2000

Single Family Units						
Jurisdiction	1980		1990		2000	
	Number of Units	Percent of Units	Number of Units	Percent of Units	Number of Units	Percent of Units
Harris Co.	4,961	83%	5,691	73%	8,325	81%
--Hamilton	186	82%	129	72%	141*	74%
--Pine Mountain	331	75%	274	59%	681	76%
--Shiloh	123	80%	88	65%	101	59%
--Waverly Hall	281	89%	220	80%	209	87%

Source: U.S. Census Bureau, Census 1980, 1990 and 2000

*Housing number adjusted to reflect Census 2000 under count

**Table 4
Multi-Family Units
1980, 1990 and 2000**

Multi Family Housing Units						
Jurisdiction	1980		1990		2000	
	Number of Units	Percent of Units	Number of Units	Percent of Units	Number of Units	Percent of Units
Harris Co.	282	5%	401	5%	363	4%
--Hamilton	7	3%	41	23%	46*	24%
--Pine Mountain	89	20%	149	32%	203	23%
--Shiloh	7	5%	0	0	0	0
--Waverly Hall	14	4%	12	4%	10	4%

Source: U.S. Census Bureau, Census 1980, 1990 and 2000

*Housing number adjusted to reflect Census 2000 under count

Table 5
Manufactured Housing Units
1980, 1990 and 2000

Manufactured Housing Units						
Jurisdiction	1980		1990		2000	
	Number of Units	Percent of Units	Number of Units	Percent of Units	Number of Units	Percent of Units
Harris Co.	748	13%	1,611	21%	1,600	16%
--Hamilton	33	15%	5	3%	4*	2%
--Pine Mountain	19	4%	12	3%	8	1%
--Shiloh	23	15%	40	30%	71	41%
--Waverly Hall	22	7%	36	13%	21	9%

Source: U.S. Census Bureau, Census 1980, 1990 and 2000

*Housing number adjusted to reflect Census 2000 under count

Over the years manufactured housing units have represented on average less than 15 percent of the housing stock in Hamilton. Hamilton has averaged 7 percent of the total housing stock. Shiloh and Waverly Hall post higher manufactured housing averages over the last 20 years with Shiloh averaging 30 percent and Waverly Hall posting a 9 percent average of total housing stock.

As Hamilton's population grows, so will the number of housing units. It is expected that the number of single-family units will remain the primary type of housing unit in Hamilton. Hamilton will see growth in the number of single-family attached and detached units. The number of multi-family units will remain about the same over the next 20 years as the city seeks to limit multi-family development. Manufactured housing will also remain a small percentage of total housing.

Occupancy Characteristics

The percentage of owner-occupied and rental units is an important housing characteristic because the proportion of an area's residents that own their homes reflects generally the extent and depth of economic vitality. In Hamilton, the percent of homes which are owner-occupied has decreased from 74 percent in 1980 to 63.1 percent in 1990, to 62.6 percent in 2000. Hamilton has recently seen an increase in multi-family housing and has begun development for more single family housing.

The number of renter occupied units in Harris County and its municipalities has not changed much in 20 years. Hamilton has lost one renter unit since 1980 (from 50 to 49); Pine Mountain has added 106 units since 1980 (from 157 to 263). Shiloh and Waverly Hall combined lost 24 renter occupied units from 1980 to 2000. Pine Mountain is carrying the load in Harris County as far as renter occupied units. Here again most of the rentals are attributed to the presence of Callaway Resort, with the need to satisfy the housing demands of tourist and seasonal populations.

Hamilton had the highest owner vacancy rates at 10.71 percent and the lowest renter vacancy rate at 0 percent. Shiloh had the highest renter vacancy rate at 12.77 percent and the lowest owner vacancy rate at 0 percent. Pine Mountain's owner and renter vacancy rates were only slightly different with an owner vacancy rate at 2.83 percent and a renter vacancy rate of 2.46 percent. Waverly Hall was obviously the place to live in 2000 with 0 percent owner and renter vacancy rates.

The vacancy rates in Hamilton in 2000 were higher than the State's overall rates for owner occupied housing and lower for renter occupied housing. The statewide vacancy for owner-occupied units was 2.24 percent while Hamilton's rate was 10.1 percent. The statewide vacancy rate for rental units was 8.46 percent; Hamilton's rate was 0 percent. The 2000 Census reported 14 vacant units in Hamilton.

Pine Mountain, Shiloh and Waverly Hall have lower owner occupancy vacancy rates than the State; Harris County has a higher rate. On the renter side Pine Mountain and Waverly Hall have lower renter vacancy rates while Shiloh's is higher.

County occupancy rates indicate that the current available housing units will provide sufficient opportunities for growth. Renter occupancy rates tend to support a similar view. Rental unit vacancy rates are higher. This is an understood expectation for this sector. The following table indicates the levels for each segment.

**Table 6
Occupancy Characteristics
2000**

Jurisdiction	Owner Occupied Units	Percent Of Occupied Housing	Renter Occupied Units	Percent Of Occupied Housing	Total Occupied Units	Vacant Units	Percent of Total Housing Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris Co.	7,596	86%	1,226	14%	8,822	1466	14%	2.29%	11.29%
--Hamilton	103*	60%	69*	40%	172	19*	10%	10.71%	0
--Pine Mountain	240	50%	238	50%	478	414	46%	2.83%	2.46%
--Shiloh	114	74%	41	26%	155	17	10%	0	12.77%
--Waverly Hall	198	83%	42	17%	240	0	0%	0	0
--LCRDC Region	55,186	60%	36,235	40%	91,421	10,690	11%	2.71%	9.25%
--State of Georgia	2,029,293	67%	977,076	33%	3,006,369	275,368	8%	2.24%	8.46%

Source: U.S. Census Bureau.

*Housing number adjusted to reflect Census 2000 under count

**Table 7
Occupancy Characteristics
1990**

Jurisdiction	Owner Occupied Units	Percent Of Occupied Units	Renter Occupied Units	Percent Of Occupied Units	Total Occupied Units	Vacant Units	Percent of Total Housing Units	Owner Vacancy Rate	Renter Vacancy Rate
Harris County	5,315	82%	1,139	18%	6,454	1,360	17%	2.3%	27.3%
--Hamilton	101	63%	59	37%	160	19	11%	1.9%	14.5%
--Pine Mountain	197	52%	182	48%	379	82	18%	2.5%	19.5%
--Shiloh	93	84%	18	16%	111	24	18%	2.1%	25.0%
--Waverly Hall	193	77%	59	23%	252	23	8%	2.5%	25.0%
-- LCRDC Region	47,923	57%	36,482	43%	84,405	8,377	9%	N/A	N/A
-- State of Georgia	1,536,759	65%	829,856	35%	2,366,615	271,803	10%	2.36%	12.36%

Source: U.S. Census Bureau, Census 1990, LCRDC Regional Plan

**Table 8
Occupancy Characteristics
1980**

Jurisdiction	Owner Occupied Units	Percent of Occupied Units	Renter Occupied Units	Percent Of Occupied Units	Total Occupied Units	Vacant Units	Percent of Total Housing	Owner Vacancy Rate	Renter Vacancy Rate
Harris County	4,137	79%	1,099	21%	5,236	760	13%	NA*	NA*
--Hamilton	142	74%	50	26%	192	34	15%	NA*	NA*
--Pine Mountain	241	61%	157	39%	398	41	9%	NA*	NA*
--Shiloh	84	64%	47	36%	131	22	14%	NA*	NA*
--Waverly Hall	221	78%	64	22%	285	32	10%	NA*	NA*
-- LCRDC Region	44,459	58	31,829	42	76,288	NA*	NA*	NA*	NA*
-- State of Georgia	1,216,432	65%	655,220	35%	1,871,652	142,187	7%	NA*	NA*

Source: U.S. Census Bureau, Census 1980, LCRDC Regional Plan

* NA - Not Available

In 2000, of the 14 vacant units in Hamilton: 16 percent were for rent or sale, 4.4 percent were rented or sold but not occupied, and 59.1 percent were vacant for seasonal occupation including migrant workers. The remaining 20.5 percent of vacant units were defined as "other".

In comparison, the State of Georgia's vacant units, 275,368, 45.6 percent were for rent or sale, 7.4 were rented or sold but not occupied, 18.6 percent were for seasonal including migrant workers, and 28.6 percent classified as "other".

**Table 9
Vacancy Rates**

	Total Number of Vacant Units	Percent For Rent or Sale	Percent For Rent or Sale, Not Occupied	Percent Seasonal including Migrant	Percent Other
Georgia	275,368	45.6%	7.4%	18.6%	28.6%
Harris County	1,466	16%	4.4%	59.1%	20.5%

Source: U.S. Census Bureau, Census 2000

Age and Conditions

Age and condition of housing units indicate the economic strengths and weaknesses of Hamilton, the County, Pine Mountain, Shiloh and Waverly Hall. These factors are included in the overall health, tax base, and public perceptions of the community. At this time, the number of housing units that could be viewed as sub-standard and/or dilapidated has declined drastically. Between 1990 and 2000 Hamilton was able to upgrade all of its housing stock and eliminate housing without any plumbing facilities. This average is better than the region and better than the State of Georgia over the same time period. State numbers actually increased from 1990 to 2000. When compared to the Georgia and Harris County's average age of housing units, Hamilton has the highest percentage of housing 40 years or older. Current statistics are included in the following tables.

**Table 10
Age of Housing
2000**

Jurisdiction	Number of Units	Percent 10 Years Old or Younger	Percent 11-20 Years Old	Percent 21-40 Years Old	Percent More than 40 years Old
Georgia	3,281,737	28%	22%	31%	19%
Harris County	10,288	37%	19%	28%	16%
Hamilton	140*	11%	21%	12%	56%
Pine Mountain	892	12%	13%	59%	16%
Shiloh	172	18%	23%	35%	24%
Waverly Hall	240	18%	15%	30%	37%

Source: U.S. Census Bureau, Census 2000

*Housing number not adjusted to reflect Census 2000 under count

Table 11

Condition of Housing Units 1980, 1990 and 2000

Jurisdiction	Lacking Complete Plumbing				
	1980	Percent Change	1990	Percent Change	2000
Harris County	731	-62%	281	-61%	110
--Hamilton	17	-100%	0	0	0
--Pine Mountain	26	-73%	7	-71%	2
--Shiloh	20	-70%	6	-100%	0
--Waverly Hall	57	-26%	42	-88%	5
--LC Region	NA	NA	1,465	-40%	878
--State of Georgia	35,769	-20%	28,462	3.79%	29,540

Source: U.S. Census Bureau, Census 1980, 1990, and 2000

Housing Costs

Hamilton property values have been rising steadily over the past twenty years. At the last Census (2000), the median value of property in Hamilton was slightly under the State of Georgia median property value. The increase in property value is an indication that there is a considerable demand for property and an indication that demand for property will continue in the immediate future.

Harris County's property value indicators lead the region and are either higher than the State of Georgia averages or are very comparable to Georgia numbers. The average value on single-family housing based on 2000 Harris County building permit information is \$198,903. The Lower Chattahoochee Regional Development Center Region average in 2001 was \$129,547. Georgia's average single-family unit building permit value was \$115,561. The average 2003 building permit value for Harris County single-family properties is \$206,708, which is an 8.28 percent increase from 2001.

Median home value which is a respondent's estimate of how much their property is worth if it were for sale is also higher than the State of Georgia median average and the Region. See Table 12.

Table 12
Median Property Values
1980, 1990, 2000

Jurisdiction	Median Property Value			Percent Of State Value
	1980	1990	2000	
Harris County	\$31,300	\$65,000	\$122,700	113%
Hamilton	\$30,500	\$45,000	\$99,200	94%
Pine Mountain	\$33,000	\$53,800	\$89,800	75%
Shiloh	\$18,800	\$47,100	\$57,000	49%
Waverly Hall	\$18,900	\$42,500	\$80,000	68%
Georgia	\$32,700	\$70,700	\$111,200	-

Source: 1980, 1990, 2000 U.S. Census

Another property value indicator as developed by the Georgia Department of Community Affairs; Housing Finance Division is new and existing home sales by county for the year 2000. New home sales are those sold by a builder or developer whereas existing home sales are those sold by an individual or bank.

The average for new and existing homes is lower than the state average price. The price for new homes in Harris is to \$169,732, while the State's average price was \$177,594. Average existing home amount for Harris County is \$136,709, the State average price is \$150,625.

No matter how you "slice" it Harris County home prices far out pace the region and in most cases the state.

**Table 13
New and Existing Home Sales 2000**

	Average New Home Price	Average Existing Home Price
Georgia	\$177,594	\$150,625
Region	\$152,962	\$103,416
Harris County	\$169,732	\$136,709

Source: Georgia Department of Community Affairs, Housing Finance Division

The cost of rental housing, in Hamilton, has risen along with property values. The largest increase was from 1980 to 1990 when median contract rent went from \$110 to \$277, an increase of approximately 151 percent. From 1990 to 2000 median contract rent decreased by 24 percent from \$277 to \$210. There are very few rental properties in Hamilton and demand for units seems to be high. If this pattern continues then one anticipates an increase in the cost of rental housing over the years to come.

**Table 14
Median Contract Rent
1980, 1990 and 2000**

	1980	1990	2000
Harris County	\$77	\$311	\$319
Hamilton	\$110	\$277	\$210
Pine Mountain	\$105	\$317	\$343
Shiloh	\$56	\$136	\$276
Waverly Hall	\$49	\$264	\$279
Georgia	\$153	\$365	\$505

Source: 1980, 1990, 2000 U.S. Census

An additional cost of housing measure is the amount of household income used to pay for housing costs. Those paying 30 percent of their gross income for mortgage cost and utilities are considered cost burdened. Those paying 50 percent or more are considered severely cost burdened.

Twenty-one percent of homeowners in Harris County, in 1999, used thirty percent or more of the household income for housing costs. The State of Georgia average equals 21.2 percent. This shows that the community is similar to the rest of the State when comparing owner's costs. Renter housing cost comparisons have been done on two levels rather than one. The first, those renter's households that use 30-49 percent of the household income for housing costs, both the County and State average was set at 18.9 percent. Another level, those who spent 50 percent or more of the total household income, demonstrates that Harris County had 8.6 percent versus the State average of 16.5 percent. All in all when compared to the State of Georgia, Harris County residents expend less on housing than other State residents.

Table 15
Average Amount of Household Income Spent on Housing for Owners

	30% or More	50% or More
Georgia	21.2%	N/A
Harris County	21.1%	N/A

Source: Georgia Department of Community Affairs, Housing Finance Division

Table 16
Average Amount of Household Income Spent on Housing for Renters

	30%-49%	50% or More
Georgia	18.9%	16.55%
Hamilton	14%	11%

Source: Georgia Department of Community Affairs, Housing Finance Division

An additional aspect to be considered, when examining the housing needs of Harris County, is the amount of service required by the special needs residents of the county.

In 2000, Harris County reported 20 cases of HIV/AIDS, 184 police actions of domestic violence, and 3,419 persons 62 and older or 14.43 percent of the County's population. According to 1990 data, 30.24 percent of the total county population, 16 years and older are disabled. In 2001, 1,348 residents or 5.69 percent of the total adult population have substance abuse problems. Harris County does not have a measurable homeless population.

Table 17
Special Housing Needs For Harris County, 2000

Need	Number
Total Number Of HIV/AIDS Cases 1981-2000	20
Police Actions For Domestic Violence, 2000	184
Percent of 5 Years Old And Older, With A Disability, 2000	20%
Substance Abuse Problems, 2001	1,348 Or 5.69%
Homeless, 2000	N/A

Source: Georgia Department of Community Affairs, US Census Bureau, Census 2000

*N/A Not Available

Overall, the current housing stock is supporting the total special needs population. While the disabled and elderly populations increase, future housing to meet needs of the

disabled and elderly populations will have to increase. The growth, of these two groups, is prevalent through out the State and region. Many different types of organizations are beginning to take part in addressing the needs of these segments of Harris County residents.

Jobs-Housing Balance

Jobs-housing balance is a measure of the relationship between housing units and employment in a county, city or community. Jobs-housing balance is measured by a jobs/housing ratio, which is the number of jobs in geographic area (i.e. county, city, region) divided by the number of housing units in that geographic area. In 2000, the jobs-housing ratio for Harris County was .49 percent; in 2004 the ratio was .39 percent.

Analysis

Assessment of Current and Future Needs

The housing stock in Hamilton has declined over the past two decades. The data is questionable, however, since the population of Hamilton in 2000 was undercounted.

The predominant housing type in Hamilton is the single family home on a lot one acre or larger. In 2000, 95 percent of the 140 housing units were single-family site built or manufactured housing units. The cities single family detached composition was 76 percent.

The community of Hamilton has seen a drastic reduction in the amount of manufactured housing, from 33 in 1980 to 5 in 2000. This reduction could be attributed to the building of more multi-family units of the last twenty years as people look for a more affordable housing choice.

The monthly housing cost to income ratio or the housing cost burden is the most widely accepted indicator of housing affordability. The federal government considers a home affordable if the housing cost burden is 30 percent or less. Specifically if a household pays more than 30 percent of their gross income for housing including utilities they are said to be cost burdened and to have excessive shelter cost.

Using this guideline, according to the Georgia Department of Community Affairs Housing Finance Division, 14 percent of homeowners in Hamilton are cost burdened.

A sector of the population that is expected to pressure the housing stock is the increase of retirement age persons. A new development in Hamilton, SweetBay, plans to build a percentage of housing for retirement age persons. Special needs persons have been and it appears, will be, well addressed by the current and future housing stock.

As Hamilton continues to attract a more affluent population, certain types of housing will be pressured. The lack of affordable housing, Multi-family, or Manufactured homes will define the total population of the community. These segments will need to be examined and some possible alternatives developed to begin to address the need of the less affluent. Housing costs appear to continue to rise and place pressures on the population. With the projected increase of property values, the average income of the population will need to keep pace. If this is accomplished the overall housing costs will be manageable. If not, the alternative will suppress further growth and limit sufficient housing.

Current numbers suggest that the numbers of households that are cost burdened are similar to the state as a whole. These trends should continue in the near future. Here again, the rise of housing costs will directly affect residents.

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