

**JOINT COMPREHENSIVE PLAN
FOR HOUSTON COUNTY AND CITIES OF
CENTERVILLE, PERRY, AND
WARNER ROBINS**

**COMMUNITY ASSESSMENT AND
COMMUNITY PARTICIPATION PROGRAM**



**Prepared by
Comprehensive Planning Committee
with Assistance from
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INTRODUCTION

The 1989 Georgia Planning Act requires that each community in Georgia prepare and adopt a local comprehensive plan. It is in the best interest of a community to develop a comprehensive plan not only because it is required to meet State law and maintain its Qualified Local Government Status (QLG), but also to achieve certain local goals, such as:

- A growing and balanced economy;
- Protection of environmental, natural, and cultural resources;
- Provision of infrastructure and services to support efficient growth and development patterns;
- Access to adequate and affordable housing for all residents;
- Coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing;
- Coordination of local planning efforts with other local service providers and authorities, neighboring communities, and state and regional plans;
- Involve all segments of the community in developing the vision for the community's future;
- Generate local pride and enthusiasm about the future of the community; and
- Provide a guide to everyday decision-making for use by local government officials and community leaders.

The Georgia Department of Community Affairs has been the authority by O.C.G.A. 50-8-1 et seq to establish standards and procedures for appropriate and timely comprehensive planning by all governments in Georgia. The latest standards and procedures became effective on May 1, 2005. These latest standards have divided the comprehensive plan into three components: (1) a Community Assessment, (2) a Community Participation Program, and (3) a Community Agenda, as described below.

- **Community Assessment** - An objective assessment of data and information about the community. It is to be a concise and informative report to be used during the development of the Community Agenda portion of the Plan and includes:
 - List of potential issues and opportunities the community wishes to take action to address;
 - Analysis of existing development patterns, including a map of recommended character areas;
 - Consistency with State Quality Community Objectives; and
 - Analysis of data and information to verify potential issues and opportunities.
- **Community Participation Program** - Describes the local government's strategy for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda, and includes:
 - List of stakeholders;
 - Community participation techniques; and
 - Community Agenda Completion Schedule.

- **Community Agenda** - Includes the community's vision for the future and its strategy for achieving this vision. The major components of the Community Agenda are:
 - A community vision for the future physical development of the community expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns;
 - A list of issues and opportunities identified by the community for further action; and
 - An implementation program for achieving the community's vision for the future and addressing the identified issues and opportunities.

The sections of the Comprehensive Plan that are contained with this document are the Community Assessment and Community Participation Program.

Houston County and the Cities of Centerville, Perry, and Warner Robins have a desire to work together to develop a Joint Comprehensive Plan. The first action taken by these local governments was the formation of a Comprehensive Planning Committee appointed by the elected officials of the involved communities. The membership of this group is diverse and represents a cross-section of the community. The responsibilities of this group is to facilitate the entire planning process and help formulate a Joint Comprehensive Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins, and to invite and encourage community participation throughout the planning process.

In short, the Joint Comprehensive Plan is intended to be:

- A **Roadmap** for a thriving community....
- A **Guidebook** for local decisions....
- A **Commitment** to these communities future....

The journey now begins to accomplish this end.

COMMUNITY ASSESSMENT

**IDENTIFICATION OF ISSUES
AND OPPORTUNITIES**

IDENTIFICATION OF ISSUES AND OPPORTUNITIES

Population

Issues

- Total population is expected to grow by 37.4% to 44.8% from 2000-2025 depending on the projections used. This substantial population growth will place significant demands on current infrastructure to keep up with current levels of service, and will result in significant changes to the existing land use patterns unless policies are implemented to manage and direct this growth.
- Though growth will continue in the unincorporated area during the planning period, it will not see the same dramatic change that it did in the last 20 years. The Cities of Centerville, Perry, and Warner Robins will likely continue their aggressive annexation policies into their respective service areas, thus growing at a more rapid rate than the unincorporated area.
- Houston County will account for almost one-half of the increase in total population that is expected to occur in the Middle Georgia region by 2025.
- The population growth in Houston County is largely contributed to net migration. Houston County had over three times the net migration than the next highest county in the Middle Georgia region. Bibb County, which currently has the largest population in the Middle Georgia region, had significant negative net migration from 1990-2000.
- Though the Houston County population will grow older during the planning period, with significant gains in the 55-64 and 65 & older age groups, the working age groups' (35-44 and 45-54) percentage of the total population is also expected to show gains in the planning period.
- The current percentage of whites (70%) and African-Americans (25%) residing in Houston County will likely change little during the planning period, though the percentage of Hispanic origin, which stood at approximately 3 percent in 2000, could see a significant increase over the next 20-25 years.
- Average household income is higher than the state average and compares favorably with the national average. In year 2000, Houston County had the second highest average household income in the middle Georgia region.

- Approximately 55% of the Houston County households in 2000 had annual incomes over \$40,000, which was the largest percentage in the 11-county Middle Georgia region. Houston County also had the lowest percentage of households with annual incomes below \$20,000 per year.
- Houston County had the lowest percentage of individuals and families below the poverty level in 2000 of any Middle Georgia county, and was also well below the state level.

Opportunities

- Growth in population brings with it important side benefits like creating demand for retail and service commercial uses, which in turn establishes opportunities for new businesses, jobs, and an increase in the tax base to help finance the needed infrastructure improvements.
- The projected increase in the working age group population shows that there should be a large number of people residing in the county to fill the new jobs that will be created during the planning period.
- Though the 65+ age group may be rising steadily during the planning period, many of these people will likely be retirees wanting to remain close to a military base, and those who want to enjoy the temperate climate and urban living, but not have the problems faced by the communities further south.
- The higher average household incomes will enable the community to sustain a growing, vibrant commercial economy.

Economic Development

Issues

- The existing economy for Houston County is heavily dependent on government employment, particularly Robins Air Force Base, and the retail trade and service industries necessary for its survival.
- Despite representing a relatively small percentage of the total employment, manufacturing industries contribute significantly to Houston County's economy. Houston County through its Development Authority should continue its aggressive campaign to expand existing manufacturing operations and attract higher-wage manufacturing jobs that complement with existing industries, further strengthen the community's economic base and reduce the community's dependency on RAFB.
- For the Houston County Development Authority to market and attract new manufacturing establishments and jobs in the future, there must be ample sites for them to locate. To insure these ample sites are available, the future development plan must identify land for future industrial usage, then once the plan is adopted, the local governments and their respective agencies/authorities must take immediate action to preserve and protect those sites for this purpose and this purpose only.
- The average weekly wage in Houston County is lower than the State average largely due to the large number of people employed in the retail trade/service industries that generally have the lowest wage rates of any industry.
- Communities in Houston County will need to continuously expand and upgrade their water/sewer and transportation infrastructure in order to keep pace with the demand for new commercial and industrial development, while at the same time working within the existing tax structure and laws.
- The lack of transportation alternatives provides a potential roadblock to a segment of the population that are looking for work but currently do not have the means to travel to the prospective jobs.
- As new commercial development moves out to the suburban areas of the County, older commercial development will have greater difficulty maintaining tenants, thus creating vacant buildings and blighted conditions which impact the surrounding neighborhoods. Decisions will have to be made in the future on how to handle the growing number of grayfields and whether to make investments to redevelop them.

Opportunities

- Robins Air Force Base is expected to gain additional jobs as a result of the recent BRAC recommendations. This will now allow RAFB to serve as a catalyst for future economic growth in the community, including the development of an aerospace support cluster group.
- Houston County recently completed an Economic Diversification Strategy, that if implemented will enable the Houston County economy to become less dependent on the government and retail trade/service industries, be able to withstand the continuous ups and downs of these two industries, and generate more income to the economy because of the higher wage rates.
- Houston County has an outstanding array of economic development resources, support programs, and educational opportunities to recruit new industries and provide the necessary training for tomorrow's labor force. It is critical that these resources are coordinated to maximize their benefits and usage.
- The use of job fairs and other methods can insure that potential employees are matched with job opportunities.
- Almost 80% of Houston County's workforce resides in Houston County; while 75% of Houston County residents work in Houston County.

Housing

Issues

- The number of housing units in Houston County increased from 27,397 to 44,509 between 1980 and 2000. The 17,112 units that were constructed during this period represent a 38% increase.
- Approximately two-thirds of the housing units in 2000 were single-family detached. Manufactured homes more than doubled from 1980 to 2000 and represented 12.9% of the total housing units in the County.
- Multi-family homes represented only 13.8% of the County's housing stock.
- The housing stock is relatively newer in age and in better condition in Houston County than in the surrounding area and state. Approximately 71% of the occupied units in Houston County have been built between 1970 and 2000. Even more revealing, of the recent housing boom going on in Houston County, 18.6% of the housing units (7,557) were built from 1995-2000.
- Because many housing units have been built recently, housing stock in Houston County is in relatively good condition. There are, however, pockets of substandard housing in the older sections of Warner Robins and Perry.
- Owner-occupied units represented 68.5% of the occupied units in 2000. Owner-occupied units increased by 6,920 units from 1990-2000, while renter-occupied units increased by only 1,558 during that same time period.
- Owner vacancy rate was a low 2.1% in 2000; while the renter vacancy rate was 11.2%. Both rates were higher than the State of Georgia and the nation. This is an indicator of the transient nature of the population due to the large workforce at RAFB.
- 19.3% of the households in 2000 were cost burdened or paying 30% or more of new income on total housing costs; while 7.5% were severely cost-burdened--paying more than 50% or more of net income on total housing costs.
- Retail trade and the service industries employ a large percentage of the Houston County work force. These industries are usually characterized by having some of the lowest average weekly wages. Persons employed in these occupations represent the households most challenged with finding affordable housing.
- Home ownership in 2000 was approximately 5% higher among White householders than African-American householders; the median value for homes

occupied by African Americans was 12% less than the median values of the homes occupied by Whites.

- Existing services within Houston County appear adequate to address the community's current special housing needs. Special needs include: elderly, homeless, victims of domestic violence, migrant farm workers, persons with mental, physical and developmental disabilities, persons with AIDS/HIV, and persons recovering from substance abuse. As the Houston County population grows, so will the demand for special needs housing. It will be critical that the necessary support for the organizations and the programs they sponsor be in place in the future to accommodate this demand.
- The recently completed Joint Land Use Study (JLUS) revealed numerous incompatible uses and encroachment in the Base Environs, primarily residential land use conflicts in the City of Warner Robins, Bibb, and Houston Counties.

Opportunities

- With the exception of the working low/moderate income households, as mentioned above, the county's lower than average housing costs, combined with the higher than average vacancy rates, plus above average household wages indicate sufficient affordable housing is available within Houston County to allow most who work in the county to live there also.
- Houston County and the City of Warner Robins are developing long-term mitigation plans that address the incompatible residential development; with particular attention to identifying and prioritizing properties and program funds for acquiring the designated properties.

Natural and Historic Resources

Issues

- Wetlands along the Ocmulgee River and the major creeks and streams in the area; in addition, a large portion of rural Houston County, south of Perry, is within wetland areas.
- Three major aquifers (groundwater recharge areas) are located in Houston County.
- With the exception of area around Perry, Highway 341, and Highway 26 which has medium or average pollution susceptibility, the remainder of Houston County has high pollution susceptibility. Significant ramifications for Houston County since most of existing and projected growth areas do not have access to public sewer, thus new development in these areas must be connected to septic tanks and subject to the Groundwater Recharge Area Protection requirements.
- Ocmulgee River is designated as a protected river.
- Floodplains are found along the Ocmulgee River and the major creeks and streams.
- Development plans for the Oaky Woods area can potentially eliminate one of the County's best passive recreation areas.
- Portions of the Ocmulgee River and six creeks are identified in the EPA 303 (d) list as not meeting state water quality standards.
- With the exception of the City of Perry, there has not been a recent survey to identify the historic landmarks in the County.
- Litter control and property maintenance should take on greater importance in the future.
- Houston County is losing much of its tree cover without having it replaced.

Opportunities

- All communities in Houston County have adopted a Water Resources Ordinance that includes Wetlands Protection as required by DNR Rules for Part V Environmental Criteria.

- All local governments in Houston County have adopted Groundwater Recharge Area Protection as part of DNR Rules for Part V Environmental Criteria.
- The Water Resource Ordinance adopted by Houston County protects the Ocmulgee River Corridor.
- Floodplains provide excellent opportunities for conservation and passive recreation areas and much needed open space.
- The Water Resource Ordinance adopted by Houston County and the three cities includes flood damage prevention requirements.
- Except for areas near Ocmulgee River and major streams, soils in Houston County are, for the most part, suitable for most types of urban development.
- Potential scenic areas along Ocmulgee River Corridor, Highway 341, and Highway 96.
- State park under construction south of Perry.
- Development of the Bay Gull Creek Greenway; a cooperative effort of Houston County and the Cities of Centerville and Warner Robins.
- Middle Georgia Clean Air Coalition, a cooperative effort formed in 2004 to establish effective regional air quality solutions and to protect the mission of Robins Air Force Base.
- There are numerous structures in the City of Perry that have been identified for possible eligibility for inclusion on the National Register. Six districts in the City of Perry are possible for National Register designation. These resources offer great potential for heritage tourism and to promote the community's rich historical character.

Community Facilities and Services

Issues

- Topographic issues and projected demand for wastewater treatment south of Hwy 96 and area around Hwy 247 South may dictate construction of new treatment plant by the City of Warner Robins.
- Outside of the city limits of Centerville, Perry, and Warner Robins, septic tanks are the wastewater management system used for residences and businesses. Greatest concern with septic tanks is leakage from these systems into the aquifers and contamination of the County's water supply.
- As the newer homes with septic tanks get older, the possibility of leakage from these tanks becomes a greater possibility. Consideration needs to be given to require regular cleaning and inspection of septic systems.
- Septic tank cleaning operators are having difficulty finding a suitable site to dispose of the septage they pump from the various septic systems within the county.
- Fire Protection- residences and businesses are currently well served, but there are concerns in providing an adequate level of service in the projected growth areas.
- Public Safety-
 - The Houston County Sheriff's Department and the Police Departments for the three municipalities are currently providing adequate levels of service and response time.
 - Pressure will be on the Sheriff's Office to maintain this level of service as growth continues in the unincorporated areas.
 - As the three cities continue to annex into the unincorporated areas, the cities will take on greater responsibility for public safety in those areas, thus relieving some of the pressure off of the Sheriff's Department.
 - Future budgets of the cities will need to take into account the added demand in the newly annexed areas in order to meet the expectations of these residents.
- Warner Robins will need to examine recreational facilities needs in its western borders as expands into Peach County.
- Expansion to the northeast and south by the City of Perry will bring with it demand for new recreational facilities and programs.

- The City of Centerville currently needs several small playgrounds, and must give consideration to a new neighborhood facility to serve the projected growth in that section of the county.
- Greatest deficiency at the present time is the growing residential area south of Hwy 96, with a need for a new neighborhood park. With the recreational intergovernmental agreement in place, some means of funding the construction and operation of this facility will need to be identified.
- The possible loss of Oaky Woods as a passive recreation area.
- Stormwater problems in Houston County come from various sources, including: soil erosion from building and construction sites, roads, parking lots and driveways where vehicles have leaked oil and other fluids, trash and litter from roadsides, parking lots and yards, and chemical and pet waste from lawns.
- Enormous residential and commercial growth during the planning period will further exasperate the stormwater runoff problem. More resources will have to be allocated to adequately enforce the existing regulations and others that might be required in the future.

Opportunities

- There is sufficient design capacity in the various water systems to meet the average projected demand. The same can be said for permitted withdrawal capacity with the possible exception of Perry. The issue with Perry's withdrawal capacity is dependent on the growth within its current service area and potential growth in the area now served by Houston County.
- Expansion to Perry's wastewater treatment system will provide great opportunity to expand service to their service area during the planning period.
- Installation of dry sewer in new developments within the unincorporated area offers a long-term solution to the disposal of septage.
- Having existing residences and businesses with septic tanks tapping onto a public sewerage system will be dependent on the expansion of the Perry and Warner Robins wastewater treatment systems.
- Mutual aid agreements that are currently in effect for public fire protection and police services will enable resources to be maximized while insuring that the general public is provided with the best possible level of service.
- Completion of the state park south of Perry will provide Houston County with a regional recreational facility that is much needed.

- Wetland and floodplain areas that are pervasive in Houston County provide excellent opportunities for not only great passive recreation and conservation/open space areas, but would also help protect water quality in the Ocmulgee River and the County's numerous streams.
- The Cities of Warner Robins and Centerville and Houston County participate in the EPA Phase II stormwater management program, and are implementing specific measurable goals to address six major areas. In addition, each of these communities have adopted and are enforcing a stormwater ordinance and regulations.
- City of Perry, though not required at this time to participate in the Phase II program, has set the stormwater management process in place knowing such designation will come sometime in the very near future.
- Recent state law now mandates that all persons involved in land disturbance activities must take certain training courses, pass a written test, and become certified by December, 2006.
- The Water Resource Ordinance adopted by Houston County and the three cities includes requirements for post-construction stormwater runoff and erosion and sedimentation control.

Land Use

Issues

- Areas that were once rural or rural residential in character (between Hwy 96 and Hwy 127) are quickly being transformed to suburban low-density single-family development. The area south of Hwy 127 to Hwy 341 will likely see the same fate within the next 10 years unless changes to local development policies are made.
- Older residential and commercial areas are slowly becoming blighted and need immediate attention to prevent further decline. Will likely spread as retail and services establishments relocate to the suburban areas leaving behind vacant buildings that usually go unoccupied for long periods of time or forever unless some constructive action is taken to reverse the trend.
- Lack of definable downtown area or town center in Warner Robins and Centerville.
- Encroachment of incompatible development in the Robins AFB environs.
- Unattractive strip commercial development characterized by numerous curb cuts, signage, and utility poles and the lack of building design controls is the predominate commercial use in urbanized portion of Houston County.
- There must be ample industrial sites for the Houston County Development Authority to market and attract new manufacturing establishments and jobs in the future. To insure these sites are available, the future development plan must identify land for future industrial usage, then once the plan is adopted, the local governments and their respective agencies/authorities must take immediate action to preserve and protect those sites for this purpose and this purpose only.
- Lack of regulations that encourage conservation subdivisions that allow for the clustering of housing units, thus freeing the remaining land for open space and passive recreation areas.
- Agricultural/forestry land is gradually succumbing to urban-type development.
- Separate land development and infrastructure policies and regulations for the four participating jurisdictions creates an enormous roadblock to implementing effective and innovative growth management practices in Houston County.
- The number and quality of the signs in the County is becoming an increasing concern.

Opportunities

- Perry is an excellent example of how a combination of public and private investment can transform a downtown area into an attractive place for people to work and shop and for entrepreneurs to invest in new businesses.
- Establishing redevelopment strategies for the older strip commercial areas that correspond with the overall neighborhood redevelopment plan.
- Establishing a balanced approach for encouraging new commercial developments in the growing urban area, while at the same time making it more attractive for private investment in the older neighborhoods.
- Taking advantage of nodal development of neighborhood commercial centers at certain key intersections on Hwy 96 to encourage a mixture of residential, office, and retail development around them. This is an attempt to prevent a reoccurrence of strip commercial development that has taken place along the major thoroughfares to the north, while at the same time, establishing an attractive living, shopping, and working environment, reducing traffic congestion, and establishing a trend for development along other major thoroughfares facing commercial pressures.
- New regulations for Russell Parkway Extension, if satisfactorily implemented, could become a model for other major thoroughfare overlay regulations.
- Taking advantage of new state program to acquire land to set aside for conservation and open space purposes or for the development of greenways, particularly in major wetland and floodplain areas.
- Focus of future land development management on specific corridors or character areas as described in the WRATS 2030 Land Use Plan and in this joint comprehensive plan.

Intergovernmental Coordination

Issues

- Vision 2020 provides an effective forum to communicate and coordinate land use development and infrastructure policies, but lacks the mechanism to implement its recommendations.
- Though numerous intergovernmental agreements are in place that are going a long-way in maximizing community financial and personnel resources, these agreements should be frequently reviewed and monitored and adjustments made accordingly, so that as the County continues to grow, the residents of Houston County can be assured they are receiving the highest quality services and programs.

Opportunities

- WRATS, an effective process in moving forward highway improvement projects within Houston County, can take on an equally important role in the future by: 1). insuring greater coordination between land development and transportation infrastructure improvements by encouraging its member governments to enact legislation that accomplishes this end, and placing greater emphasis on corridor management ; and 2). insuring the need for reducing traffic congestion is consistent and balanced with the need to protect sensitive natural and cultural resources and improving air and water quality within Houston County. The Cities of Centerville, Perry, and Warner Robins along with Houston County should continue their active involvement in the WRATS process and maintain a strong relationship with WRATS' two important partners: Federal Highway Administration and the Georgia Department of Transportation.
- Protecting the mission of Robins Air Force Base, diversifying the economic base of Houston County, and improving air quality in Houston County and the region are important objectives to be undertaken during the planning period. Organizations such as the Houston County Development Authority, the Middle Georgia Regional Development Authority, Georgia Department of Community Affairs, Robins Air Force Base 21st Century Partnership, Inc., the Middle Georgia Clean Air Coalition, and the Middle Georgia Regional Development Center play a role in meeting one or more of these objectives. It is important that Houston County and the Cities of Centerville, Perry, and Warner Robins actively support and participate in these organizations, while at the same time, holding them accountable for fulfilling their specific role in implementing these objectives.

Transportation

Issues

- The recently completed 2030 WRATS Long-Range Transportation Plan showed that by 2030, many of the roads and highways in Houston County will exceed satisfactory level of service. To reduce the expected traffic congestion, the Plan recommended a list of short, medium, and long-range improvements that taken together will cost millions of dollars. Continued support from federal, state, and local sources of funding is critical if these projects are to be implemented.
- Though public transportation may not be feasible at this time, WRATS and its member communities should continually examine the need for such a system, in light of the continued growth of the community, as an alternative to reduce traffic congestion and to meet air quality objectives.

Opportunities

- The Perry-Houston County Airport is currently underutilized. It has potential, however, in becoming a larger and more critical component of the community's economic development and transportation programs.
- The expansion of bicycle and pedestrian system in Houston County and the three communities can pay positive dividends in the future from both the transportation and land use perspectives. The City of Perry is taking the lead in bringing these facilities to their community, and it is hoped that the other jurisdictions will follow in their footsteps. The upcoming WRATS Bicycle/Pedestrian Plan that uses the recommendations from the Regional Bicycle/Pedestrian Plan, as well as the SPLOST Improvement Program as a base, will set the stage for the future expansion of this system.
- Establishing a road corridor approach to land use, transportation, and urban design issues similar to those being implemented along the Russell Parkway Extension has the opportunity to create better land development scenarios with less sprawl, to improve the appearance and aesthetics of the area, and to provide alternative forms of transportation with less dependency on the automobile--particularly on shorter trips.
- Various commuter strategy options, including ridesharing and vanpooling could have significant impacts on the future traffic congestion and air quality, thus should be aggressively explored in the future.

- As explained above under Intergovernmental Coordination, WRATS can take on a greater role in coordinating transportation planning with land use and infrastructure development as outlined in the WRATS 2030 Land Use Plan report.

**ANALYSIS OF
EXISTING DEVELOPMENT PATTERNS**

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

The Analysis of Existing Development Patterns consists of three major sections: (1) evaluation of the existing land use patterns within the Cities of Centerville, Perry, and Warner Robins and unincorporated Houston County (see Maps 2a-2d in the Appendix; (2) a discussion of the areas requiring special attention; and (3) the identification of recommended character areas. See Maps 3a-3d in the Appendix.

Existing Land Use

This section of the report includes an inventory and analysis of existing land use patterns within Houston County. It begins with a review of the methodology used to obtain the existing land use.

Methodology for Deriving Existing Land Use

The Middle Georgia RDC Information Technology (IT) Department staff coordinated with the Houston County Tax Assessors Office to obtain several of their files to establish most of the parcel-based existing land use information. The first file was the Georgia Department of Revenue’s Tax Digest program called WinGap. The WinGap file classifies each parcel of property based on certain property codes. Below are the property codes from WinGap that were used by the RDC staff to establish the individual land use categories for this report:

<u>WRATS Land Use Category</u>	<u>WinGap Equivalent</u>
Residential	Residential; Residential Transitional
Commercial	Commercial
Industrial	Industrial
Public/Institutional	Exempt Property
Trans/Comm/Utility	Utility
Agriculture/Forestry	Agricultural; Conservation Use

Because WinGap incorporates manufactured home parks and multi-family dwellings having four or more units into its commercial property code, separate Tax Assessor files had to be accessed to properly place the location of these uses on the existing land use map.

Several sources were used by the RDC staff to locate the Parks/Recreation/Conservation category for the existing land use map. These sources include the State GIS Clearinghouse, discussions with local planners, and intuitive knowledge of the Houston County area.

From the various sources and files noted above, the RDC IT Department prepared draft existing land use maps. To verify the information on the maps, the RDC staff conducted several in-field surveys and held meetings with local planning and zoning officials. These methods were important tools in deriving the undeveloped/vacant land use, since WinGap had classified most of this property as either residential, agricultural, or conservation use. Using the results of these surveys and the meetings, changes to the draft maps were made.

The City of Perry Building Department has developed for their use a parcel-based existing land use database. This database was used by the RDC IT Department to augment the data from WinGap for those parcels within the City of Perry.

Existing Land Use Definitions

For this study the following existing land use categories were used:

- **Residential:** The predominate use of the land within this category is for single-family and multi-family dwelling units.
- **Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.
- **Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional:** This category includes certain state, federal, or local government uses and institutional uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- **Transportation/Communication/Utilities:** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.
- **Park/Recreation/Conservation:** This category is for land dedicated to active or passive recreation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.

- **Agriculture/Forestry:** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber, or pulpwood harvesting.
- **Undeveloped/Vacant:** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

City of Centerville

Residential

- Single-family subdivisions in the design of classic traditional neighborhoods are located off Elberta Road, Church Street, Collins Avenue, and Houston Lake Boulevard north of Church Street/Gunn Road.
- Lower density suburban neighborhoods can be found west of Houston Lake Boulevard to US 41.

Commercial

- Strip highway commercial along Houston Lake Boulevard north of Wilson Drive and portions of Gunn Road.
- Neighborhood Commercial along Elberta Road.
- Regional Commercial activity including the Galleria Mall along Watson Boulevard and Houston Lake Boulevard south of Church Street.

Public/Institutional

- Local government buildings and complexes along with numerous institutional uses including churches along Houston Lake Boulevard, Church Street, and Thomson Road.

Parks/Recreation/Conservation

- Several parcels along Thomson Road and Collins Avenue are considered as conservation/open space areas.

City of Perry

Residential

- Classic traditional neighborhoods that contain primarily medium density single-family residential (with some areas containing mixture of single-family, duplexes, and multi-family uses) are located south of Hwy. 341S, between Hwy. 341 S and Hwy. 127, and off US 41N, Courtney Hodges Boulevard, and portions of Marshallville Road and Hwy. 341N.
- In-town historical residential uses are situated east and west of the downtown area.
- Low-density suburban single-family development is found north and south of the Perry Parkway and in the extreme western fringes of the Perry service area.

Commercial

- Central Business District - The City of Perry, Downtown Development Authority, Perry Chamber of Commerce, and the business owners have made a considerable investment in the downtown area over of the last decade to make it an attractive place to shop and work. In addition, the shared-use trail system that is currently under development will connect the downtown area with the community's residential areas and the State's Agricenter, thus bringing more residents and visitors into the area, but without the traffic congestion and the need for more parking.
- Strip Commercial Development - Along Sam Nunn Boulevard, Courtney Hodges Boulevard and the area near I-75 and the Agricenter.
- Neighborhood Commercial – Hwy. 41 north of the downtown area, Hwy. 341S, Hwy. 127N, and along portions of Kings Chapel Road.

Industrial

- Four primary areas along Valley Drive, south of the downtown area, south of Courtney Hodges Boulevard, and along I-75 between Perry Parkway and Thompson Road.

Public/Institutional

- Includes the local government complexes and churches in the downtown area and vicinity, the Georgia National Fairgrounds and Agricenter, the Houston County Government Complex near the intersection of Perry Parkway and Kings Chapel Roads, and schools and churches along Hwy. 41N, and other scattered institutional sites.

Parks/Recreation/Conservation

- Concentrated north, south, and east of the downtown area and includes the passive and active recreational areas owned by the City and a private golf course.

Agriculture/Forestry

- Large area east of the Perry Parkway is beginning to transition to suburban residential growth.
- West of Perry Parkway and north of Hwy. 127/224 will likely see some suburban residential growth, but not at the pace that is occurring in the eastern quadrant of the Perry Service Area.

City of Warner Robins

Residential

- Medium-density development with a mixture of single-family, duplex, and multi-family east of Houston Lake Road, south of Dunbar Road, and north of Russell Parkway.
- The area south of Russell Parkway towards Hwy. 96 is primarily single-family, low-density suburban residential.

Commercial

- Strip Highway Commercial - Includes the older section of Warner Robins on Watson Boulevard and North Davis Drive, and from there it has now spread all along Watson Boulevard/Highway 247 Connector to US 41, Russell Parkway from just west of Highway 247 to Houston Lake Road, and portions of Houston Lake Road from Watson Boulevard to Russell Parkway.
- This type of commercial is characterized by its variety and intensity of commercial uses; both retail and service, numerous curb cuts (that impacts traffic flow), and general unattractiveness due to the amount of signage and utility poles and a lack of building design controls.
- Another concern about strip commercial developments is the tendency for businesses to move out of older strip areas and move into new developments. From a business point of view, this makes sense because the new development is more attractive, has more parking, and is closer to the growing residential markets. From a community standpoint, these older commercial areas become abandoned and create a blighted effect on the surrounding area, thus reducing property values, tax base, and the initiative for private investment.
- It will be important for the communities in the WRATS Study Area to: (1) establish redevelopment strategies for these older strip commercial areas that correspond with the overall neighborhood redevelopment plans; and (2) establish a balanced approach

for encouraging new commercial developments in the growing urban area, while at the same time making it more attractive for private investment in older neighborhoods, both in terms of creating new residential and commercial opportunities.

- Neighborhood Commercial Centers - Developed within the strip commercial areas along Watson Boulevard and Russell Parkway in Warner Robins. New neighborhood commercial centers constructed in the suburban areas (along Highway 96) to keep up with the demand for retail and services of those residents moving to the area. In addition to Highway 96, another popular area for new neighborhood centers is along the Highway 247 Connector west of Houston Lake Road. These centers are taking advantage of the proximity to Galleria Mall and the growing population in Centerville and east Peach County.
- Local planners should take advantage of this nodal development by encouraging a mixture of residential, office, and retail development to occur along Highway 96 and connect them to these nodal areas with alternative transportation modes. Enacting certain regulatory measures in the near future will likely prevent a reoccurrence of strip commercial development that has taken place along the major thoroughfares to the north; establish an attractive living, shopping, and working environment; reduce traffic congestion; and also establish a trend for development along other major thoroughfares likely to face commercial pressures such as Highway 127 and Perry Parkway. Such regulations are being recommended along the Russell Parkway Extension in hopes of accomplishing the above objectives.
- Interstate Commercial Development - Located at the interstate interchange at Highway 247 Connector are the typical uses that generally serve the interstate traveling public; service stations, restaurants and motels, and other entertainment venues.
- Though there are land development regulations in place, there are no overall development plans for this area that address building design and appearance, signage, ingress/egress, etc. This interchange is an opportunity to establish striking entranceways that will leave a positive and lasting impression on the visitor about that community. These opportunities exist for the new interchanges at the Russell Parkway Extension and Highway 96 and the interstate corridor north to White Road.

Industrial

- Industrial areas in the City of Warner Robins include the Warner Robins Industrial Park off Hwy. 247 south of Russell Parkway, and two smaller areas; one at the intersection of Hwy. 247 and Elberta Road and one at the intersection of Dunbar Road and Carl Vinson Parkway.

Public/Institutional

- There are numerous public/institutional uses scattered throughout the City of Warner Robins, and they include Robins Air Force Base, government office

buildings, fire stations, public schools, Macon State College satellite center, Houston Medical complex, churches, etc.

Parks/Recreation/Conservation

- Included in this land use category are all of the public parks operated by the City of Warner Robins and several passive recreation areas.

Agriculture/Forestry

- There are few parcels of land within the City of Warner Robins that have been classified as in agriculture/forestry and they are located along Houston Lake Road south of Russell Parkway and Dunbar Road.

Unincorporated Houston County

Residential

- Single-family, low-density suburban type residential development located north and south of Hwy. 96, north of Dunbar Road, and east of the City of Perry.
- Rural residential uses south and west of Perry.

Commercial

- Strip commercial development along Hwy. 247 north and south of Hwy. 96
- Interstate commercial development at I-75 and Hwy. 26.
- Convenience commercial development scattered throughout the rural area south of Perry.

Industrial

- Large industrial corridor along Hwy. 247S that includes Frito-Lay, Medusa, and Perdue Chicken plant.

Public/Institutional

- Includes a public school off Hwy. 96 east of Hwy. 247, and churches and cemeteries in the rural area south and west of Perry.

Parks/Recreation/Conservation

- Oaky Woods and the state park south of Perry are the two P/R/C sites in unincorporated Houston County.

Agriculture/Forestry

- Most of unincorporated Houston County is classified as agriculture/forestry.
- It is likely that during the planning period, the area south, east, and west of Perry will become suburban residential, while the remainder of the area will continue its rural residential character.

Areas Requiring Special Attention

Areas requiring special attention include:

- **Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:**
 - An area requiring special attention in unincorporated Houston County is Oaky Woods. Oaky Woods is an area of land, approximately 19,000 acres in South East Houston County below Highway 96 and adjacent to the Ocmulgee River. Originally owned by the Weyerhaeuser Corporation, the property was managed as timberland to be used in Weyerhaeuser's pulp and paper operations. The Company also leased the acreage to the Georgia Department of Natural Resources as a wildlife management area (WMA). As such, Oaky Woods has served as wildlife habitat for many species of animals and has provided hunters with a unique opportunity to hunt deer, hogs, bear, and turkey. Black bear and other indigenous wildlife have made this area their home for many years. It is also the home of some of the State's best "black belt" prairies and endangered plant species.

On February 20, 2004, Weyerhaeuser announced that it would sell all of its timberland in Georgia, including the Oaky Woods tract. While environmental groups, hunters, and the State scrambled to come up with the cash to protect the acreage from development, the property was eventually sold to a development corporation with plans to create a large scale private residential development with private taxing authority. The property has not been immediately developed, and there is still hope that at least some of Oaky Woods might be acquired through the State's land conservation program.

Due to Houston County's high growth rate and the development of available land and greenspace, these 19,000 acres require special attention. The future of Oaky Woods is unclear. It may or may not succumb to development. If development plans proceed, however, the County should have the appropriate land use tools in place to ensure that development occurs in such a way as to preserve Oaky Woods' sensitive areas, wetlands, and wildlife habitat.

- **Areas where rapid development or change of land use is likely to occur:**
 - The area south of Hwy. 96 and east of Moody Road, past Hwy. 127 and Hwy. 224 will see enormous residential growth during the planning period. Hwy. 96 and Moody Road area is already transitioning from rural residential/agriculture and forestry to suburban residential. Within the next 5-10 years, the area between Hwy. 127 and Hwy. 224 will likely become suburban residential in character. During the remainder of the planning period, the area from Hwy. 224 to Felton Road, Firetower Road, Pyles Road, and Grovania Road will gradually move from its current rural residential character to that of suburban residential.
- **Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:**
 - This area includes the transitioning area mentioned above. To accommodate the growth, the City of Perry will likely have to expand sewer service to this area necessitating a change in the service delivery map, and Houston County will have to continue expanding and improving its water system. Some improvements are currently being made along Hwy. 127 and Hwy. 247S.
- **Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.**
 - Base Environs Area - Much of the land use in the vicinity of Robins Air Force Base is incompatible with aircraft noise and encroaches on the Base by potentially creating a more severe accident zone for crashes. This area contains an eclectic mix of house trailers, low-end housing (apartments, duplexes and houses), industrial uses, and some commercial. The housing needs to be removed, and the land use converted to industrial use and some retail or wholesale uses.
 - Downtown Warner Robins - This area needs upgraded housing, commercial businesses, and office complexes to create jobs. The Downtown Development Authority (DDA) needs to develop a revitalization plan for this area, and to concentrate on the Commercial Circle and First Street areas. The First/Second Street area could be an

attractive office area for RAFB or for companies doing business with RAFB along with some retail/service commercial uses. The **DCA Resource Team** conducted a study in the area several years ago, and recommendations from this study could be used as part of this revitalization plan.

- **Large abandoned structures or sites, including those that may be environmentally contaminated:**
 - Includes portions of the Base Environs Area described above.
- **Areas with significant infill development opportunities (scattered vacant sites):**
 - Includes several areas within the Downtown District and are highlighted in the DCA Resource Team report.

Recommended Character Areas

One aspect of the Joint Comprehensive Planning process that differs from previous efforts is the employment of the Character Area planning concept. In accordance with Department of Community Affairs (DCA) recommendations, the use of character areas in planning acknowledges the visual and functional differences of varying neighborhoods and allows for more intentional guidance of future development through adequate and specific planning and implementation. Under the program, all incorporated and unincorporated areas of the County are assigned one of a number of described Character Area designations. These designations are used to define areas that either have unique or special characteristics that need to be preserved, have the potential to evolve into unique areas, or that may require special attention due to unique development issues. In the process of identifying and defining character areas, it is important to create recommendations that include the present character of an area as well as the future desired character for these places in the community.

Below are the Character Areas that the Coordinated Planning Committee have received preliminary recommendation for inclusion in the Joint Comprehensive Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins. The CPC will make a final recommendation of the Character Areas after it has received extensive community input obtained from its Community Participation Program. The final Character Areas will be shown on the Future Development Map in the Community Agenda portion of the Plan.

Classic/Traditional Neighborhood

Description

A **Classic/Traditional Neighborhood** is a residential area in the older part of the community. Characteristics include high potential pedestrian orientation, small, regular lots; limited open space; buildings close to or at the front property line; alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area. Neighborhoods of this type may often show various stages of disrepair. Some demonstrate a predominance of high quality, well maintained residences whereas others may exhibit symptoms of decline. These neighborhoods may provide a rich reservoir of affordable housing for first-time homebuyers, fixed income, and low-to-moderate income households.

Location within Houston County

- Centerville-Warner Robins - South of Dunbar Road to Watson Boulevard bounded by Houston Lake and Davis Road; South of Watson Boulevard bounded by Houston Lake Road to SR 247.
- Perry - Areas along Hwy. 41N, Hwy. 341N, Hwy. 341S, along Kings Chapel Road and Courtney Hodges Boulevard, and north of Marshallville Road.

Suburban Neighborhood

Description

Suburban Neighborhood is an area where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer 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.

Location within Houston County

- Warner Robins - Includes most of the area between Hwy. 96 and Russell Parkway.
- Perry - A large portion of the Perry Service Area is within this Character Area category and involves the areas east of the Perry Parkway and Hwy. 341S, south of the Golden Isles Parkway and the western section of the service area.
- Unincorporated Houston County - South of Hwy. 96 to the Felton Road, Firetower Road, Pyles Road, and Grovania Road and east to Hwy. 247S.

Rural Residential

Description

Rural Residential can be described as rural, undeveloped land likely to face development pressures for lower density (one unit per one acre or more) residential development. Typically, it will have low pedestrian orientation and access, very large lots, open space, pastoral views, and high degree of building separation.

Location within Houston County

- Unincorporated Houston County - Considered as “rural neighborhoods” and is defined by the area south of Felton Road, Firetower Road, Pyles Road, and Grovania Road and the area east of Hwy. 247S to Saddle Creek Road.

Historic District

Description

Historic district is an area containing features, landmarks, civic, or cultural uses of historic interest. Characteristics may vary based on size, location, and history of the community.

Location within Houston County

- Perry - Includes the predominately residential areas north and east of the downtown area.

Downtown District

Description

The **Downtown District** is a traditional central business district of an incorporated area. It generally includes a combination of retail, service, professional, and governmental uses.

Location within Houston County

- Centerville – Parallels Houston Lake Boulevard from Church Street to Thomson Road. It also includes a portion of Church Street to the City Hall complex.
- Warner Robins - Bounded by Green Street at the north, Hwy. 247 on the east, Martin Luther King, Jr. Boulevard on the south, and N/S Davis Drive on the west.
- Perry - Perry City Hall forms its northern boundary, Main Street its southern boundary, Hwy. 41/Macon Road its eastern boundary, and Big Indian Creek the west boundary.

Neighborhood Commercial Corridors

Description

Neighborhood Commercial Corridors are developed or undeveloped land paralleling the route of a street or highways that link emerging town centers and commercial nodes and transportation crossroads. These areas are likely to experience commercial development and provide an excellent opportunity for mixed use and office park development. There is a potential for uncontrolled strip development to emerge if growth is not properly managed.

Location within Houston County

- Perry - Macon Road/US 41N, Hwy. 127 from Swift Street to approximately the Perry Parkway, Hwy. 341S from Main Street to just past Keith Drive, and most of Keith Drive from Hwy. 341S to Kings Chapel Road.

Crossroads Town Center

Description

Crossroads Town Center is a focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Location within Houston County

- Perry - Includes the following areas: Perry Parkway from Hwy. 341S to US 41N; Hwy. 41N from Perry Parkway to Langston Road; intersection of Arena Road

and Saddle Creek Road; intersection of Arena Road and Kings Chapel Road; and Perry Parkway from Valley Drive to Hwy. 341N

Crossroads Community

Description

Crossroads Community, like a Crossroads Town Center is a focal point for several neighborhoods and has general retail and service commercial but at a much smaller scale.

Location within Houston County

- Unincorporated Houston County - The communities identified are Bonaire, Kathleen, Henderson, Elko and Haynesville; the one at the intersection of Golden Isles Parkway and Hwy. 247S and the one on Grovania Road.

In-Town Corridor

Description

In-Town Corridor is developed or undeveloped land paralleling the route of a street or highway in town that is already or likely to experience uncontrolled strip development if growth is not properly managed.

Areas within Houston County

- Centerville/Warner Robins - Carl Vinson Parkway north of Watson Boulevard, Houston Road, N. Davis Drive, Watson Boulevard from the Downtown District to Carl Vinson Parkway; S. Houston Lake Road, Carl Vinson Parkway from Russell Parkway to Watson Boulevard, and Russell Parkway from Wellborn Road to S. Houston Lake Road.

Outlying Corridor

Description

Outlying Corridor is developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.

Areas within Houston County

- Warner Robins – Hwy. 41N from Hwy. 247C to approximately Thomson Road, and Russell Parkway Extension.

- Unincorporated Houston County – Hwy. 96 west of Magnolia Hill Road, Hwy. 96 near Peach Blossom Road and from Cartwright Drive to Hwy. 247S, and Hwy. 247S from Sandy Run Road to Beaver Creek Road.

Regional Activity Center

Description

Regional Activity Center is a concentration of regionally-marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by a high degree of access by vehicular traffic and high transit use, including stops, shelters, and transfer points; on-site parking; low degree of internal open space; high floor-area-ratio; large tracts of land, campus or unified development. Incorporated into this area are a wide variety of applications including concentrations of industrial, manufacturing, high density commercial, wholesale trade, and distribution activities. This designation intentionally incorporates a broad range of land uses. The focus is on the fact that this area serves to attract users and visitors from across the region rather than on being land-use specific.

Areas within Houston County

- Centerville/Warner Robins - Watson Boulevard/Hwy. 247S from Carl Vinson Parkway to east of Hwy. 41N, Elberta Road east of Collins Drive, Warner Robins Industrial Park south of Russell Parkway, and Hwy. 96 from Peach Blossom Road to Magnolia Hill Road.
- Perry - I-75 Corridor from the Perry Parkway to Mossy Creek.
- Unincorporated Houston County – Hwy. 247S from Hwy. 127 to Hwy. 341S.

Park/Open Space/Conservation

Description

Park/Open Space/Conservation is undeveloped, natural lands with significant natural features including views, coast, steep slopes, floodplains, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas not suitable for development of any kind.

Areas within Houston County

- Centerville/Warner Robins - Bay Gall Creek Greenway, greenway west of Houston Lake Road, Ocmulgee River Corridor, Landings Country Club, and the active and passive parks within the City of Warner Robins.
- Perry - Greenways along the major creeks and streams including Big Indian Creek and Mossy Creek; Georgia Fairgrounds and Agricenter, new state park on Hwy. 41S and the passive and active recreation areas within the City of Perry.
- Unincorporated Houston County - Oaky Woods and the Ocmulgee River Corridor.

Robins Air Force Base Environs

Description

Robins Air Force Base Environs is identified areas in the vicinity of RAFB that present issues of compatibility related to noise and accident potential. The vision for these areas is a gradual transition of use towards those compatible with mission requirements as described in the Joint Land Use Study.

Areas within Houston County

- Warner Robins - Parallels Hwy. 247 from Echeconnee Creek to Green Street. East of Hwy. 247 is Robins Air Force Base.

**EXPLANATION OF QUALITY COMMUNITY
OBJECTIVES ASSESSMENT**

EXPLANATION OF QUALITY COMMUNITY OBJECTIVES ASSESSMENT

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural, and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the 15 Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns, as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals. For technical assistance in implementing the policies, ordinances and organizational structures referenced in the assessment, please refer to [OPQG’s Assistance with Planning and Quality Growth](#) .

**CITY OF CENTERVILLE
PLANNING AND QUALITY GROWTH
ASSESSMENT**

CITY OF CENTERVILLE PLANNING AND QUALITY GROWTH ASSESSMENT

<i>Development Patterns</i>			
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.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.		X	Has a zoning code; it distinguishes between residential and commercial.
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		We have PUD zoning which allows for higher density/creative projects w/o requiring variances.
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 the summer.		X	Local Keep Centerville Beautiful Center facilitates some tree planting activities.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		Employ a variety of sources to ensure clean community practices.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
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.			
	Yes	No	Comments
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	Centerville has no known brownfield areas.
3. Our community is actively working to promote grayfield redevelopment.	X		Will redevelop grayfields through its DDA.
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 (5,000 square feet or less) for some uses.	X		
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.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or 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	
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.			
	Yes	No	Comments
1. We have public transportation in our community.		X	
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	
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.			
	Yes	No	Comments
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, etc.).		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,		X	

commerce, entertainment and education.			
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.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	
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 this.		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.			
	Yes	No	Comments
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.			
	Yes	No	Comments
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 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 a tree preservation ordinance which is actively enforced.		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		
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the prerequisites 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.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making 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		
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, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for	X		

new development.			
8. We have a citizen-education campaign 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.			
	Yes	No	Comments
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	
2. Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
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			
<p>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.</p>			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small 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 multi-family housing.		X	
7. We allow multi-family housing to be developed in our community.	X		
8. We support community development corporations that build 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	
<p>Educational Opportunities</p> <p>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.</p>			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		Through state programs.
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		
<i>Governmental Relations</i>			
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.			
	Yes	No	Comments
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.			
	Yes	No	Comments
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	X		

regionwide strategies.			
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

**CITY OF PERRY
PLANNING AND QUALITY GROWTH
ASSESSMENT**

CITY OF PERRY PLANNING AND QUALITY GROWTH ASSESSMENT

<i>Development Patterns</i>			
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.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Zoning does separate commercial, residential, and retail uses in most districts.
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 the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		Public Works Department diligently maintains the city's public areas.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Where sidewalks are located, walking is an option.
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		Except for Perry Middle School, all schools are located in a neighborhood.

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.			
	Yes	No	Comments
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	The city lacks any significant brownfield sites.
3. Our community is actively working to promote grayfield redevelopment.	X		There are a number of organizations involved in economic redevelopment.
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 (5,000 square feet or less) for some uses.	X		Allowed in the Planned Unit Development (PUD) District.
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.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or 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		Perry has enacted downtown and historic ordinances
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Perry has landscape and tree ordinances and also big box ordinance.
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.			
	Yes	No	Comments
1. We have public transportation in our community.		X	
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		Have multi-use path system planned.
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.			
	Yes	No	Comments
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, etc.).		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 and 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.

	Yes	No	Comments
1. We have designated historic districts in our community.	X		
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 this.	X		All new development in a designated historic district must be compatible with neighboring properties.

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.

	Yes	No	Comments
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	Conservation Subdivision ordinance under development.

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.

	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		All resources have been cataloged in the comprehensive plan.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		

3. We have identified our defining natural resources and taken steps to protect them.	X		Encourages non-development of floodplains, wetlands, and other sensitive areas.
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.	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		
<i>Social and Economic Development</i>			
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.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making 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		Constantly review and update the ordinances.
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, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		

8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	Discuss and explain the process to all interested parties but lacks a formal campaign.
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.			
	Yes	No	Comments
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		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		Operated by the Chamber of Commerce
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.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		

2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		Loft apartments are permitted by right. Neo-traditional is allowed in the PUD District.
6. We have vacant and developable land available for multi-family housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build 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		Permitted in the PUD District.

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.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		Through state programs.
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		
<i>Governmental Relations</i>			
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.			
	Yes	No	Comments
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.			
	Yes	No	Comments
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 regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

**CITY OF WARNER ROBINS
PLANNING AND QUALITY GROWTH
ASSESSMENT**

CITY OF WARNER ROBINS PLANNING AND QUALITY GROWTH ASSESSMENT

<i>Development Patterns</i>			
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.			
	Yes	No	Comments
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		Along Russell Parkway Extension only.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
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.			
	Yes	No	Comments
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	Do not have any brownfield sites.

3. Our community is actively working to promote grayfield redevelopment.	X		Will redevelop grayfields.
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 (5,000 square feet or less) for some uses.	X		
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.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or 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		Some are delineated and some are protected, but not all.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		For Russell Parkway Extension and eventually for Commercial Circle.
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.			
	Yes	No	Comments
1. We have public transportation in our community.		X	
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		Some areas do, but others do not.
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		

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.			
	Yes	No	Comments
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, etc.).	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 and education.	X		
<i>Resource Conservation</i>			
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.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	
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 this.		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.			
	Yes	No	Comments
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	City plans to develop such an ordinance. These developments are just now beginning to occur in this area.

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.

	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		Some are inventoried, but not all.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		Some are defined, but not all.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		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		

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.

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when	X		

making infrastructure decisions.			
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	
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, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign 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.			Unable to Determine.
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.

	Yes	No	Comments
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		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		

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.

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small 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		
8. We support community development corporations that build 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		

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.

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		Through state programs.
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		
<i>Governmental Relations</i>			
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.			
	Yes	No	Comments
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.			
	Yes	No	Comments
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 regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

**HOUSTON COUNTY
PLANNING AND QUALITY GROWTH
ASSESSMENT**

HOUSTON COUNTY PLANNING AND QUALITY GROWTH ASSESSMENT

<i>Development Patterns</i>			
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.			
	Yes	No	Comments
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	Have a tree ordinance, not a street tree ordinance.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
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	No bike lanes.
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.			
	Yes	No	Comments
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	No brownfields in community.

3. Our community is actively working to promote grayfield 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	Will include recommendations for nodal development in the comprehensive plan update.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	No public sewer.
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.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or 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		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	Will address aesthetics of development in the comprehensive plan process.
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.			
	Yes	No	Comments
1. We have public transportation in our community.		X	
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	X		

wherever possible.			
6. We have a plan for bicycle routes through our community.	X		
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.			
	Yes	No	Comments
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, etc.).	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 and education.	X		
<i>Resource Conservation</i>			
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.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	No historic neighborhoods, only specific 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 this.		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.			
	Yes	No	Comments
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	PUD zoning allows for conservation subdivision, but not widely used in unincorporated areas.
<p>Environmental Protection</p> <p>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.</p>			
	Yes	No	Comments
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	Will address this issue during the comprehensive plan process.
3. We have identified our defining natural resources and taken steps to protect them.	X		Included in adopted Part V Ordinances.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.	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		
<p><i>Social and Economic Development</i></p>			
<p>Growth Preparedness</p> <p>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</p>			

growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making 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		
5. We have a Capital Improvements Program that supports current and future growth.		X	Adopt annual capital budget only.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	Will designate areas during the comprehensive plan process.
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign 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.

	Yes	No	Comments
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		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	Heavily reliant on RAFB.

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		
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.

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		Cities only.
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		Cities only.
6. We have vacant and developable land available for multifamily housing.		X	Requires multi-family developments to be on sewer line, thus must be in an incorporated area.
7. We allow multifamily housing to be developed in our community.		X	Same as #6.
8. We support community development corporations that build housing for lower-income households.		X	Cities manage Housing Authority.
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	Requires sewer and must be in an incorporated area.

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.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		Through state programs.
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		
<i>Governmental Relations</i>			
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.			
	Yes	No	Comments
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.			
	Yes	No	Comments
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 regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		Cities and county representatives meet every other month via Vision 2020.

SUPPORTING ANALYSIS

Population and Demographics

Economic Development

Housing

Natural and Cultural Resources

Community Facilities and Services

Intergovernmental Coordination

Transportation

POPULATION AND DEMOGRAPHICS

Shifting population dynamics are currently a driving force fomenting substantial land use changes in the Joint Houston County comprehensive plan study area. The Population Element of the Joint Houston County Comprehensive Plan provides communities and planners the information necessary to complete population and demographic inventory and statistical analyses. This information is essential to the entire planning process. Data and analyses developed during this phase of the process serves as the underpinning for the additional elements of the plan. In addition to portraying current population and demographic characteristics, this section depicts historical and predictive trends where applicable. Where appropriate, data is assessed with regard to regional, state, and national statistics in order to perform comparative analysis.

Included in the data inventory portion of the Population Element are specific sections describing information related to Total Population, Age Distribution, and Income. Data sources employed to complete the data inventory and analysis in this section include statistics developed directly from the 2000 United States Census, estimates generated by Woods & Poole, Economics Inc., and data provided in the Georgia County Guide¹. Data collection and analysis activities were implemented in August 2005. Projected and historical time frames are considered as emanating from this date. Except where noted, projected data figures were derived through use of simple multiplier analysis in conjunction with data from the most recently conducted census. In these cases, data recorded from the year 2000 is the considered benchmark with 2025 the twenty year reference point. All analysis work, unless otherwise noted, was conducted by the planning staff of the Middle Georgia Regional Development Center (RDC).

Total Population

Data and Analysis

The Total Population section of the Population element includes an inventory and discussion of the past and current conditions as well as projected trends of population for the Houston County planning area. This inventory depicts data spanning the forty-five year planning period window extending from 1980 through 2025 as projected from the 2000 US census. Initially, reviewers examined data projections provided by the Georgia Department of Community Affairs. While the historical accuracy of these figures through 2000 is certain, recent developments have called into question the precision of published projections.

The Comprehensive Planning area encompassed by the incorporated and unincorporated areas of Houston County has witnessed a significant increase in population over the last several years.

¹ Susan R. Boatright, S. and Bachtel, D., Ed. 2005-2006 Georgia County Guide. Center for Agribusiness and Economic Development, University of Georgia: Athens, GA.
< <http://www.agecon.uga.edu/~countyguide/> > 01/15/06

Original 2000 estimates predicted that the total population for the planning area would be approximately 119,055 by 2005. Unsurprising to local officials is the fact that revised US Census estimates disclose that by 2004 the actual figure has exceeded 123,000 total residents. This considerably higher than predicted rate of growth is also reflected in a significant increase in issued building permits and various demands related to proffered public services. Plan preparers, therefore, judged it both prudent and necessary to reevaluate the original trend figure estimates.

In addition to the fact that the total population of the area is increasing, it has been noted that there is an ongoing demographic shift occurring between incorporated and unincorporated areas of the county. Due to various factors, including annexation, and expanded minimum lot size thresholds in the case of non-publicly sewered properties, the populations of the cities is seeing a greater rise in the rate of population increase than the county.

In order to develop statistical projections intended to incorporate actual demographic changes, recent census estimates were examined and subjected to linear extrapolation to produce updated trend estimates. Next, estimates related to percentage of growth for each of the localities was derived. This involved the computation of linear trends using the least squares method for US Census biannual data between 2000 and 2004. These results were then utilized to produce modified trend predictions for the remainder of the planning period. Adjusted figures now better reflect both the actual amount of change observed as well as where these changes are taking place.

Table P.1a displays the total population figures and projection for the communities that comprise Houston County, Georgia as originally drawn from the 2000 US Census. Table P.1b shows these figures after the implementation of described adjustments. Figure P.1 displays the adjusted results in chart format.

Table P. 1

Original 2000 Estimated Population Contributions by Locality										
Name	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Houston County	25,637	29,207	32,779	40,430	48,081	53,692	59,302	64,914	70,525	76,136
Centerville	2,622	2,937	3,251	3,765	4,278	4,692	5,106	5,520	5,934	6,348
Perry	9,453	9,453	9,452	9,527	9,602	9,639	9,677	9,714	9,751	9,788
Warner Robins	39,893	41,810	43,726	46,265	48,804	51,032	53,260	55,487	57,715	59,943
Total	77,605	83,407	89,208	99,987	110,765	119,055	127,345	135,635	143,925	152,215

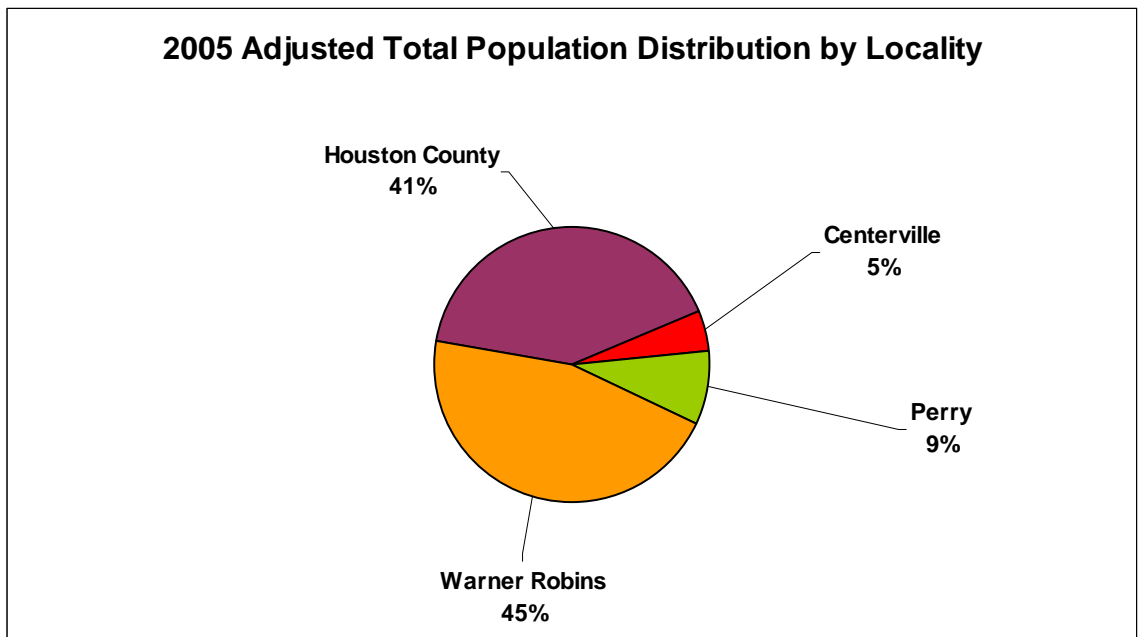
Source- U.S. Census

Table P. 1b

Adjusted 2005 Estimated Population Contributions by Locality										
Name	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Houston County	25,637	29,207	32,779	40,430	48,081	51,807	53,915	55,658	57,532	59,505
Centerville	2,622	2,937	3,251	3,765	4,278	5,915	7,256	8,477	9,655	10,801
Perry	9,453	9,453	9,452	9,527	9,602	10,931	11,849	12,656	13,466	14,279
Warner Robins	39,893	41,810	43,726	46,265	48,804	58,184	58,798	64,552	70,216	75,811
Total	77,605	83,407	89,208	99,987	110,765	126,837	131,818	141,343	150,869	160,396

Source- US Census, MGRDC

Figure P. 1



Current estimates place the total population of the Houston County region to be over 126,800 residents. As demonstrated by the data, a slim majority of citizens (45%) reside in Warner Robins. An almost equal number of persons (41%) live in Houston County. The remaining 14% of residents dwell in Perry (9%) and Centerville (5%). As previously mentioned, these numbers reflect a recent shift in total population numbers from the unincorporated to incorporated areas of the county. This trend is expected to continue throughout the planning period.

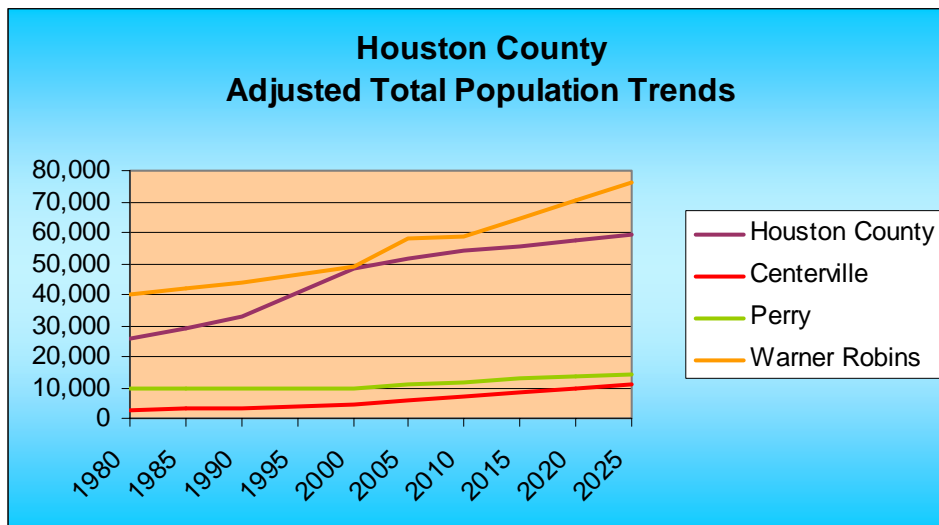
Observation of total population trends reveal that the Houston County area, as a whole, has and is expected to continue to experience significant growth in terms of increasing population. Table P1.b displayed the adjusted historic and projected total population data related to Houston County. An additional, perhaps more meaningful way of examining these figures, is to view the changes incrementally as a percentage of total growth. Table P.2 provides a compilation of this same data in this type of format. Figure P.2 provides a graphical representation of the projected adjusted total population data.

Table P. 2

Percent Total Population Growth			
Name	Percent Change in Growth 1980-1990	Percent Change in Growth 1990-2000	Percent Change in Growth 2000-2025
Houston County	27.86%	46.68%	14.86%
Centerville	23.99%	31.59%	82.60%
Perry	-0.01%	1.59%	20.51%
Warner Robins	9.61%	11.61%	30.30%
Averaged Total	14.95%	24.16%	37.07%

Source- U.S. Census, MGRDC

Figure P. 2



The data shows that the population of Warner Robins and the unincorporated areas of Houston County, in terms of total numbers, are growing at a greater rate than either the Cities of Centerville or Perry. However, both the Cities of Centerville and Perry are growing at a significant rate in terms of their own internal total population. The City of Centerville’s explosive estimated rate of growth (82.6%) incorporates the effects of recently implemented residential development projects. Total populations proportionate to predicted figures may or may not be fully realized over time. At the same time, recently initiated and anticipated development projects indicate that the anticipated population growth of the City of Perry may exceed current estimates over the course of the planning period. It is important to note that the stated figures only attempt to reflect distributive changes that may occur as a result of annexation actions and other issues. Actual eventual population distribution amongst localities is expected to vary somewhat from estimations.

Substantial population growth will continue to place increased demands on current infrastructure, require greater levels of community services, and stimulate further changes in land use. As the

population grows, new roads are built, homes constructed, businesses open, and school systems are expanded. All of these activities initiate land use changes. The fact that much of this increased development is occurring on urban fringes and extending into previously rural areas is having a determining and transformative effect on the character and nature of our historically rural landscape. Concurrent with this development, a shift in demand related to the provision of critical services such as water, sewer, fire and police can be anticipated. It is vital that we as a community properly estimate and plan to meet these changes.

Regional and National Comparison

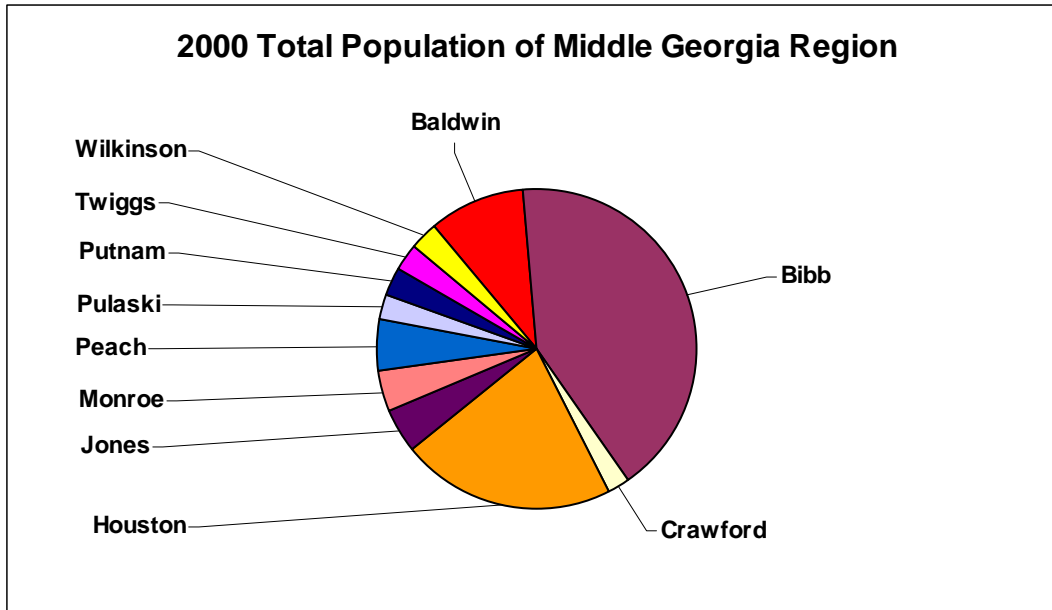
Houston County and the Cities of Centerville, Perry, and Warner Robins are all located in what is considered the Middle Georgia region. References to Houston County in the following discussion are intended to relate to the combined total population of the joint planning partner communities as presented in the Middle Georgia Regional Plan. In order to maintain comparative consistency, predictive figures display unadjusted trends, reflecting numbers originally derived from the 2000 US Census. Table P.3 shows a comparison of the total unadjusted population of Houston County with other Middle Georgia counties. Figure P.3 provides a graphical display of this same information.

Table P. 3

Population Contributions by County								
Name	1980	1990	2000	2005	2010	2015	2020	2025
Baldwin	34,813	39,567	44,802	45,479	46,242	47,109	48,076	49,120
Bibb	150,359	150,288	153,988	155,191	156,538	158,401	160,501	162,950
Crawford	7,611	9,030	12,550	13,206	13,884	14,595	15,360	16,161
Houston	77,605	89,208	110,765	119,055	127,345	135,635	143,925	152,215
Jones	16,681	20,798	23,662	24,903	26,205	27,556	28,989	30,449
Monroe	14,673	17,179	21,856	23,275	24,736	26,249	27,828	29,471
Peach	18,961	21,265	23,689	24,682	25,713	26,811	27,971	29,164
Pulaski	8,956	8,122	9,594	9,811	10,064	10,351	10,661	10,962
Putnam	10,360	14,261	18,892	19,990	21,126	22,327	23,553	24,841
Twiggs	9,360	9,832	10,597	10,680	10,794	10,918	11,073	11,245
Wilkinson	10,342	10,261	10,227	10,386	10,569	10,794	11,026	11,268

Source- Woods & Poole Economics, Inc.

Figure P. 3



When viewed from a regional perspective, Houston and Bibb Counties are by far the most populated localities. This is the case even without including the adjustments related to recent growth. With a combined (2000) population of approximately 265,000 residents, these two counties contain 60% of the entire population of Middle Georgia.

Houston County's gain of over 26,600 residents, from 1990 to 2000, accounts for 43% of the total regional population gain during this time period. The county growth rate of 24.16% demonstrates a considerable upward shift from the 14.72% growth rate for the years 1980 to 1990. Houston County's vigorous growth reflects the ongoing development occurring throughout the Warner Robins Area. This growth is not only impacting the City of Warner Robins but affects the cities of Perry and Centerville, unincorporated Houston County, and south-eastern Peach County as well. The economic engine driving the population growth and the expansion of this increasingly urbanized area has been Robins Air Force Base and concurrent industrial, commercial, and residential activity. In addition, the fact that the local school systems consistently earn comparatively high marks, in terms of the state, provides additional incentive for families looking to settle in the area.

As one of the fastest growing areas in Georgia, the total population of the Middle Georgia region as a whole is expected to grow at a rate of 20% through the 20 year planning period. Further, the total population of Houston County is expected to increase, at a minimum, 38.8% from 2000 to 2025. Given this rate of growth, Houston County will be a leading contributor and responsible for at least 49% of the total increase in total population expected to occur in the Middle Georgia region by 2025. At this rate, the total population of Houston County will begin to approach or exceed the total population of Bibb County during the planning period. Together, these two counties will continue to comprise approximately 60% of the total population for the Middle Georgia region.

The expected minimum 38.8% increase in total population in Houston County from 2000 to 2025 resembles the considerable rate of growth anticipated for Georgia as a whole (41.7%) and far exceeds the predicted national average (25.2%). Once again, these figures underline the fact that forward thinking, comprehensive planning on the part of the communities located in Houston County is imperative so as to be able to adequately and efficiently meet the future needs of our citizens.

Components of Population Change

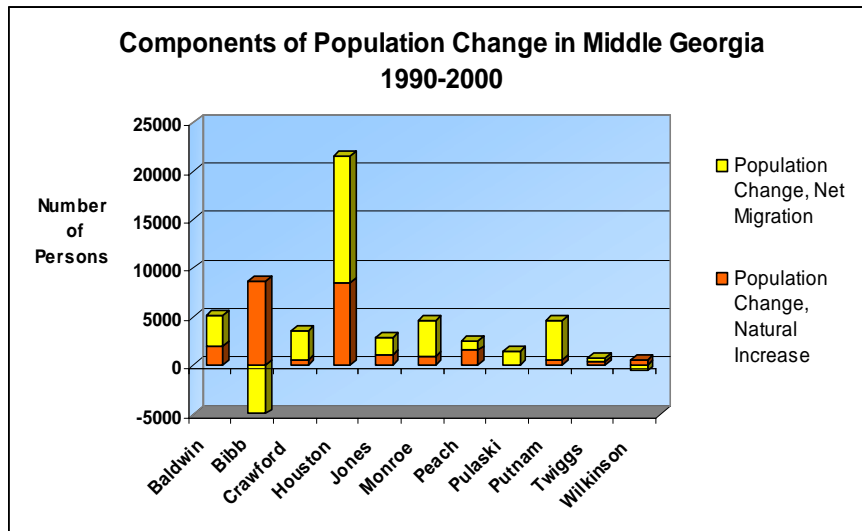
Changes in population levels are a result of natural causes (births and deaths) and the migration of individuals into and out of the community. Table P.4 displays these components of population change by county for the Middle Georgia region from 1990 to 2000. Figure P.4 presents this same data in bar chart format.

Table P. 4

Components of Population Change in Middle Georgia 1990-2000					
Name	Total Population Change	Population Change, Natural Increase	Population Change, Net Migration	Change Due to Natural Increase, %	Change Due to Net Migration, %
Baldwin	5,170	1,991	3,179	38.50%	61.50%
Bibb	3,750	8,724	-4,974	100.00%	0.00%
Crawford	3,504	516	2,988	14.70%	85.30%
Houston	21,557	8,469	13,088	39.30%	60.70%
Jones	2,900	1,116	1,784	38.50%	61.50%
Monroe	4,644	886	3,758	19.10%	80.90%
Peach	2,479	1,543	936	62.20%	37.80%
Pulaski	1,480	93	1,387	6.30%	93.70%
Putnam	4,675	580	4,095	12.40%	87.60%
Twiggs	784	347	437	44.30%	55.70%
Wilkinson	-8	556	-564	0.00%	0.00%
Total	50,935	24,821	26,114	48.70%	51.30%

Source: Georgia County Guide, 2002

Figure P. 4



This data clearly demonstrates the significant amount of population growth that is occurring in Houston County as compared to the surrounding communities. Population growth in the Houston County area is attributable to natural increases and inflow migration. In Houston County communities, migration is playing the leading role in population growth. Simply put, more people are choosing to come and live in the Houston County communities. In addition, people are living longer and the birth rate continues to exceed the death rate.

Age Distribution

Table P.5 provides the historic, current, and predicted age distribution of the population of Houston County. Figure P.5 illustrates the changes expected to occur to this distribution between now and 2025.

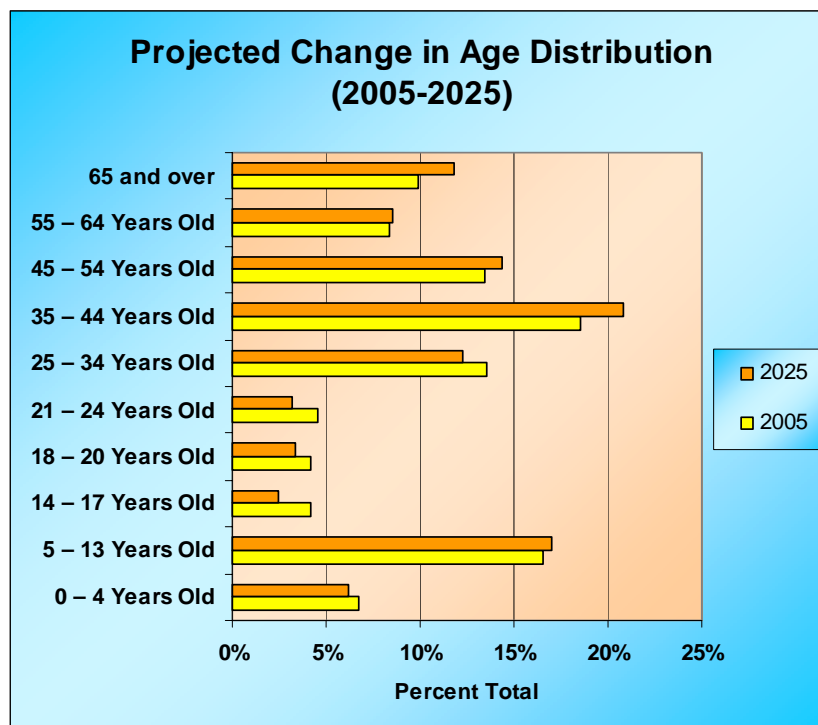
Table P. 5

Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4 Years Old	6,382	6,851	7,319	7,518	7,716	8,050	8,383	8,717	9,050	9,384
5 – 13 Years Old	12,064	12,950	13,835	16,008	18,180	19,709	21,238	22,767	24,296	25,825
14 – 17 Years Old	6,610	5,319	4,028	4,674	5,320	4,998	4,675	4,353	4,030	3,708
18 – 20 Years Old	4,752	4,278	3,803	4,369	4,935	4,981	5,027	5,072	5,118	5,164
21 – 24 Years Old	6,145	5,675	5,204	5,370	5,536	5,384	5,232	5,079	4,927	4,775

Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
25 – 34 Years Old	12,962	14,997	17,031	16,263	15,494	16,127	16,760	17,393	18,026	18,659
35 – 44 Years Old	10,048	11,871	13,693	16,689	19,684	22,093	24,502	26,911	29,320	31,729
45 – 54 Years Old	8,540	9,232	9,924	12,206	14,487	15,974	17,461	18,947	20,434	21,921
55 – 64 Years Old	5,960	6,701	7,441	8,280	9,118	9,908	10,697	11,487	12,276	13,066
65 and over	4,142	5,536	6,930	8,613	10,295	11,833	13,372	14,910	16,448	17,986

Source- U.S. Census

Figure P. 5



Houston County communities can expect to see its overall population growing older. Today the age distribution of the population is evenly split between those citizens older and younger than 34 years. By 2025, it is expected that those persons older than 34 years will have grown to 56%. While increases in population will necessitate an increase in services for all residents, special notice will need to be paid to those services required specifically by the more mature members of the community.

In the past, Houston County has demonstrated a relatively high proportion of working age adults and the young together with a relatively small proportion of elderly residents. While Houston

County continues to experience sustained rapid growth, this particular demographic trend has not persisted in more recent years. Working age people and their families continue to be attracted by employment opportunities at Robins Air Force Base and related economic activities. However, two factors have begun to mitigate the statistical impact of this demographic group. As the work force ages, increasing numbers of residents are choosing to stay in their present or nearby locations upon retirement. In addition, employees report a greater willingness to engage in longer commutes. A proportion of these workers are now choosing to reside in adjacent counties.

These facts portend an increasing burden on regional transportation infrastructure related to commuting patterns and an increased demand for senior related services and facilities. The introduction by the cities in Houston County of a property tax exemption for homeowners aged 65+ (who have five years or more of city residency) has proved to be an effective incentive for elderly homeowners to stay in or move to the area. As such, it has tended to increase the proportion of elderly residents living in Houston County.

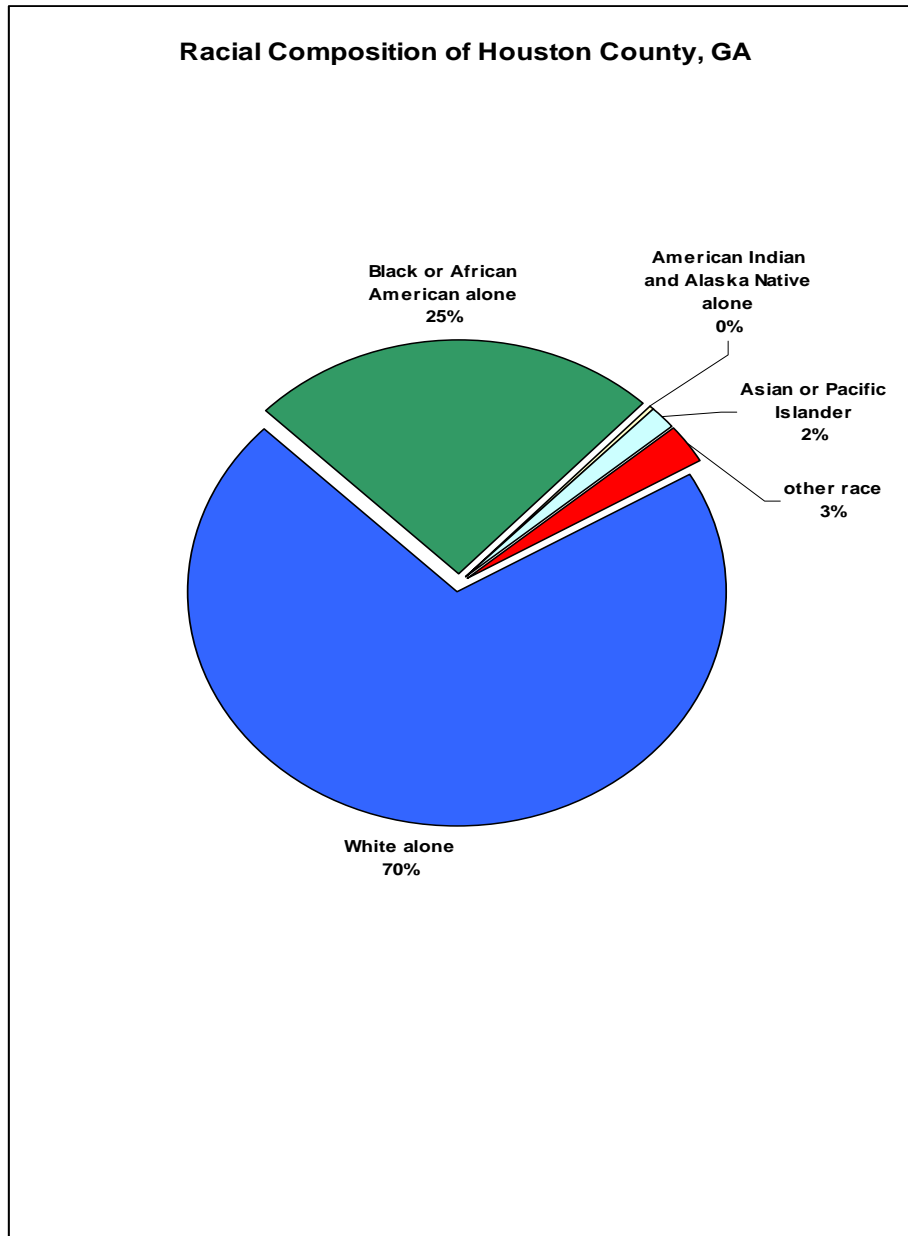
Race and Ethnicity

Having a long history of attracting citizens from across the country and around the world, the racial composition of Houston County is a diverse and dynamic one. Table P.6 provides a break down of these figures as determined by the 2000 US census. The proportional chart in Figure P.6 presents an illustrated representation of these numbers.

Table P. 6

Houston County: Racial Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White alone	60,664	64,381	68,097	73,134	78,170	82,547	86,923	91,300	95,676	100,053
Black or African American alone	15,887	17,632	19,376	23,399	27,422	30,306	33,190	36,073	38,957	41,841
American Indian and Alaska Native alone	170	224	277	327	376	428	479	531	582	634
Asian or Pacific Islander	476	753	1,030	1,430	1,830	2,169	2,507	2,846	3,184	3,523
Other Race	408	418	428	1,698	2,967	3,607	4,247	4,886	5,526	6,166

Figure P. 6



The current population of the Houston County planning area is approximately 70% white and 25% African American. This is not too far different from the population figures for the State of Georgia which is 65% white, and 28.7% African American. By comparison, 75.1 percent of the total U.S. population is white and 12.3 percent is African American.

Houston County and the surrounding Counties are showing a growing representation of the population that is of Hispanic Origin. There has been a threefold increase in this segment of the population since 1980. In 1980, approximately one percent of the population was considered of Hispanic origin. The most recent census shows this number to be three percent. Conversely,

people of Hispanic origin account for 5.3 percent of Georgia’s population overall and this compares to 12.5 percent nationally.

A resident population of persons from another geographic area offers an enticement for newer immigrants who seek the support and familiarity that these circumstances offer. While the Houston County area is not expected to experience inordinate immigration, the number of residents from outside the US and specifically Central and South America will continue to rise. These numbers are increasingly becoming significant and will have impacts in terms of community social infrastructure. In addition, the presence of Robins Air Force Base will continue to serve as a catalyst for the welcome introduction of nonnative members to our community. It is important that the Houston County planning participants continue to extend and expand their first-class legacy of welcoming this anticipated influx of new residents to the area and take the necessary steps to provide for the future needs as these as well as current residents.

Income

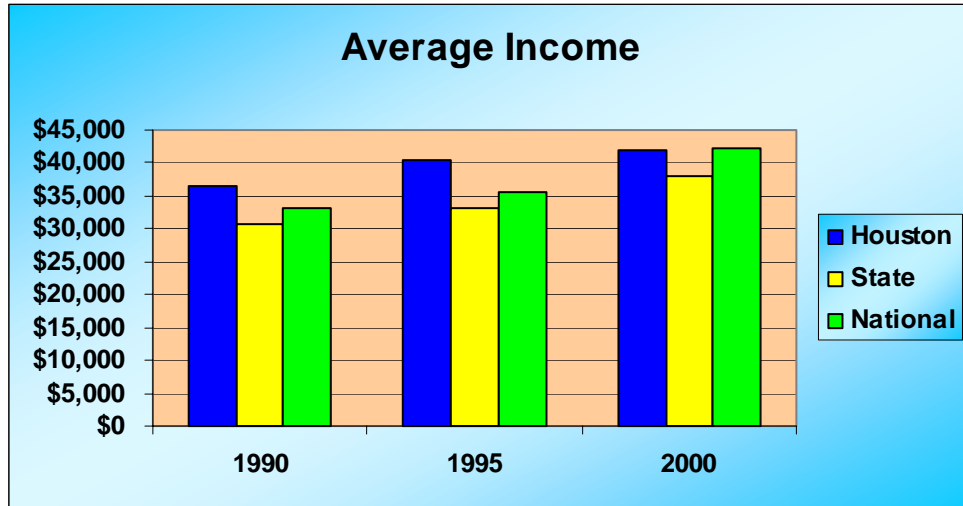
Average Income

The average income of Houston County residents has risen substantially over recent years. The US Census reports that this important figure has increased from approximately \$35,000 in 1990 to over \$42,000 by 2000. These numbers compare favorably with the state and national average incomes levels for over this same time period as shown by the US Census data shown in Table P.7 and displayed in Figures P.7a and P.7b.

Table P. 7

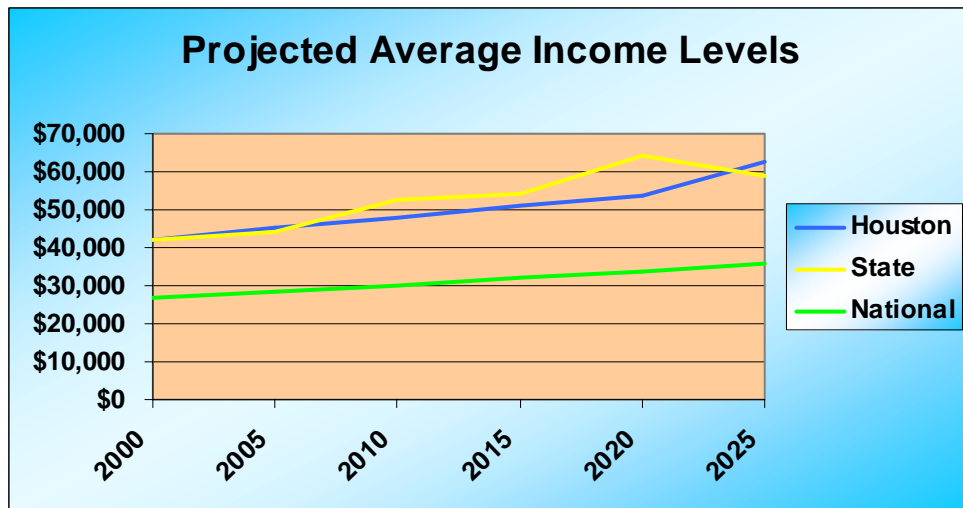
Average Income								
Name	1990	1995	2000	2005	2010	2015	2020	2025
Houston	\$36,518	\$40,346	\$42,110	\$45,022	\$47,955	\$50,867	\$53,793	\$62,626
State	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049
National	\$22,871	\$23,771	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673
Source: Woods & Poole Economics, Inc.								

Figure P. 7a



The average income for residents in the Houston planning area community is expected to continue to increase. While the state average income is predicted to overtop Houston's during a portion of the planning period, by 2025 it is expected that the average income of community residents will exceed that state average and will continue to be far superior to the national average. This is due to the large percentage of high paying jobs associated with the region's largest employer, Robins Air Force Base and discussed at greater length in the following section.

Figure P. 7b



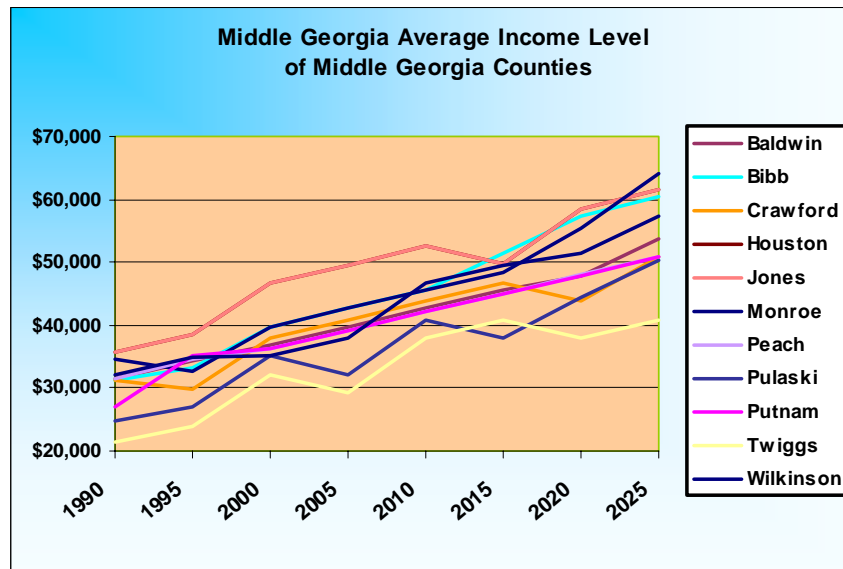
The average income of the Houston County planning communities is close to the mean exhibit by the remaining Middle Georgia communities. Table P.8 provides the Middle Georgia average income data for the region's counties. Figure P.8 provides a chart illustrating this same data.

Table P. 8

Average Income Level by County								
Name	1990	1995	2000	2005	2010	2015	2020	2025
Baldwin	\$31,522	\$34,466	\$36,832	\$39,742	\$42,677	\$45,588	\$47,939	\$53,809
Bibb	\$31,164	\$33,341	\$39,750	\$42,660	\$45,574	\$51,427	\$57,267	\$60,374
Crawford	\$31,150	\$29,824	\$37,954	\$40,868	\$43,793	\$46,709	\$43,797	\$50,903
Houston	\$36,518	\$40,346	\$42,110	\$45,022	\$47,955	\$50,867	\$53,793	\$62,626
Jones	\$35,704	\$38,582	\$46,700	\$49,632	\$52,552	\$49,636	\$58,387	\$61,568
Monroe	\$34,738	\$32,734	\$39,759	\$42,675	\$45,594	\$48,504	\$55,471	\$64,230
Peach	\$31,418	\$34,488	\$36,263	\$39,174	\$42,082	\$45,008	\$47,952	\$50,845
Pulaski	\$24,635	\$26,883	\$35,034	\$32,130	\$40,828	\$37,969	\$44,398	\$50,265
Putnam	\$27,064	\$35,029	\$36,244	\$39,159	\$42,095	\$45,026	\$47,929	\$50,843
Twiggs	\$21,307	\$23,994	\$32,115	\$29,204	\$37,954	\$40,874	\$37,960	\$40,893
Wilkinson	\$31,982	\$35,026	\$35,041	\$37,979	\$46,713	\$49,632	\$51,455	\$57,290

Source: Woods & Poole Economics, Inc.

Figure P. 8



While the average income level of Middle Georgia counties varies to some extent, Jones County has the highest average income level (\$46,700) followed by Bibb (\$39,750), Monroe (\$39,759). Twiggs County has the lowest average income level (\$32,115). The remaining Middle Georgia counties, Crawford, Houston, Baldwin, Pulaski, Peach, Wilkinson, and Putnam all exhibit similar average income levels ranging from \$35,041 to \$42,110. Each of the counties within the Middle Georgia region are expected to experience a general rise in average income levels over the duration of the projected period.

Per Capita Income

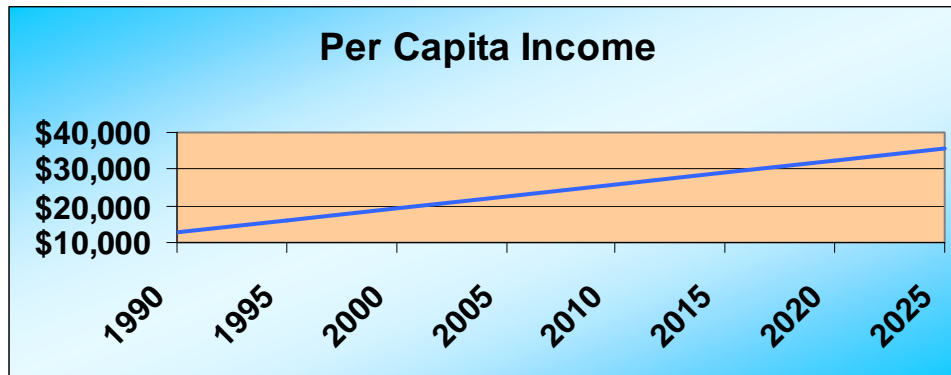
The per capita income level is another method available to examine income. Per capita income is simply the figure that describes the amount of income distributed over an entire population. The per capita distribution of income in the Houston planning area has and will continue to show a steady increase that mirrors the rise in average income. Specifically, from 1990 to 2000 the per capita income is seen to have risen from just short of \$13,000 to over \$19,500. As stated, the per capita income is anticipated to continue increasing. By 2025, the per capita income rate for Houston County residents, shown in Table P.9, is expected to exceed \$35,500. Figure P.9 provides a graphical representation of this information.

Table P. 9

Houston County: Per Capita Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Per Capita Income	\$6,651	\$9,795	\$12,939	\$16,227	\$19,515	\$22,731	\$25,947	\$29,163	\$32,379	\$35,595

Source: Woods & Poole Economics, Inc.

Figure P. 9



Until recently, Houston County has historically demonstrated a higher per capita income rating as compared to the remaining Middle Georgia region counties. The predicted outlook is for this trend to moderate and, by 2010, the expected per capita income of Houston County will resemble the mean of the region as a whole. The reduction of this comparative figure is largely due to the moderating influence brought in by the continuing increase in population of the Houston County communities and the introduction of new industries to the area. The per capita income of Houston County has historically been below both the state and national averages and this trend is expected to continue.

Income Distribution

Houston County, as a whole, currently shares the lead with Jones County in terms of household income distribution for the Middle Georgia region as shown in Figure P.10. These figures indicate that the communities in Houston County demonstrate a larger proportion of households in higher income brackets than those in other area communities. Houston is expected to maintain its primacy with Jones County, in terms of household income distribution, over the course of the planning period. Tables P 10a, 10b, and 10c provide data describing Household Income Distribution for Middle Georgia counties.

Table P. 10a

1980 Household Income Distribution % by County												
	Less than \$5000	\$5000 -\$9999	\$10000 -\$14999	\$15000 -\$19999	\$20000 -\$29999	\$30000 -\$34999	\$35000 -\$39999	\$40000 -\$49999	\$50000 -\$59999	\$60000 -\$74999	\$75000 -\$99999	\$100000 or more
Baldwin	13.3%	19.2%	16.9%	13.8%	12.4%	6.4%	5.5%	3.4%	2.0%	1.2%	3.2%	2.8%
Bibb	18.5%	18.1%	15.1%	14.1%	11.4%	8.0%	5.8%	3.3%	1.7%	1.1%	1.9%	1.1%
Crawford	18.5%	16.3%	15.9%	15.6%	15.1%	7.1%	6.0%	0.9%	1.8%	1.1%	0.9%	0.9%
Houston	9.7%	14.4%	15.6%	14.0%	15.0%	11.2%	7.3%	5.1%	3.0%	1.6%	2.2%	1.0%
Jones	12.9%	16.1%	15.7%	16.7%	13.7%	9.3%	7.1%	2.5%	1.5%	1.4%	2.4%	0.8%
Monroe	16.1%	16.7%	19.4%	14.3%	12.7%	7.1%	4.3%	3.2%	1.8%	0.8%	2.3%	1.4%
Peach	21.7%	18.7%	16.3%	11.8%	11.1%	7.8%	5.2%	2.6%	0.9%	0.6%	2.5%	0.8%
Pulaski	16.1%	22.0%	16.1%	14.4%	11.0%	7.6%	5.1%	2.5%	0.9%	0.0%	1.7%	1.7%
Putnam	20.3%	18.3%	14.1%	14.4%	13.8%	5.3%	5.2%	3.2%	1.0%	1.5%	2.7%	0.3%
Twiggs	19.9%	19.4%	16.8%	16.1%	11.9%	7.8%	3.5%	1.3%	1.3%	0.7%	0.6%	0.4%
Wilkinson	18.1%	18.4%	16.8%	16.8%	13.7%	6.5%	3.7%	2.0%	1.6%	0.8%	1.1%	0.6%

Source: U.S. Bureau of the Census

Table P. 10b

1990 Household Income Distribution % by County												
	Less than \$5000	\$5000 -\$9999	\$10000 -\$14999	\$15000 -\$19999	\$20000 -\$29999	\$30000 -\$34999	\$35000 -\$39999	\$40000 -\$49999	\$50000 -\$59999	\$60000 -\$74999	\$75000 -\$99999	\$100000 or more
Baldwin	10%	11%	10%	11%	16%	8%	8%	10%	7%	4%	3%	3%
Bibb	11%	11%	10%	9%	16%	7%	6%	10%	7%	6%	4%	3%
Crawford	9%	10%	10%	10%	18%	10%	8%	12%	8%	5%	2%	0%
Houston	5%	7%	8%	9%	18%	10%	9%	14%	8%	7%	4%	2%
Jones	6%	9%	7%	7%	18%	8%	9%	10%	9%	9%	5%	4%
Monroe	8%	9%	9%	9%	19%	11%	7%	11%	6%	7%	4%	2%
Peach	16%	8%	9%	8%	16%	8%	6%	11%	8%	6%	3%	2%
Pulaski	15%	15%	11%	6%	16%	3%	5%	9%	5%	8%	5%	2%
Putnam	9%	10%	11%	11%	18%	5%	8%	7%	9%	6%	3%	2%
Twiggs	13%	12%	16%	11%	14%	9%	4%	10%	5%	3%	1%	1%
Wilkinson	8%	11%	12%	11%	17%	8%	8%	12%	6%	4%	2%	1%

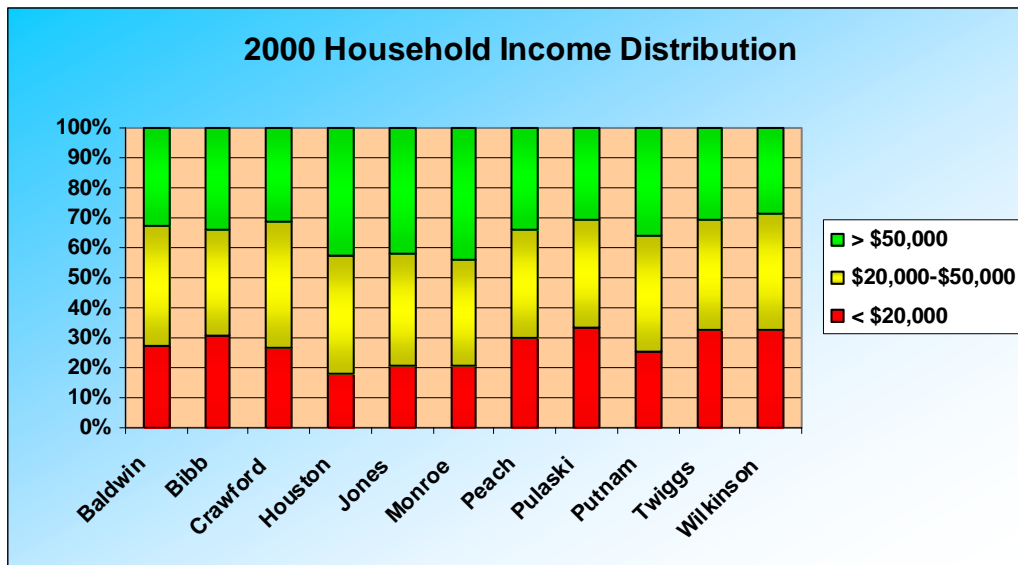
Source: U.S. Bureau of the Census

Table P. 10c

2000 Household Income Distribution % by County											
	\$5000 - \$9999	\$10000 - \$14999	\$15000 - \$19999	\$20000 - \$29999	\$30000 - \$34999	\$35000 - \$39999	\$40000 - \$49999	\$50000 - \$59999	\$60000 - \$74999	\$75000 - \$99999	\$100000 or more
Baldwin	14%	7%	7%	15%	7%	6%	11%	9%	8%	9%	7%
Bibb	15%	8%	7%	13%	6%	5%	10%	8%	9%	8%	9%
Crawford	15%	5%	7%	13%	6%	8%	15%	9%	10%	7%	6%
Houston	8%	5%	5%	13%	7%	7%	12%	11%	12%	11%	9%
Jones	9%	6%	5%	13%	5%	6%	13%	12%	10%	11%	9%
Monroe	9%	6%	6%	12%	6%	6%	11%	9%	14%	11%	10%
Peach	16%	8%	6%	15%	5%	6%	9%	9%	9%	10%	7%
Pulaski	16%	7%	10%	13%	9%	5%	9%	8%	10%	7%	6%
Putnam	11%	6%	8%	16%	6%	6%	10%	10%	8%	9%	10%
Twiggs	18%	9%	6%	14%	8%	5%	10%	8%	11%	7%	5%
Wilkinson	15%	9%	8%	14%	6%	8%	11%	8%	11%	7%	3%

Source: U.S. Bureau of the Census

Figure P. 10



Poverty

Data extrapolated from the 2000 US census was examined to assay poverty issues in the Houston County planning area. Residents who may be living below the poverty threshold are a concern for any community. Statisticians use family income modified by family size to provide a sliding scale indicating poverty. This figure changes over time. For instance, the average poverty threshold for a family of four persons was established to be \$17,029 in 1999 and adjusted to \$17,603 in 2000.

Latest census figures indicate that approximately 10.2% of individuals and 8.4% of families living in Houston County planning communities are living below the poverty level. This figure is

less than the state average for individuals (13%) and far less than nearby communities. For instance, adjacent Twiggs and Peach Counties demonstrate individual poverty levels of 19.7% and 20.2% respectively. While all segments of the population are affected, the data reveals that the incidence of poverty is skewed in the direction of the black and Hispanic members of our community. Poverty also is experienced by a higher proportion of single family, female headed households and those under the age of 17. These findings are not dissimilar to those found at the state and national level. No significant changes in poverty rates expected in the near term and poverty levels will continue to be closely related to economic conditions.

A wide assortment of programs is available to assist persons living in Houston County who are in need. These programs are sponsored and administered by governmental and non-governmental agencies and geared towards targeted groups most in need of help. Addressing the root causes that result in poverty is the long term solution to this issue. The current community plan to tackle economic disparity is to continue providing necessary short term assistance while pursuing the long term goal of continuing to develop employment opportunities. In addition, the message emphasizing the importance for young persons to stay in school and attain adequate education is being amplified.

ECONOMIC DEVELOPMENT

Economic Base

The economic base of Houston County can best be illustrated by evaluating the various sectors or industries that constitute the community's economy in terms of their relative importance and impact, including the community's place in the larger economies of the state and the nation.

According to the Georgia Department of Labor's 2004 Industry Mix, the service industry is the largest employment sector within Houston County, as almost half (47.3%) of the county's jobs are service-oriented in nature. Out of the service sector, retail trade and food services are the largest employers at 11.4% and 10.1% respectively. The second largest sector is government employment; comprising 41.4% of jobs, with the vast majority (26.1%) concentrated in federal government employment. Manufacturing industries make up the third largest employment sector at 8.3%. These three sectors combined account for 97% of all employment within Houston County. Table E.1, located at the end of this section, depicts Houston County's employment data for all industries.

Projections from Woods & Poole Economics indicate that these same three economic sectors will continue to provide the bulk of employment in Houston County over the next two decades. For the 25-year projected period from 2005 to 2030, 92.26% of employment on average is expected to continue to be tied up in the same three sectors. The three largest employment sectors of services, government, and manufacturing are expected to employ averages of 59.03%, 28.26%, and 4.97% respectively, for the period projected from 2005 to 2030. Government employment is expected to decrease as a percentage of overall employment for the projected period. Still, that sector is projected to employ a significant portion of the Houston County labor force. During this same projected period, the services sector is expected to employ an average of 59.03% of the labor force, a substantial increase from the current average of 47.3%.

The county's high percentage of federal government employment can be attributed primarily to the presence of Robins Air Force Base (RAFB). RAFB is the single largest industrial complex in the State of Georgia and by far the largest single employer in Houston County. The Base is situated on 8,435 acres; contains more than 14 million square feet of facilities; and employs more than 26,000 civil service workers, military personnel, and Department of Defense contractors. According to the RAFB FY04 Economic Impact Statement, the Base has an estimated net impact on Georgia's economy of over \$2.8 billion. Robins employed 19,772 federal employees (military and civil service civilians), and 2,504 contractors in fiscal 2004. Employees commute from as far away as the Atlanta area; however, 70% live in Houston County. The county's 13,946 Base employees also account for nearly 69% of the total salaries earned by all Base employees.

It is within the government sector that the largest disparity exists between Houston County's economic base and that of the state and the nation. While government sector employment is at 16.6% at the state level and 14% at the national level, it comprises over 41% in Houston County. In contrast, manufacturing industries represent 11.7% of all employment at the state level, 11%

at the national level and a comparable 8.3% in Houston County. Similarly, the services producing industries encompass 65.4% of all employment at the state level, 53% nationally, and 47.3% in Houston County. It should be noted that retail trade is the predominant industry under the services producing sector at the local, state, and national level. Retail trade represents 11.6% of employment at the state level, 16% at the national level, and 11.4% in Houston County.

Labor Force

Houston County's labor force is described through a brief evaluation of the following labor force characteristics: employment status, occupations, personal income, wages, and commuting patterns.

Employment Status

According to the Georgia Department of Labor, in 2004 Houston County had a total labor force of 59,586, and the county is credited with sustaining a total of 57,321 jobs within all industry sectors. Houston County averaged a 3.8% annual unemployment rate in 2004. On average over the past two years, unemployment within the county has been consistently below the state and national averages (4.6% and 5.5% respectively). This has proven to be a mixed blessing in that a low unemployment rate may equate to a low labor availability base which can sometimes hamper economic growth opportunities.

Occupations

Employment by occupation indicates the level of occupational diversity in a community. According to the U.S. Census Bureau's 2003 County Business Patterns and the Georgia Department of Labor's 2004 Employment and Wage Averages, the largest occupations in Houston County were federal government employment (12,665 employees), local government employment (6,683 employees), retail trade (5,524 employees), accommodation and food services (4,758 employees), manufacturing (4,241 employees), health care and social services (3,280 employees), professional, scientific/technical services (3,280 employees), administrative and waste services (1,976 employees), construction (1,329 employees), finance and insurance (1,043 employees), and state government employment (925 employees). Refer to Table E.1 in the appendix for a complete breakdown of the number of employees by occupation/industry in Houston County.

Personal Income

Personal income is an indicator of the source(s) of income derived by individuals within a defined community. Woods & Poole Economics data shows that in Houston County in 2005, the largest source of personal income was from wages and salaries (60.8%). However; Woods & Poole Economics projects that wages and salaries, as a source of personal income, is expected to decrease to an average of 57.5% for the period projected from 2005 through 2030. Average personal income from transfer payments (retirement, insurance benefits, medical benefits, unemployment benefits, and veteran's benefits), proprietor's income, and dividends, interest, and rent in Houston County are all projected to increase during the same period to an average of 35.5%.

According to the 2005 Georgia County Guide, in 2002, 61.2% of Houston County's personal income came from the government employment sector, by far the highest of all employment sectors. Interestingly, personal income from service producing industries, the county's largest employment sector, only accounted for 23.2% of Houston County's 2002 personal income totals. Additionally, Houston County's 2003 per capita personal income was \$26,379. This figure represents a significant (over 20%) increase from 1997, and a change in state ranking from the 60th highest county to 23rd highest.

Wages

According to the Georgia Department of Labor, the average weekly wage for all industries in Houston County in 2004 was \$664. The highest average weekly wages were in transportation equipment, fabricated metal production, public utilities, federal employment, scientific/technical services, and nonmetallic mineral product manufacturing. The average weekly wages for these specific industries were \$1,204, \$1,144, \$1,078, \$1,013, \$970, and \$917 respectively. These six industries combined had an average weekly wage in 2004 of \$1,054—this amounted to an average weekly wage that was 63% higher than the average weekly wage for all industries in Houston County. Those industries with the smallest average weekly wages in Houston County in 2004 are as follows: \$200 in accommodation and food services, \$248 in arts, entertainment and recreation, \$334 in agriculture, forestry and fishing, and \$407 in retail trade. Table E.1 reflects average weekly wages for all industries in Houston County.

While retail trade and accommodation and food services comprise the highest percent of employment within the service producing sector in Houston County (11.4% and 10.1% respectively), they are characterized by having some of the lowest average weekly wages in the county. Federal government employment, representing a significant 26.1% of total employment in the county, is fourth in average weekly wages to the transportation equipment industry, fabricated metal production, and public utilities.

The average weekly wage for all industries in Georgia in 2004 was \$728. In the State of Georgia the highest average weekly wages came from management of companies/enterprises, public utilities, beverage and tobacco manufacturing, information, computer and electronic product

manufacturing, and finance and insurance. The average weekly wage for each of these industries in 2004 was \$1,391, \$1,315, \$1,259, \$1,181, \$1,179, and \$1,174, respectively. In 2004, the average weekly wage in Houston County for all industries was approximately 91% of the corresponding state average.

Commuting Patterns

According to the U.S. Census Bureau, there were 53,089 employed Houston County residents in 2000; 62.8% working in Houston County and 37.2% employed outside the county. However; in 2000, Houston County saw 16,810 workers commute from other counties for employment purposes within Houston County. This equates to 50,148 total workers in Houston County, with 33.5% coming from other counties. Houston County's ratio of workers IN to workers OUT in 2000 was 0.85. The mean travel time for Houston County workers in 2000 was 20.2 minutes.

Economic Resources

Houston County has a significant number of business support and economic development programs available. The type of support ranges from counseling and training services to providing financial assistance through grants and loans. Additionally, support programs are available for both start-up businesses as well as existing businesses seeking to expand operations. The wide variety of available support programs is a positive attribute that community leaders and economic development professionals can and should use to their advantage when seeking to recruit new industries to the county.

The local, regional, and state economic development resources available to both businesses and residents in Houston County are many and varied. These resources are categorized as follows: economic development agencies, economic development programs or tools, and education and training opportunities.

Economic Development Agencies

Houston County is in the service region of the **Middle Georgia Regional Development Center (MGRDC)**. The Middle Georgia RDC is a regional planning and development agency serving the communities of Middle Georgia since 1965. The MGRDC provides technical assistance to the 11 counties and 22 cities that encompass its service region. The Middle Georgia RDC is comprised of professional departments specializing in planning, economic development, public administration, information technology, and aging services.

The **Georgia Department of Economic Development (GDEcD)**, is the lead agency in state government charged with promoting economic development in Georgia. The department

cooperates and partners with other statewide economic and community development agencies, local governments, colleges, universities, and corporate entities to accomplish its mission.

Houston County is also serviced by an Economic Development Program representative from the **Georgia Department of Community Affairs (DCA)**. This representative serves three service regions across the state with the purpose of overseeing economic development related projects throughout his/her service area. Additionally, DCA has a regional representative who acts as a liaison between the community and DCA staff in Atlanta. This person is tasked to ensure that communities across Middle Georgia are informed of all available economic development resources.

In addition to these regional and state agencies, there are several recognized economic development agencies specific to Houston County. These include the **Houston County Development Authority**, the **Middle Georgia Regional Development Authority** (Houston, Peach and Pulaski Counties), the **Downtown Development Authority for the City of Warner Robins**, the **Downtown Development Authority for the City of Perry**, and the **Downtown Development Authority for the City of Centerville**.

Economic Development Programs or Tools

There are several economic development programs or tools made available to businesses and residents of Houston County. These include Freeport exemptions and the availability of business development funds.

In an expression of cooperation, the Freeport exemption was entered into between Houston Baldwin, Bibb, Crawford, Jones, Monroe, Peach, Pulaski, Putnam, and Twiggs Counties, as well as the Cities of Eatonton, Forsyth, Macon, and Milledgeville. These governments have all elected to create Freeport exemptions on ad valorem taxes on inventories within their communities. These exemptions include the following types of commercial and industrial inventory:

- Class 1 - Raw materials and goods in process of manufacture - 100% exemption;
- Class 2 - Finished goods produced in Georgia within the last 12 months - 100% exemption; and
- Class 3 - Finished goods stored in Georgia within the last 12 months and destined for shipment out-of-state - 100% exemption.

Additionally, business development funds are available to local governments through the **Georgia Small Business Lender (GSBL)**. In 1978, the U.S. Department of Commerce Economic Development Administration designated the Middle Georgia Regional Development Center as an economic development district (EDD). The charge of an EDD is to increase per

capita income, lower unemployment, and promote economic stability. As part of this overall economic development effort, in 1982 the MGRDC created the Development Corporation of Middle Georgia (DCMG) to provide access to capital for small businesses, increase the tax base, and create jobs. In 2004, the DCMG changed its name to Georgia Small Business Lender (GSBL) in order to reflect its ability to make loans throughout the State of Georgia.

The GSBL, along with participating private sector lenders, help new and expanding businesses with the acquisition of fixed assets. The five loan programs operated by the GSBL offer smaller down payment requirements, lower interest rates, flexible loan structuring, and longer terms than are generally available through commercial lenders. The benefit to communities is through the creation of jobs, an increased tax base and improved access to goods and services.

In 1983, the GSBL became a Certified Development Company of the U.S. Small Business Administration (SBA). This certification allows the GSBL to make loans through the SBA's 504 Program. Along with offering SBA loans, the GSBL currently operates three additional loan programs. The GSBL operates a United States Department of Agriculture (USDA) Rural Development Revolving Loan Fund (RLF) and manages an Economic Development Administration Revolving Loan Fund for the MGRDC. In addition, GSBL operates a pilot micro-loan program funded by the U.S. Department of Agriculture. Utilizing the GSBL as the administrative agent has numerous advantages including rapid start-up, economies of scale, experience in lending and asset liquidation, established financial controls, marketing capacity, and access to resources in a wide variety of disciplines.

Business Outreach Services (BOS) is located in Macon and operated by the University of Georgia (UGA) with a grant from the Small Business Administration. The UGA BOS program helps businesses improve their competitive advantage by providing sound advice and technical information relating to all phases of small business management. Services that are provided free of charge include business plan development, market research, record keeping and accounting, cash flow analysis, financing alternatives, and international trade. **The Small Business Development Center (SBDC)**, under the umbrella of BOS, offers affordable training seminars and workshops to improve business skills and knowledge of topics including: marketing strategies, accounting principles, tax procedures, computer technology, business law, time management, and procedures on how to start and manage a business. The Macon BOS office offered their services to 345 businesses within the Middle Georgia Region in 2002 with many of these being minority or women-owned businesses.

The **Georgia Tech Regional Economic Development Institute** in Macon offers an array of services to businesses seeking to locate or expand within Middle Georgia. The common objective of these offerings is to grow Georgia's economy by providing technology-driven solutions to the state's businesses and communities. Georgia Tech EDI seeks to attract new companies to Georgia, assist existing enterprises expand, provide technical expertise for enhanced competitiveness, and help communities plan for growth.

The **Industrial Extension Service Regional Office** is located in Warner Robins and operated by **Georgia Tech Research Institute (GTRI)**. This service provides companies with on-site, confidential management and technical assistance. They have a professional staff of engineers

trained in a variety of fields. Some of the services available include plant layout and material handling advice, computer application assistance, technical problem solving, productivity audits, energy audits, environmental health/safety assessments, on-site training, continuing education offerings, satellite downlink access, and business and technical database searches. This assistance is supported by the University System of Georgia, and most often the staff can provide three to five days of help at no charge.

Education and Training Opportunities

There are several educational and training opportunities available in Houston County. These include public schooling at the primary and secondary levels, as well as three full-service satellite campuses representing **Macon State College**, **Fort Valley State University**, **Georgia College and State University**, and **Georgia Military College**. High-quality technical and adult education programs are also readily available in Houston County through **Middle Georgia Technical College** (MGTC) located in the City of Warner Robins. MGTC offers a wide variety of job training programs, professional certifications, and technical degree programs. Houston County is also served by Georgia's **Quick Start Program**. This program is nationally recognized for providing customized, high-quality training services at no cost to new or expanding businesses.

The Quick Start Program's flexibility allows for each business and/or industry to work on a schedule that is most conducive to the needs of the company. Training sessions are sometimes provided at company facilities, while at other times they are provided at participating technical schools, or other agreed upon locations. Additionally, the schedules are flexible in that courses are offered during the day, at night, or on weekends to meet the needs of the company. According to the Quick Start website, programs are available in fields such as metals, electronics, paper, plastics, textiles, apparel, food processing, printing, chemicals, warehousing and distribution, and business services.

There are several job training programs available to Houston County employees and employers. The Middle Georgia Workforce Investment System (MGWIS) offers job training with contracted educational facilities throughout the region (and outside the region) through the Job Training Partnership Act (JTPA). The training is available to all residents of the Middle Georgia Region.

The Middle Georgia Consortium, Inc. (Consortium) is the fiscal agent for MGWIS and receives Federal funding to support workforce development in Middle Georgia under the Workforce Investment Act (WIA). The Consortium manages WIA funds in association with the Georgia Department of Labor. The Consortium is a locally run non-profit organization designed to increase the educational and occupational skills of Middle Georgians through a variety of career development services. Including its Welfare to Work Program, the Consortium served 1,260 people in 2003. The Consortium contracts with the Medical College of Georgia in Augusta, Allied Trucking in McDonough, Macon State College, Putnam Hospital's School of Practical Nursing, and Middle Georgia Technical College, among others, to provide training to qualified persons.

Houston County had 34 public schools at the primary and secondary levels in 2003 according to the 2004 Georgia County Guide. For the 2002-2003 school year, K-12 enrollment in all Houston County public schools totaled 22,699 students. This number does not include an additional 1,126 students who attended one of six private schools in Houston County during the 2002-2003 school year. The local school systems in Houston County enjoy an outstanding reputation and serve as a determining factor for many families engaged in making relocation decisions.

Economic Trends

Woods & Poole Economics projects modest declines in government employment for Houston County from 2000 through 2030 (from 38.82% to 28.26%). Manufacturing jobs are also projected to decline from 6.19% in 2000 to 4.97% in 2030. During this same period of time the percentage of jobs in services is projected to grow from 22.82% to 34.58%. Woods & Poole Economics provides no detailed reasons for these projections, but because of the low wages associated with many of the service producing industries; this is a potentially alarming trend for community leaders and economic development practitioners. The corresponding projected decline in relatively high-paying government sector jobs is equally alarming.

According to the Georgia Department of Labor, Houston County's largest employers in 2004 were Robins Air Force Base, Frito Lay, Inc., Houston County Hospital Authority, Perdue Farms, Inc., Southeast Administrative Services, and Wal-Mart Associates, Inc. Houston County's largest employer by far is Robins Air Force Base. The Base employs over 20,000 people and attracts workers from the entire region and beyond.

Robins Air Force Base and Associated Economic Opportunities

The impact of Robins Air Force Base as the preeminent economic driver in Houston County and the entire Middle Georgia region cannot be overstated. The Base has successfully faced the possibility of closure four times over the past fifteen years through the Base Realignment and Closure Commission (BRAC) process instituted by Congress. RAFB employees are among the highest-paid, best educated, and most skilled individuals in the Middle Georgia labor force. There are few comparable jobs in the region to provide alternative employment to these individuals. If the base was to close or its operations severely altered, this would undoubtedly lead to an enormous out-migration of a large number of the region's skilled labor force. Other potential effects might include the flooding of the housing market by laid-off employees leaving the area to find other jobs.

Although continually vulnerable to the BRAC process, the Base also provides a great opportunity for economic growth in the region. Currently, Robins Air Force Base accounts for 1.5% of the entire salaries paid within the state of Georgia, and over 50% of the salaries paid within Houston County. With the recent release of the 2005 BRAC recommendations, and the

news that Robins Air Force Base was slated to grow as a result of realignment, the Base can now serve as a catalyst for future economic growth and development.

By attracting more military-related missions to RAFB, the region would benefit from an increase in skilled, high-paying civilian jobs. The new missions would also bring additional military personnel, who in turn would spend more money in the region. This creation of new jobs at the Base would have a ripple effect on the local economy leading to additional job creation.

Robins Air Force Base provides an even greater economic opportunity to the region than increased missions. The Base can be used as a stimulus for the development of an aerospace support cluster group. This cluster group would have firms that specialize in aircraft component manufacturing, modifications, maintenance, repair, and overhaul. One program designed to take advantage of these circumstances is recent formation of Governor Purdue's Aerospace Center of Innovation based in Warner Robins. Resources currently located within Georgia help in the development of an aerospace support cluster group in the Middle Georgia region include Warner Robins Air Logistics Center, Lockheed Martin, Boeing, Gulfstream, Vought Aircraft Industries, Timco, Ayres Corporation, Beechcraft, Delta Airlines, Georgia Institute of Technology, and Mercer University.

Local markets are also available in the area. Major components of several large aerospace firms are located in Georgia. Warner Robins Air Logistics Center (WR-ALC), Lockheed Martin, and Gulfstream have major components located in Georgia and each contracts out over one billion dollars of work each year. Robins spent approximately \$3.68 billion in contracts during Fiscal Year 2003, of which \$247.6 million or 6.7% went to Georgia firms. Lockheed Martin contracts totaled approximately \$483.8 million in Fiscal Year 2003. Raytheon received contracts totaling \$433.3 million during Fiscal Year 2003, while General Dynamics contracts totaled \$357.1 during the same time period.

These corporations and Robins Air Force Base need firms providing a number of specialized services. Services identified include reengineering and reverse engineering of electronic components and mechanical parts, precious metal plating, manufacture of gaskets, o-rings, etc., aircraft antenna testing, circuit card assemblies, low quantity manufacturing of small metal parts, and production of precision die-forged aluminum alloy aircraft components.

The cluster approach to economic development is the one of the most cost-effective methods to create high-paying jobs. This method of development strengthens the local industrial base, cluster firms gain competitive advantage and grow, create a skilled labor pool for cluster firms, and the cluster becomes self-perpetuating as other firms in the industry continue to locate in the region. An aerospace cluster centered on Robins Air Force Base and the Middle Georgia region will create high-paying jobs, strengthen the Bases' chances of surviving future BRAC initiatives, reduce the economic uncertainty related to Base closure, and stimulate economic growth.

Economic Diversification

Although significant emphasis within Houston County is focused around Robins Air Force Base and its sustainability, Houston County is also seeking to diversify its economy. It can be argued that Houston County's most pressing economic development need is diversification of the local economy. Houston County and the entire Middle Georgia region must plan for the worst-case scenario and seek to lessen the region's dependence on the Base. The region can take advantage of the highly skilled workforce on the Base by attracting similar private sector aerospace companies. However, efforts should still be made to attract un-related industries to the area to continue a much-needed diversification of the economy.

In September 2004, the Office of Economic Adjustment (OEA) awarded a grant to the Middle Georgia Regional Development Center (MGRDC) to assist with developing a regional economic diversification plan designed to lessen the region's overall economic dependency on Defense expenditures. The need for such a plan was necessitated by the net impact Robins Air Force Base has on the region's economy and the impending 2005 Base Realignment and Closure (BRAC) recommendations. The Base had an annual net payroll of \$1.218 billion, annual expenditures of \$246 million, and a retiree payroll of \$472 million in fiscal 2004. In addition, the value of indirect jobs created because of the Base was estimated to be over \$870 million.

In developing the regional economic diversification plan, industry growth and decline patterns for Houston County, as well as other regional counties were studied and analyzed at length. It was determined that a greater demand for services is typically generated by a strong, high-paying government sector. Higher paying government jobs help to "pump" money into the county's economy thereby positively affecting other industry sectors (i.e., demand for services and retail sales). Analysis performed as a result of the diversification plan confirmed that continued service industry growth is anticipated for Houston County. Specifically, the health care industry is projected to burgeon in Houston County, consistent with the national growth trend for this industry.

The final result of the diversification planning process was creation of the *Middle Georgia Economic Diversification Strategy and Action Plan*. The plan contains five industry-specific activities or avenues for possible economic diversification. The top viable opportunity sectors included:

- Healthcare;
- Tourism;
- Trucking, Warehousing, and Distribution;
- Retirement Industry Development; and
- Recruitment of State Agencies

Each industry identified in the plan contained recommended implementation actions, responsible agencies, coordinating agencies, potential sources for funding assistance, and a timeline with measurable milestones and targets. Houston County stakeholders have initiated action regarding some of these economic growth and diversification opportunities, as well as pursuing other

development opportunities. In order to be successful and yield dividends, local government elected officials and business leaders must take the initiative to continue making the implementation of this diversification strategy a high priority. Without this commitment it is unlikely that any determinate outcome will result.

Comprehensive Economic Development Strategy

The *2004 Middle Georgia Joint Regional Plan and Comprehensive Economic Development Strategy* further defines Houston County's economic development ambitions. Many of these items are mutually supportive of the goals and objectives identified by the diversification strategy. Houston County's high priority economic development projects are as follows:

Trucking, Warehousing, & Distribution

Bibb and Houston Counties are the primary locations where trucking, warehousing, and distribution activities occur within the Middle Georgia region. Due to the proximity to the Interstate system and the presence of a large labor pool, these counties are attractive for such operations. Just recently, Kohl's department store opened a distribution center in Bibb County, near the Houston County line. This single facility created over 300 new jobs for the area. These two counties are also in contention to receive additional warehouse and distribution facilities within their jurisdictions. Distribution and warehousing is an important component of the region's economy due to the presence of the interstate system passing through, the proximity to metro Atlanta, and the proximity to ports along Georgia's coast.

Other recent industry success stories include the expansion of the Graphics Packaging and Perdue Farms distribution facilities in the City of Perry. A 2005 OneGeorgia EDGE award of \$3 million to the Houston County Development Authority for Perdue Farms facility expansion resulted in the retention of 1,200 jobs and creation of an additional 700 jobs in Houston County. More recently, Governor Purdue announced an additional 1,000 jobs coupled with a \$155 million investment related to cooking and distribution operations. Also, as part of a follow-on initiative to the *Middle Georgia Economic Diversification Strategy and Action Plan*, a benchmarking and feasibility study was conducted by the Middle Georgia RDC to help determine the area's competitiveness in relation to the trucking, warehousing and distribution industry. The result of this study validated that Houston County is indeed an especially attractive location for trucking, warehousing, and distribution operations.

Retirement Industry Development

The City of Perry is anticipating growth in the commercial and service sectors as a 2,000 unit retirement community was recently completed. This development will cause retail and service sectors, in particular, to provide for the needs of the new residents that will retire to Houston County.

Commercial and Industrial Development – Development of I-75 Corridor in Houston and Peach Counties

Geographical locations that can anticipate increased commercial and industrial activity are spread throughout Houston County. Specifically, all directions from State Route 96 in Houston County can expect to experience growth as a new interchange has been completed along Interstate 75. Additionally, the recent completion of the Russell Parkway extension will result in increased commercial activity along these corridors. This commercial growth will follow much of the increased residential development of the central portion of Houston County.

Within Houston and Peach Counties, the I-75 corridor between the cities of Byron and Perry is primed for industrial development. Middle Georgia's geographic location provides easy access to all of the southeastern United States, as well as Georgia's ports. Currently, Houston and Peach Counties have a relatively undeveloped Interstate corridor.

The development of this corridor will allow for the creation of quality, well-paying jobs for Middle Georgia residents as they seek to build personal wealth and improve their quality of life. Additionally, future development will add to the local tax base, reducing the burden on personal property owners in each county.

In order to successfully achieve the development of this corridor, Houston and Peach counties must expand the necessary infrastructure to allow for such development. First, road access must be obtained in order to allow for traffic flow to and from the locations where development is desirable. Additionally, water, sewer, natural gas, and communications infrastructure must be available in these locations. Certain portions of the areas in question are currently equipped with adequate infrastructure, but not all areas within the development corridor. The community may also find it necessary to secure certain properties throughout this area to ensure that industrial property is available for development.

Another project that provides an anticipated increase in future industrial siting capacity involves land approximate to Robin Air Force Base (RAFB) in the eastern section of the County. This project involves a negotiated land swap between the City of Warner Robins and the State of Georgia. Under the agreement, development rights to two parcels of land, estimated at 30 acres (with a possible additional 60 acres that would require extensive site preparation), adjacent to RAFB will be exchanged between the two parties. This will serve the dual purpose of providing long term protection to portions of a fragile wetland ecosystem while making available an important industrial development site with direct access to RAFB runway facilities. The development of this site is in keeping with local and state long range economic goals of expanding RAFB mission capability, avoiding encroachment, and precluding incompatible development in the vicinity of the Base. Required improvements will include site preparation activities including the probable construction of a road and the installation of utilities.

Expanding the region's existing infrastructure system in order to accommodate future economic growth within its service area addresses the general goal of stimulating economic development in the more rural areas of the district. In addition, enhancing service delivery also assists existing business and industry as well as the general populace. Interested stakeholders include Houston

County, Peach County, the Cities of Byron, Fort Valley, Centerville, Warner Robins and Perry, the Houston County Development Authority, the Peach County Development Authority, Georgia Department of Economic Development, and the Middle Georgia RDC. Economic programs that could provide potential sources of funding include EDA, USDA, Georgia DCA, OneGeorgia, SPLOST, and GEFA.

Aerospace Industry Development

Robins Air Force Base is the largest industrial complex in the State of Georgia. Additionally, it is the largest single employer in Middle Georgia. Recognizing the importance of this industry and striving to enhance upon the Aerospace resources, the state formed the Middle Georgia Innovation Center for Aircraft Logistics (MICAL) in 2004. MICAL is a membership organization commissioned by Georgia Governor Sonny Perdue that emphasizes innovation by: increasing the overall level and the flow of aerospace technology and research from institutions of higher education into the public sector, especially the WR-ALC, the private sector and the marketplace, and increases technology jobs in the region as a result.

Furthermore, the host community to Robins Air Force Base, the City of Warner Robins in partnership with the Houston County Development Authority and the 21st Century Partnership identified and are in the closing phase of a 544-acre land swap with the State of Georgia. The identified site is located at the northeast end of the Base's runway which has the potential of becoming an Aerospace Maintenance Center.

The vision for this site is to become the nation's center of excellence for military and commercial aerospace while supporting military missions, economic development, and education in Middle Georgia. This partnership would expand use of facilities and staff, create a high-tech environment to meet current and future needs, and position the Base and the region for future growth in the aerospace industry. The primary goal addressed through this project is to develop significant economic opportunities and create high-tech, high paying jobs which will affect a large part of the region. Interested partners include specifically Houston County and the cities of Warner Robins, Centerville, and Perry, RAFB, the 21st Century Partnership, the Middle Georgia Regional Development Authority, the Central Georgia Joint Development Authority and approximately 23 other affected counties.

Development and Implementation of Regional Heritage Tourism Program

Heritage preservation and tourism have long been major contributors to economic development in Middle Georgia. Statewide, tourism is Georgia's second most important industry, generating \$23.9 billion and over 200,000 jobs in FY 2002. The Middle Georgia region, an integral portion of the resource rich Historic South Georgia area, continues to benefit from its priceless legacy of cultural and historic resources.

The communities of Houston County are home to a rich variety of tourist destination attractants. Among these are the Robins Air Force Base and the Museum of Aviation in Warner Robins, the Georgia National Fairgrounds & Agricenter in Perry, and the Mossy Creek Festival, held twice

each year in the southern portion of Houston County. Each of these facilities and the programs they support receive national and state wide attention.

In addition, the region as a whole boasts an enormous treasure of historic, heritage, and eco-related resources. Each of the localities within the Middle Georgia region actively engage in a variety of tourist and historic preservation projects geared to spur economic development within their community and, to some extent, the region.

Through increased cooperative planning and marketing, Houston County constituents and the other communities that make up the entire Middle Georgia area can better take advantage of the opportunities the tourist industry presents to the region in terms of branding, visitor draw, and promotion. Recently, these communities have increased their efforts to work closer and more intentionally to develop and link programs so as to better leverage asset promotional opportunities. One example of these efforts is the development of a web based regional heritage directory. With the increasing dominance of the Internet as a trip planning tool by tourists, a comprehensive Middle Georgia heritage tourism website will undoubtedly serve as an invaluable tool for both promoting tourism and educating citizens.

A next necessary step is to provide a connection that will link this tool directly to the region's localities and service travelers. This will be accomplished by the development of strategically located regional 'tourism gateway offices.' These offices, hosted by existing local government visitor centers will serve as information distribution stopping points for our guests, providing background, itineraries, and information for the entire region rather than for simply one community. The City of Forsyth, in the north portion of the region, is pursuing plans to develop a pilot gateway office for the region in their community. Another such office, sited in the Houston County area, would ideally serve potential visitors traveling north on Interstate 75, as well those persons already drawn to the area by the Georgia National Fairgrounds & Agricenter, Robins Air Force Base, and the Museum of Aviation.

Increase Surface Transportation Capacity

During the last decade, Houston County has experienced the greatest amount of growth in the region. Unfortunately, rapid growth has outpaced the county's surface transportation capacities. This is especially true in the north - south growth corridor between the cities of Warner Robins and Perry in the vicinity of Houston Lake Road and State Highway 41. The proposed State Highway 96 expansion project may have an even larger regional impact. State Route 96 is a corridor used for trucking from I-75 connecting to I-16, which is used to connect the shipping ports of Savannah to other parts of the state and country. These and other necessary projects have been scheduled in the Warner Robins Area Transportation Study (WRATS) and the Georgia DOT Short-Term Work Program. Additional significant projects within the county include North Houston Lake Road and Moody Road.

Additional projects for which the community has identified a significant need include the Ball Street Extension to the South Perry Parkway. This project has been partially funded by SPLOST to the extent of \$441,000, but must go through environmentally sensitive areas and is extremely costly. This extension is necessary to keep industrial traffic from clogging the downtown arteries

of the City of Perry. This route will provide easier interstate access to trucks traveling into and out of certain facilities in the City of Perry.

An expansion of North Houston Road from the City of Centerville has been identified as a need to connect the city to Sardis Church Road in south Bibb County. Sardis Church Road will be a multi-lane corridor from I-75 to State Route 247. Prior to completion of this project, Bibb County and Houston County must determine the viability of constructing this road, as part of the extension of North Houston Road. Furthermore, parallel to North Houston Road is Carl Vinson Parkway.

The City of Warner Robins also desires to develop a corridor paralleling I-75 from State Route 96 to Watson Boulevard. To date, the right-of-way along the northern portion has been acquired by the county. This corridor will serve two purposes as it will allow for commercial and industrial development near the interstate, as well as an artery to relieve traffic congestion. Similarly, Houston County and the Georgia Department of Transportation are jointly seeking to upgrade sections of U.S. 41 to the City of Byron (in Peach County) during fiscal years 2008-2010.

Increasing the surface transportation capacity within Houston County and its cities will address the general goal of expanding regional infrastructure capacity. In addition, enhancing and widening the county's road network assists existing business and industry by creating an environment for efficient business operations and the movement of goods and services. Having an improved direct connection to I-75 will aid in attracting additional development. Interested stakeholders include Houston County and the Cities of Warner Robins, Centerville, and Perry. Potential funding sources include local funds, the Houston County Development Authority, and funds from Georgia DOT.

Acquire and Develop Publicly-Owned Industrial Sites

Existing publicly owned industrial sites in Houston County, such as the Foy Evans Industrial Park (a successful EDA project), are beginning to use up their available land. Therefore, the community has efforts underway to secure additional industrial property that will be used solely for industrial projects, and not for mixed uses. The community's desire is to develop industrial corridors within the county to add to the local tax base.

Specifically, two areas in the community were identified as potentially viable areas for additional industrial development. A western corridor around I-75 is desirable, as the western portion of Houston County has access to the Interstate. Additionally, the eastern portion of the county is traversed by State Route 247 – a north-south corridor. By developing these two corridors, Houston County and its cities can further opportunities for adding to the local tax base and create an environment where standards of living can be enhanced by high wages and stable jobs.

Developing additional industrial space in southern Houston County will address the general goal of expanding region infrastructure capacity. The benefits of attracting new industry include the creation of jobs and additional capital investment, and by using land formerly owned by the state and putting it into private use, value is returned to the tax rolls. Project partners and potential

sources of funding include Houston County, City of Warner Robins, City of Perry, Houston County Development Authority, One Georgia, and Georgia DCA.

Infrastructure Improvements at and around the Perry/Houston County Airport

The City of Perry is in need of additional infrastructure in the form of wastewater and natural gas service for the Perry Airport and surrounding property. The area around the airport has significant growth potential. The City is planning an industrial park in the area to attract industry and commercial interests that will not only serve Perry and Houston County, but also neighboring Peach County.

Also, the community is developing additional facilities at the airport that will be beneficial in attracting new industry to the area. Planned improvements include airport road realignment, site preparation for an additional 28-airplane bay, landscaping, and creation of a greenspace buffer. Further improvements at the airport include replacement of the runway and taxiway lighting systems which are old and failing and create a safety hazard at the airport. Developing additional industrial space in southern Houston County will address the general goal of building region infrastructure capacity and the objective of providing better access to economic development activities through aviation facilities. Any new customers will aid in retiring the debt for improvements through additional usage. The benefits of attracting new industry include the creation of jobs and additional capital investment acting to expand the local tax bases. Project partners and potential sources of funding include Houston County, City of Perry, Airport Authority, Federal Aviation Administration, GDEcD, and DCA.

Develop Warner Robins Conference Center

The Warner Robins community is pursuing a 1,000-seat conference center. Four organizations in Warner Robins have joined together to fund a feasibility study for a hotel/conference center to serve the meeting needs of business generated by Robins Air Force Base and the local community. The study was funded by the Warner Robins Chamber of Commerce, Flint Energies, Houston County, the Houston County Development Authority, and the City of Warner Robins. Finnell Consulting has completed the feasibility study for a hotel, and the conference center economic impact analysis was recently completed during the summer of 2005.

The core group of interested persons is currently considering ownership options along with the feasibility study. In order for this project to become a reality, funding for construction and ongoing operations must be secured. The hope is to generate new money into the economy through meeting and convention tourism. This project would accomplish the goal of capturing outside dollars through tourism. Potential project partners and funding sources include the Houston County Development Authority, the Warner Robins Chamber of Commerce, and various private entities.

Undertake Wastewater System Improvement Projects

While current capacity is sufficient, the Cities of Warner Robins and Perry are attentive to long term concerns related to wastewater treatment capacity. These needs include additional wastewater treatment plant capacity and pre-treatment facilities. It is foreseeable that there may be an inability to serve portions of the County that are outside gravity flow basins currently served by Perry and Warner Robins. Creating additional infrastructure capacity within Houston County will allow for the recruitment and expansion of industries within the community. Prior to the initiation of a project of this type, engineering studies must be completed to determine the most appropriate means of solving the wastewater issues facing the Cities of Perry and Warner Robins.

Industry Mix - 2004	Houston County				State of Georgia			
INDUSTRY	NUMBER OF FIRMS	AVG MONTHLY EMPLOY	%	AVG WKLY WAGE	NUMBER OF FIRMS	AVG MONTHLY EMPLOY	%	AVG WKLY WAGE
Goods Producing	314	5,666	11.2	\$639	37,706	680,392	17.7	\$768
Agriculture, forestry, & fishing	15	90	0.2	\$334	2,294	26,068	0.6	\$432
Mining	*	*	*	*	244	7,053	0.2	\$993
Construction	232	1,329	2.8	\$562	25,217	199,494	5.2	\$739
Manufacturing	67	4,241	8.3	\$669	9,952	447,777	11.7	\$797
Food manufacturing	3	2,477	4.9	\$578	620	64,873	1.5	\$705
Beverage & tobacco mfg	*	*	*	*	111	5,393	0.1	\$1,259
Textile mills	*	*	*	*	287	36,103	1.0	\$678
Textile product mills	*	*	*	*	553	38,733	1.0	\$611
Apparel manufacturing	*	*	*	*	192	8,249	0.2	\$485
Wood product manufacturing	*	*	*	*	657	24,235	0.5	\$627
Paper manufacturing	*	*	*	*	239	24,256	0.5	\$1,033
Printing & related activities	11	116	0.2	\$737	1,229	20,623	0.5	\$811
Petroleum & coal products mfg	*	*	*	*	43	1,149	0.1	\$979
Chemical manufacturing	3	141	0.2	\$669	528	21,096	0.5	\$1,060
Plastics & rubber products mfg	3	212	0.4	\$533	426	24,460	0.5	\$718
Nonmetallic mineral product mfg	7	629	1.3	\$917	696	19,454	0.4	\$776
Primary metal manufacturing	*	*	*	*	90	8,025	0.2	\$820
Fabricated metal product mfg	9	142	0.3	\$1,144	1,229	25,787	0.5	\$687
Machinery manufacturing	*	*	*	*	608	22,661	0.5	\$796
Computer & electronic product mfg	*	*	*	*	274	13,127	0.3	\$1,179
Electrical equipment/appliance	*	*	*	*	152	16,267	0.4	\$1,006
Transportation equipment	3	46	0.2	\$1,204	369	45,012	1.2	\$1,014
Furniture & related product mfg	8	91	0.2	\$491	796	13,800	0.3	\$580
Miscellaneous mfg industries	10	42	0.1	\$385	842	13,946	0.3	\$802
Service Producing	1,809	23,717	47.3	\$501	193,371	2,508,920	65.4	\$727
Wholesale trade	71	611	1.2	\$801	22,522	206,454	5.4	\$1,085
Retail trade	393	5,524	11.4	\$407	32,450	445,866	11.6	\$464
Transportation and warehousing	35	318	0.6	\$452	6,227	150,020	4.1	\$870
Utilities	6	164	0.3	\$1,078	455	20,163	0.5	\$1,315
Information	26	535	1.1	\$651	4,284	119,358	3.1	\$1,181
Finance and insurance	133	1,043	2.2	\$612	14,490	155,398	4.1	\$1,174
Real estate, rental and leasing	103	421	0.7	\$453	10,585	59,295	1.5	\$770
Professional, scientific/tech svcs	223	3,280	5.4	\$970	28,664	192,646	5.0	\$1,136
Management: companies/enterprises	13	139	0.2	\$862	1,195	53,429	1.4	\$1,391
Administrative and waste services	115	1,976	4.2	\$433	14,687	263,641	6.8	\$529
Educational services	18	331	0.6	\$714	2,048	48,891	1.3	\$706
Health care and social services	212	3,280	6.4	\$529	17,807	338,187	8.8	\$723
Arts, entertainment and recreation	25	340	0.7	\$248	2,585	36,763	1.0	\$525
Accommodation and food services	222	4,758	10.1	\$200	16,006	322,327	8.4	\$270
Other services (except government)	216	995	2.1	\$472	19,369	96,483	2.5	\$498
Unclassified - industry not assigned	21	31	0.1	\$474	7,008	11,599	0.3	\$765
Total - Private Sector	2,144	29,414	58.6	\$527	238,086	3,200,911	83.1	\$736

Industry Mix - 2004	Houston County				State of Georgia			
INDUSTRY	NUMBER OF FIRMS	AVG MONTHLY EMPLOY	%	AVG WKLY WAGE	NUMBER OF FIRMS	AVG MONTHLY EMPLOY	%	AVG WKLY WAGE
<i>Total - Government</i>	135	20,273	41.4	\$864	8,160	633,545	16.6	\$691
Federal government	22	12,665	26.1	\$1,013	1,773	93,220	2.5	\$1,071
State government	49	925	2.1	\$538	2,761	148,263	4.1	\$641
Local government	64	6,683	13.3	\$626	3,625	392,062	9.9	\$620
ALL INDUSTRIES - HOUSTON COUNTY	2,279	49,687	100.	\$664				
ALL INDUSTRIES - GEORGIA					246,245	3,834,456	100.	\$728

Source: Georgia Department of Labor

NOTES: * Denotes confidential data relating to individual employers and is not available for disclosure.
 Figures in columns may not sum accurately due to rounding since all figures represent averages.
 These data use the North American Industrial Classification System (NAICS) categories
 (as opposed to Standard Industrial Classification (SIC) categories).

HOUSING

The provision of an adequate mix of appropriate housing stock is a critical component to consider when planning for a healthy community. This section is designed to examine conditions related to housing stock in the Houston County planning area. The adequacy and suitability of the area's housing stock to serve the community's current and future needs is analyzed and evaluated through a comprehensive inventory of the following characteristics: housing types and mix, condition and occupancy, cost of housing, cost-burdened households, special housing needs, and jobs-housing balance. In developing the figures, the entire planning area was considered as a whole. References to Houston County in this section signify both incorporated and unincorporated areas. Additionally, where applicable, pertinent information consistent with the Consolidated Plan prepared for the U.S. Department of Housing and Urban Development is referenced.

Housing Types and Mix

The U.S. Census Bureau defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. According to the U.S. Census Bureau, total housing units in Houston County increased between 1980 and 2000 from 27,397 to 44,509 (an increase of approximately 38%).

During the 1980-2000 period, the housing sector that experienced the largest growth was single units (detached), rising from 19,073 in 1980 to 29,298 in 2000. This category comprised 65.8% of total housing units in Houston County in 2000. Housing with 3 to 9 units also experienced a sizable percentage increase during the 1980 to 2000 period. During this period, housing with 3 to 9 units increased from 1,544 to 3,917 (5.6% in 1980 to 8.8% in 2000). Interestingly, the only category to experience a decrease from 1980 to 2000 was housing with 20 to 49 units. This category went from 607 units in 1980 to 454 in 2000. The mobile home or trailer segment increased from 2,450 in 1980 to 5,732 in 2000, a demonstrated increase of 57%. The single unit (detached) and mobile home or trailer segments comprised 78.7% of total housing units in Houston County in 2000. Table H.1 depicts the total numbers of the various types of housing found in Houston County planning area for the Census years 1980, 1990, and 2000.

Table H. 1

Types of Housing (Numbers)			
Category	1980	1990	2000
Total Housing Units	27,397	34,785	44,509
Single Units (detached)	19,073	22,023	29,298
Single Units (attached)	1,395	1,797	2,162
Double Units	1,136	1,142	1,164
3 to 9 Units	1,544	3,858	3,917
10 to 19 Units	556	1,188	1,040
20 to 49 Units	607	210	454
50 or more Units	632	76	718
Mobile Home or Trailer	2,450	4,193	5,732

Types of Housing (Numbers)			
Category	1980	1990	2000
All Other	4	298	24
Source: U.S. Bureau of the Census			

Overall, Houston County planning area appears to possess an adequate mix of housing types and is witnessing an increasing trend towards construction of single-family and multi-family homes. According to the 2004 Georgia County Guide, in 2001 Houston County issued 1,516 single-family building permits. This represented the highest in the Middle Georgia RDC service area and was also the highest ratio of permits to residents (13.7 per 1,000 resident population). This single-family trend continues in 2005 and is evident by the many new sub-divisions, such as Houston Springs Resort and Manchester Place, which have recently been developed throughout the county and its municipalities. Similarly, in 2001 Houston County issued permits for almost 70% of the multi-family units (534) in the RDC service area and again had the highest ratio of units to residents (4.8 per 1,000 resident population) for this category in the area. It should be noted that an upsurge in home building activity is often an indication that the existing housing stock is not sufficient to meet community demand.

Apartment units, on the other hand, appear to be decreasing as a percentage of the overall housing stock in Houston County. From 1980 to 2000, housing categories 20 to 49 units, and 50 or more units both experienced a notable decrease in percentage. The 20 to 49 unit category went from 2.2% to 1%, and the 50 or more units category went from 2.3 % to 1.6%. The only apartment category to increase in percentage of overall housing was the 3 to 9 unit category, going from 5.6% in 1980 to 8.8% in 2000. Table H.2 reflects the percentages of housing types in Houston County for the Census years 1980, 1990, and 2000.

Table H. 2

Types of Housing (Percent)			
Category	1980	1990	2000
Total Housing Units	100.0%	100.0%	100.0%
Single Units (detached)	69.6%	63.3%	65.8%
Single Units (attached)	5.1%	5.2%	4.9%
Double Units	4.1%	3.3%	2.6%
3 to 9 Units	5.6%	11.1%	8.8%
10 to 19 Units	2.0%	3.4%	2.3%
20 to 49 Units	2.2%	0.6%	1.0%
50 or more Units	2.3%	0.2%	1.6%
Mobile Home or Trailer	8.9%	12.1%	12.9%
All Other	0.0%	0.9%	0.1%
Source: U.S. Bureau of the Census			

Another category experiencing a notable increase in percent of overall housing in Houston County is the mobile home or trailer category. This category grew from 8.9% in 1980 to 12.9% in 2000. Next to single units (detached), mobile homes/trailers was the category with the second largest percentage of housing stock in Houston County in 2000. There are several possible reasons for the increased popularity of mobile/manufactured homes; a primary one is cost. Mobile/manufactured housing is substantially less expensive to produce and can be easier to finance.

Generally speaking, housing can often serve as an indicator of the economic condition of a community. In times of healthy growth, the housing stock will grow rapidly, but will tend to drop off in leaner times. The housing market in Houston County is heavily influenced by events driven by Robins Air Force Base (RAFB), the county's as well as the region's largest employer. As a result of this unique community characteristic the housing market continues to fluctuate as the population continues to grow due to increased missions at RAFB. Additionally, it is anticipated that the housing market will continue to grow as long as the Base remains viable and new economic development activities continue throughout the county and the region. The fact that RAFB fared well during the recent round of Department of Defense Base Realignment and Closures process has imparted a sense of community confidence in this regard.

Condition and Occupancy

Age and Condition

Since housing units deteriorate with age, date of construction is sometimes used as an indicator of the condition or quality of a community's housing stock. In particular, housing units greater than 40 years old can often be in need of major repairs. According to U.S. Census, Houston County had a total of 40,911 occupied housing units in 2000, with well over half (65.9%) of the occupied units in Houston County having been built between 1950 and 1989.

The Houston County area appears to have experienced a housing boom between 1995 and March of 2000, with 7,557 housing units being constructed during these years. It is noteworthy that in less than five years time over 18% of Houston County's occupied housing stock was constructed. Census data also indicates that the number of occupied houses built before 1939 decreased slightly in Houston County between 1990 and 2000. This is due to attrition of these resources. In 1990, there were 561 housing units in Houston County constructed in 1939 or earlier; by 2000 the number had decreased to 489. Table H.3 depicts age of construction for all of Houston County's occupied housing stock as reflected by the 2000 U.S. Census.

Table H. 3

Age of Housing		
Category	Number	Percent
Total Occupied Units	40,911	100.0%
Built 1999 to March 2000	1373	3.4
Built 1995 to 1998	6184	15.2
Built 1990 to 1994	4634	11.4
Built 1980 to 1989	8527	20.8
Built 1970 to 1979	8444	20.6
Built 1960 to 1969	6359	15.5
Built 1950 to 1959	3661	9.0
Built 1940 to 1949	1240	3.1
Built 1939 or earlier	489	1.0
Source: U.S. Bureau of the Census		

While the number of houses built before 1939 decreased in Houston County, the number of housing units with both complete plumbing and kitchen facilities remained stable. One time honored, broad based measurement used, when evaluating the overall condition of housing stock, consists of the number of housing units with complete plumbing and kitchen facilities. According to the U.S. Bureau of the Census, 99.45% of the 34,785 housing units in Houston County had complete plumbing and kitchen facilities in 1990. In 2000, the exact same percentage, 99.45% of the 44,509 housing units had complete plumbing and kitchen facilities. This consistently high percentage is indicative of both the relatively newer age and better condition of the housing stock in Houston County. Combined with the recent boom in new home construction experienced by the county since the 2000 Census was completed, the Houston County planning area appears poised to maintain a housing stock characterized as advantageous in both age and condition through the 2010 Census. Table H.4 provides a comparison overview of the condition of the housing stock in Houston County in both 1990 and 2000.

Table H. 4

Condition of Housing		
Category	1990	2000
Total Housing Units	34,785	44,509
Complete Plumbing Facilities	34,610	44,287
Lacking Plumbing Facilities	175	222
Complete Kitchen Facilities	34,586	44,245
Lacking Complete Kitchen Facilities	199	264

Source: U.S. Bureau of the Census

Owner and Renter Units

According to the U.S. Bureau of the Census, the number of owner-occupied housing units in Houston County in 2000 was 28,026, which represents 68.5% of all occupied housing units and an increase of 6,920 from 1990. Between 1990 and 2000 the number of renter-occupied housing units grew from 11,327 to 12,885, an increase of 1,558. In 2000 renter-occupied housing units represented 31.5% of all occupied housing in the county. The owner vacancy rate is the proportion of the homeowner inventory which is vacant for sale. In Houston County the owner vacancy rate was 2.1% in 2000. The renter vacancy rate is the proportion of the rental inventory which is vacant for rent. The renter vacancy rate for Houston County was 11.2% in that same year. These vacancy rates compare favorably with the 2000 rates for both the State of Georgia (1.9% and 8.2%) and the nation (1.7% and 6.8%).

Cost of Housing

The housing market, like many other aspects of Houston County, is driven to a great degree by the presence of Robins Air Force Base. According to the Robins Air Force Base FY04 Economic Impact Statement, approximately 70% of base employees reside in Houston County with many owning or renting homes in the county (excluding Military Family Housing residents). Additionally, Houston County is home to 10,514 federal retirement annuitants (4,365 military and 6,149 civil service), also owning or renting homes in the county. To a large extent the

affordability of housing in Houston County, for residents and workers, is impacted by the strong influence of the high-wage government employment sector.

According to the Georgia Department of Labor, Houston County had a total of 57,321 jobs in 2004. Almost one quarter (24.3%) of those jobs (13,946) were tied directly to RAFB employment. Combined with a significant number of federal retirees as well as over 2,000 Department of Defense contractors who live and work in Houston County, the importance and influence of the Base becomes paramount.

According to the U.S. Bureau of the Census, the median residential property value in Houston County in 1990 was \$61,400; by 2000 it was \$88,900. Similarly, the median monthly rent of renter units increased from \$396 in 1990 to \$558 in 2000. From 1990 to 2000 median residential property value and median monthly rent both grew by approximately 30%. With 79.7% of Houston County's resident workforce employed within the county, and with such a large segment of the county's population (both active workforce and retirees) tied directly or indirectly to RAFB, it is evident that housing has continued to remain affordable for residents and workers.

The 2000 U.S. Census reports that there were 17,920 owner-occupied housing units in Houston County with an active mortgage in 1999. This figure represents 76.7% of the owner-occupied housing units in the county. Out of this 17,960 units, over half (53.9%) had mortgages that represented less than 20% of the homeowners monthly household income. Another 16.6% of the active mortgages represented 20% to 24% of the homeowners' monthly household income. With almost three quarters (70.5%) of the mortgages in the county representing less than 24% of the homeowners' monthly household income, affordable homeownership in Houston County remains a reality. The median monthly mortgage payment in Houston County in 2000 was \$889. This compares favorably with the state median of \$1,039. Additionally, Houston County's median monthly rent in 2000 was \$558, again comparing favorably with the state median of \$613.

Cost-Burdened Households

Cost-burdened households are defined as those that are paying 30% or more of net income on total housing costs. Severely cost-burdened are defined as those households paying 50% or more of net income on total housing costs. In Houston County, in 1999, the median gross rent as a percentage of household income was 10% and the median mortgage costs as a percentage of household income was 19.2%. These percentages are enviable, but only tell a part of the story. There are still a substantial number of households in the county who are considered to be cost-burdened or severely cost-burdened. To be more precise, 3,528 households spent in excess of 30% of their income towards monthly mortgage costs. Moreover, 2,149 households spent 30% to 49% of their income toward gross rent, and another 1,791 households spent in excess of 50% of their income on rent. Notably, the 1,791 households represented one of the largest numbers of gross rent as a percentage of household income and can be observed in Table H.5. In sum, roughly 16% of the homeowners and 30% of the renters in Houston County are considered to be cost-burdened or severely cost-burdened.

Table H. 5

Gross Rent as a Percentage of Household Income (1999)	
Category	Households
Total Households	12,811
Less than 10 percent	857
10 to 14 percent	1,619
15 to 19 percent	2,046
20 to 24 percent	1,549
25 to 29 percent	1,225
30 to 34 percent	900
35 to 39 percent	516
40 to 49 percent	733
50 percent or more	1,791
Not Computed	1,575

Source: U.S. Bureau of the Census

Socioeconomic Factors in Relation to Housing Costs

Among the many socioeconomic factors that contribute to the availability of affordable housing is the size of the household. According to the 2000 U.S. Census, of the 40,911 occupied housing units in Houston County, over one fourth (11,844) are two-person family households. Three-person family households made up the next largest category with 7,691, and certainly worth mentioning were the 864 six-person family households and the 436 family households which had 7 or more persons. The average household size in Houston County was 2.65. Additionally, of all households in Houston County during compilation of the 2000 Census, 1,432 of these were classified as “overcrowded”, or having more than 1 household member per room.

Equally important is the fact that another one fourth (10,690) of the total occupied housing units are non-family households where the householder lives alone or lives with non-family members. By far, the largest category of non-family households is one-person households with 9,055. The majority of these (6,507) are where the householder is 65 years and over. The vast majority of family households (34,404) are where the age of the householder is below 65 years. Tables H.6 provides a reference for types of households by size and age.

Table H. 6

Household Types By Age/Size	
Total:	40,911
Householder 15 to 64 years:	34,404
Householder 65 years and over:	6,507
Family Households:	30,221
2-person household	11,855
3-person household	7,691
4-person household	6,594
5-person household	2,781
6-person household	864
7-or-more person household	436
Non-Family Households:	10,690

Household Types By Age/Size	
1-person household	9,055
2-person household	1,330
3-person household	196
4-person household	70
5-person household	25
6-person household	8
7-or-more person household	6
Source: U.S. Bureau of the Census	

Another socioeconomic consideration related to housing needs are those households receiving a form of public assistance or those living on fixed incomes. According to the 2004 Georgia County Guide, there were 3,810 monthly average households in Houston County receiving Food Stamps, and 831 monthly average families receiving Temporary Assistance to Needy Families (TANF). Houston County had 2,426 recipients of Supplemental Security Income (SSI) and 15,195 receiving Social Security (9,765 retirees, 2,420 survivor benefits, and 3,010 with disability benefits).

In terms of family income, Houston County's 1999 median household income was \$43,638 and the percent of persons below the poverty level was 10.1%. Both of these statistics compare favorably with the corresponding state averages of \$42,433 and 13.0% respectively. The percent of families in Houston County below the poverty level was 8.4%. Interestingly, in looking at the percentage of families below the poverty level within race/ethnic groups, only 4% of the families below the poverty level were White, while 7.7% were Hispanic, and a staggering 22.4% were African-American. Equally alarming is the 42% rate of African-American, female head-of-households that fall below the poverty level. In looking at some selected housing unit characteristics of households below the poverty level, 1,288 of these households were in owner-occupied housing units and 2,609 were in renter-occupied housing units.

A breakdown of actual incomes show that 8% of households made less than \$10,000 per year and 17% made from \$10,000 to \$24,999 per year. These two categories represent the households most challenged with affordable housing needs. From an employment perspective, Houston County's historically low unemployment rate (3.8% in 2004) reflects a strong job market. According to the 2004 Georgia County Guide, personal income from service producing industries, the county's largest employment sector, only accounted for 23.2% of Houston County's 2002 personal income totals. Those industries with the smallest average weekly wages in Houston County in 2004 are as follows: \$200 in accommodation and food services, \$248 in arts, entertainment and recreation, \$334 in agriculture, forestry and fishing, and \$407 in retail trade. While retail trade and accommodation and food services comprise the highest percent of employment within the service producing sector in Houston County (11.4% and 10.1% respectively), they are characterized by having some of the lowest average weekly wages in the county. Again, persons employed in these occupations represent the households most challenged with finding affordable housing.

Data from the 2000 U.S. Census also leads to some additional conclusions about local housing costs and availability. For example, homes had a median value of \$90,800 for White householders as opposed to African-American householders whose median value was \$79,900. Also, home ownership is approximately five percent higher among White householders than African-American householders leading to the conclusion that home ownership in the county

may be slightly more accessible to Whites. Age is also another factor of cost-burdened households. Those that appear to be most cost-burdened by housing are those who are 75 years and over. Roughly 20% of this demographic spends 30% or more of their income on housing.

Special Housing Needs

The City of Warner Robins is the largest municipality in Houston County with 44,804 residents according to the 2000 U.S. Census. Because of Warner Robins' large population, it faces the greatest challenges related to special housing needs, but also is home to many of the agencies and resources created to assist those with special housing needs. Much of the information related to addressing Houston County's special housing needs is consistent with the Consolidated Plan that was prepared for the U.S. Department of Housing and Urban Development (HUD) by the City of Warner Robins.

Elderly

There is a senior center in Warner Robins operated by the Middle Georgia Community Action Agency. It is estimated that about 90 percent of the current residents are from the City of Warner Robins. The service provides congregate lunch meals during the week by appointment; transportation to and from the center and from the center to shopping areas; information and referral to community services; health programs (e.g. nutrition information, blood pressure screening.); recreation and entertainment; friendly visiting of homebound or hospitalized seniors; and telephone reassurance--daily contact with homebound seniors. In addition, there is a "Meals on Wheels" program providing home delivered meals to seniors.

According to the 2004 Georgia County Guide, there are five nursing homes in Houston County with a total combined bed capacity of 507. Also, Houston County has six personal care homes with 117 residents that serve the needs of the frail elderly. The Census 2000 reported a total of 506 Houston County residents 65 years and over who were in nursing homes. However; the Georgia County Guide reports a 2003 average occupancy rate of only 60.4% for the community's nursing homes. This disparity may be attributed to personal care home residents being misidentified as nursing home residents, as well as variable yearly attrition rates. A telephone survey of the county's five nursing homes reveals a sizable capacity to serve additional residents. One facility, Ridgecrest Apartments, has 60 units of senior housing that are provided at a reduced rent rate based on income. Additionally, a number of home health care agencies provide nursing, physical therapy, homemaker and adult sitting services.

Homeless

The Salvation Army provides temporary lodging assistance (usually one night in a hotel/motel) to transients needing emergency shelter. It also distributes food, clothing, assists families with rent and utilities in emergency situations, and assists with purchase of medicine when needed. In 1999 the Salvation Army provided emergency rental assistance to 132 individuals to prevent them from becoming homeless. In addition, the Community Outreach Service Center has the capability to provide separate housing services for up to fifteen males and eight females with children.

International Bread of Life Emergency Housing provides shelter for the homeless. It has 9 beds and provides meals and job counseling. Additionally, there are approximately 25 providers of food or meals to homeless and low income persons in Warner Robins, with most of their supplies coming from the Middle Georgia Community Food Bank. Most of these providers are churches. Of these providers, 18 operate pantries giving away food, and 13 operate kitchens providing meals. In addition, the Middle Georgia Food Bank directly distributes 200 bags of food to elderly low income residents each month. Based on the food bank's estimate of four pounds of food to one meal, that is an average of around 13,000 meals per month.

The Houston County Office of the Department of Family and Children Services (DFACS), a Division of the Georgia Department of Human Resources (DHR) administers the Aid to Families with Dependent Children and the Food Stamp programs in Houston County. Food Stamps are available for homeless persons. The office also provides information and refers people needing other types of social assistance to appropriate providers. In addition, the office provides an energy assistance program for low income households; they can apply for funding to assist a family with a child that is threatened with homelessness; and for families threatened with homelessness due to mismanagement of finances. The office can become a protective payee and assume management of the family's finances to ensure that their resources are used effectively to maintain their housing status.

The Middle Georgia Community Action Agency assists households at or below the poverty level with payment of rent, mortgage, and utility bills. There are a number of churches in the community who also assist low income families threatened with homelessness. Also, the City of Perry was recently awarded a 2005 Community Development Block Grant (CDBG) to assist with the construction of a facility to house and educate homeless women and children.

Victims of Domestic Violence

The Salvation Army Safe House provides shelter for victims of domestic violence. It has a capacity of 24 beds. Many of the special needs persons in Warner Robins and Houston County are assisted by the Phoenix Center Behavioral Health Services. This Center operates several programs and works with providers of other programs in a three-county area: Houston, Crawford and Peach counties. These counties have a total population of 146,928, of which Houston County represents 75 percent of the total, and the City of Warner Robins 33 percent. The City of Perry's soon to be constructed homeless shelter will also assist women and children who are the victims of domestic violence. Also, the Houston County Drug Action Council operates the Governor's Hotline providing safety and shelter information and assistance.

Migrant Farm Workers

Currently, there are no special housing services provided to migrant farm workers in Houston County.

Persons with Mental, Physical or Developmental Disabilities

There is a 10-bed group home and a 2-bed duplex for the mentally ill in Warner Robins, operated by the Family Support Alliance for the Mentally Ill. However, four of the group home beds are

provided to private payers. The other six are under contract to the Phoenix Center Behavioral Health Services. The Alliance seeks to move clients from the closely supervised group home to the more lightly supervised duplex and ultimately to independence. The Alliance also offers and operates a life-skills workshop. In 1999, 42 individuals utilized the services provided by the Alliance. Phoenix Center Behavioral Health Services also contracts about 45 apartments for residents of Warner Robins to transition the severely mentally ill back to independent living. Phoenix Center receives approximately 30 to 40 requests for supported housing annually.

Additionally, there are two group homes with four beds each in Warner Robins operated by the Houston County Association for Exceptional Citizens/Happy Hour. The capacity is four individuals per group home, which are classified as permanent and transitional housing depending on the need of each individual. The Association also operates a workshop, to which report about 165 clients per month, all of whom are qualified to live in the group homes. All of the Association's clients are developmentally disabled; some are also physically handicapped. Phoenix Center Behavioral Health Services also contracts about 17 apartments for residents of Warner Robins who are developmentally disabled to transition them to a more independent life. These organizations and associated programs provide vital services to the community. The demand for these services appear to be increasing. It will be critical that the necessary support for these and similar programs continue to be fostered.

Persons with AIDS/HIV

Currently, Houston has no special housing services available for persons with AIDS or who are HIV positive.

Persons Recovering from Substance Abuse

Phoenix Center offers four transitional housing units for recovering substance abusers in Warner Robins. Phoenix Center also operates an outpatient treatment program in Houston County. In 1999, Phoenix Center treated 932 individuals for outpatient care and detoxification, though some of these may have been repeat clients. They estimate that about half to three-fourths of their clients are residents of Warner Robins. The Houston County Drug Action Council also provides drug counseling, rape prevention training, and operates the Governor's Hotline providing safety information and assistance. Additionally, the Houston County Drug Action Council is proposing to house homeless, recovering substance abusing young mothers and their children, provide literacy and/or job training, assist with job placement, and provide other assistance to reintegrate these families into society as self-supporting families in long-term housing.

Houston County is one of the fastest growing counties in the state, and with that growth come the many challenges often faced by communities that experience such rapid population and demographic change. One of those challenges is meeting the housing needs of the growing community, particularly those with special needs. Analysis indicates that existing services within the county appear adequate to address the community's current special housing needs. More importantly, Houston County appears poised to further develop and enhance existing outlets to facilitate future demands on these services. Insuring that this course of events does indeed come to pass will be an important responsibility to meet for the citizens and leaders of the entire Houston County planning area community.

Jobs-Housing Balance

In order to determine whether sufficient affordable housing is available within Houston County, that allows those who work in the community to also live in the community, housing costs are compared to wages and household incomes of both the resident and nonresident workforce. Additionally, an assessment of the county’s commuting patterns will help determine whether there is a jobs-housing imbalance in the community. Finally, potential barriers which may prevent a significant proportion of the community’s nonresident workforce from residing in Houston County are evaluated.

Housing Costs versus Wages and Household Incomes

As mentioned previously, the presence of Robins Air Force Base is a major factor in the jobs-housing balance in Houston County. To a large extent, the cost of housing as well as the availability of housing is driven by the Base, the area’s largest employer. Any addition or subtraction of missions at the Base, and the assigned personnel associated with those missions, has a corresponding affect on the area’s housing market. For example, as Table H.3 indicated, Houston County experienced a housing construction boom beginning in 1995 after receiving new missions as a result of Base Realignment and Closure (BRAC) actions. The county is positioned to experience similar housing growth, but perhaps on a smaller scale, after the most recent 2005 BRAC recommendations.

Table H.7 provides a helpful visual breakdown of the distribution of income for households and families in Houston County. One of the most noteworthy observations is the nearly 43% of Houston County households that make in excess of \$50,000 annually. With such a large government employment sector, and with the government sector paying some of the highest wages (see Table E.1 in the preceding Economic section) in the county, Houston County’s 2000 median household income of \$43,638 is higher than the median household income for the State of Georgia (\$42,433).

Table H. 7

Household Income Distribution		
Category	Households	Percent
Total	40,959	100.0
Less than \$10,000	3,155	7.7
\$10,000 to \$14,999	2,112	5.2
\$15,000 to \$19,999	2,190	5.3
\$20,000 to \$24,999	2,847	7.0
\$25,000 to \$29,999	2,672	6.5
\$30,000 to \$34,999	2,830	6.9
\$35,000 to \$39,999	2,691	6.6
\$40,000 to \$44,999	2,591	6.3
\$45,000 to \$49,999	2,327	5.7
\$50,000 to \$59,999	4,566	11.1
\$60,000 to \$74,999	4,823	11.8
\$75,000 to \$99,999	4,664	11.4
\$100,000 to \$124,999	1,806	4.4

Household Income Distribution		
Category	Households	Percent
\$125,000 to \$149,999	849	2.1
\$150,000 to \$199,999	573	1.4
\$200,000 or more	263	0.6

Source: U.S. Bureau of the Census

Additionally, according to the U.S. Bureau of the Census, the median residential property value in Houston County in 2000 was \$88,900. The median monthly rent of renter units in Houston County was \$558. These figures compare very favorably with the state medians of \$111,200 and \$613 respectively. Houston County also reflects 713 vacant homes for sale and 1,656 vacant rental units in the 2000 Census. The renter vacancy rate for Houston County was 11.2% in that same year. Again, this rate compares favorably with the 8.2% rental vacancy rate recorded by the State of Georgia. One conclusion that can be drawn from this data is that the county's lower than average housing costs, combined with higher than average vacancy rates, plus above average household wages, all indicate sufficient affordable housing is available within the county to allow many of those who work in the county to also live there.

Commuting Patterns

Once again, the presence of RAFB has a significant impact on the commuting patterns related to employment within the county. According to the RAFB FY04 Economic Impact Statement, over 5,800 Base employees commute from surrounding counties, with neighboring Bibb County contributing the most; 2,210 employees, and Peach County next with 876 employees. The U.S. Census Bureau – 2000 County-To-County Flow Files reveal that Bibb County contributes a total of 8,570 employees to Houston County, representing the largest contribution at 16.1%. Similarly, the largest percentage of Houston County residents who leave Houston County for employment (7.4%), commute to Bibb County. These numbers reveal that a significant portion of the more than roughly twenty percent of workers who commute to Houston County for employment, are linked to the Base either directly or indirectly.

An analysis of various data related to commuting patterns indicates that it is unlikely there is a jobs-housing imbalance issue in the community. With higher than average housing vacancy rates, lower than average housing costs, burgeoning housing construction, consistently low unemployment, and a staggering 79.1% resident employment rate, all indications are that Houston County has a sufficient ratio of homes to jobs.

Potential Barriers

There are no barriers to speak of that would prevent non-resident employees from living in Houston County. It should be noted that the percentage of non-resident workers is minimal (20.9%), and it can be assumed that for the vast majority, decisions for living outside of Houston County are for reasons other than housing availability or cost. Suitable and affordable housing is readily available in Houston County and Houston County and its three municipalities are all active proponents of continued controlled growth and economic development.

It is worth noting that much of the data that was evaluated and presented in this section on Housing is substantiated in the report entitled: Georgia - State Of The State's Housing for Service Delivery Region 6. This report was prepared for the Georgia Department of Community Affairs in July 2003 by the Housing and Demographic Research Center at the University of Georgia. This following provides a summarization of some of the significant findings as reported:

- The 1999 median earnings and median household income in Houston County were higher than the corresponding medians in Georgia.
- A smaller percentage of workers residing in Houston County worked in another county than compared with statewide percentages.
- The unemployment rates in Houston County from 1992 to 2001 were lower than the rates for the region and the state.
- Houston County had a larger percentage of households in income ranges above \$50,000 in 1999 compared with the statewide percentage.
- The homeownership rate in Houston County was higher than in the state in 2000.
- Homeowners and renters in Houston County had lower monthly housing costs than their counterparts statewide.
- The median value of owner-occupied housing in Houston County (\$88,900) was lower than the state's median (\$111,200).
- In contrast, the median value of mobile homes in Houston County (\$37,600) was higher than the state median (\$33,600).
- Most of the new and existing homes sold in Region 6 were in Houston County.
- The average sales price for new and existing homes in Houston County was lower than the corresponding average price statewide.
- Compared to the state, homeowners and renters in Houston County were less likely to be cost-burdened in 1999.
- African American homeowners were more apt to be cost-burdened than Whites in both Houston County and in the state.
- Houston County had a larger percentage of vacant housing units than the state in 2000.
- Houston County had a larger percentage of mobile and manufactured homes and a smaller percentage of multi-family apartment buildings with five or more units than the state.
- Over the past decade, single-family attached units in Houston County increased at a rate faster than the respective growth in all housing units.
- Houston County issued more single-family building permits in 2001 than in each year from 1997 to 2000.

Residential Encroachment of Robins Air Force Base Environs

In 2004, the Middle Georgia RDC completed the Robins Air Force Base and Middle Georgia Joint Land Use Study (JLUS) which identified potential encroachments and incompatible development that might pose potential threats to public safety and restrict the ability of the Base to complete its missions. The study revealed numerous incompatible uses and encroachment in the Base Environs, primarily residential land use conflicts in the City of Warner Robins, Bibb and Houston counties.

In Houston County, there are approximately 45 residences located east and west of State Route 247 just north of RAFB. These residences have been located here for many years and are considered incompatible relative to noise. Flight activity emanating from Robins Air Force Base may pose a long term threat to the health and safety of these residents. Non-attenuated residential use occurs in the DNL 65-79 Noise Contours. However, housing located in the DNL 75-79 Noise Contour poses a greater concern.

Houston County and the City of Warner Robins are attempting to develop long-term mitigation plans that address this incompatible residential development. Both communities are attempting to identify funding mechanisms to acquire these properties and relocate the residents where necessary. The Middle Georgia RDC estimates that the total cost to purchase these homes in Houston County could run as high as \$2,000,000. The County is attempting to identify and prioritize properties that are considered incompatible under the JLUS noise guidelines and program funds for acquiring the designated properties.

NATURAL AND CULTURAL RESOURCES

Environmental Planning Criteria

Water Supply Watersheds

- N/A

Wetlands

- Most wetlands in Houston County are located along the Ocmulgee River and the major creeks and streams including Echeconnee Creek, Bay Gall Creek, Big Indian Creek, Big Grocery Creek, Flat Creek, Limestone Creek, Mossy Creek, Bay Creek, and Horse Creek.
- An extensive wetland area near Robins Air Force Base, which comes out of Bond Swamp in Bibb and Twiggs Counties, provides an insulating barrier to incompatible development in the vicinity of the Base, thus preserving mission capability.
- A large portion of rural Houston County, south of Perry, is within wetland areas.
- There are isolated wetlands north of Highway 127.
- All communities in Houston County have adopted a Water Resource Ordinance that includes Wetlands Protection as required by the DNR Rules for Part V Environmental Protection

Groundwater Recharge Areas

- Three major aquifers of groundwater recharge areas are located in Houston County.
- The Crataceous-Tertiary aquifer occupies most of the land north of Highway 127 to the Echeconnee Creek.
- The Claborne aquifer covers a small area south of Perry.
- The Floridian-Jacksonian aquifer includes the remaining area in southern Houston County.
- These underground reservoirs provide the water supply for Houston County, and their protection is critical to the health and well being of the County.
- The three levels of pollution susceptibility (the vulnerability of an aquifer to being polluted from spills, discharges, leaks, impoundments, applications of chemicals, injections and other human activities in the recharge area) for these groundwater recharge areas are: low, medium and high.
- With the exception of the area around Perry, Highway 341 and Highway 26, which has medium or average pollution susceptibility, the remainder of Houston County has high pollution susceptibility.
- Each local government in Houston County has adopted a Water Resource Ordinance that includes Groundwater Recharge Area Protection as part of DNR Rules for Part V Environmental Criteria.

- This has significant ramifications for Houston County since most of the existing and projected growth areas do not have accessibility to public sewer at the present time. All new development in these areas, therefore, must be connected to septic tank and be covered under the requirements of the Groundwater Recharge Area Protection Ordinance.

Protected River Corridors

- The Ocmulgee River is the sole protected river in Houston County.
- As required by DNR Rules for Part V Environmental Criteria, Houston County has adopted a Water Resource Ordinance that protects this corridor.

Protected Mountains

- N/A

Other Environmentally Sensitive Areas

Public Water Supply Sources

- The source of the public water supply in Houston County is the underground aquifers. Each of the communities in Houston County has a series of wells that have been constructed to force the water from the aquifers to the surface where it is then treated and distributed through a series of mains.

Steep Slopes

- Steep slopes are present in Houston County along the Echeconnee Creek and Ocmulgee River, the extreme southern portion of the county, and an area north of Highway 127 West.

Coastal Resources

- N/A

Floodplains

- The floodplains in Houston County can be found along the Ocmulgee River and the major creeks.
- Development should be restricted in these areas to prevent structural damage and to reduce flooding conditions downstream.

- Floodplains provide this fast-growing urban area with excellent opportunities for conservation and passive recreation areas and much needed open space.
- The Water Resource Ordinance recently adopted by Houston County and the three cities include flood damage prevention requirements.

Soils

- With the exception of the areas near the Ocmulgee River and the major streams where the soils are not conducive to urban development, the soils for the remainder of Houston County are for the most part suitable for most types of urban development.

Plants and Animal Habitats

- The Georgia Department of Natural Resources-Wildlife Resources Division has identified four animal and eight plant species on the “Special Concern” list for Houston County. Of these species, the Harper’s Heartleaf and the Ocmulgee Skullcap are on the Georgia Protected Species List, and the Relict Trillium is on the U.S. Protected Species List.

Other Significant Sensitive Areas

- N/A

Significant Natural Resources

Scenic Areas

- There are three scenic areas that have been identified in Houston County: Ocmulgee River Corridor, Highway 341, and Highway 96.

Prime Agricultural Land

- Prime agricultural land, as identified based on soil types, that is located in Houston County includes these areas: east and west of Perry along Highway 127, an area along Dunbar Road in the northern portion of the county, and in the extreme southern portion of the county.

Prime Forest Land

- The areas along the Ocmulgee River, Echeconnee Creek, and to the south of Perry are considered to be locations of prime forest land in Houston County.

Major Park and Recreation Areas

- The Oaky Woods Wildlife Management Area, located in the southeastern portion of the county, is the county's only major park and recreation area.
- Oaky Woods offers excellent passive recreation accommodations, including year-round camping, pre-season scouting, hiking, picnicking, and canoeing. Horseback riding and bicycling is allowed but restricted to open, improved roads and designated trails.
- Over 86 percent of Oaky Woods was leased property from Weyerhaeuser, who has recently sold their timber interests to private developers. These developers have plans to use the property for residential and commercial purposes.
- Initial work has begun on a state park south of the Georgia National Fairgrounds and Agricenter in Perry.
- A coordinated attempt is being made by the Cities of Centerville, Warner Robins, and Houston County to establish a greenway and trail system along Bay Gull Creek. Phase I has been completed, with Phases II and III expected to be constructed within the next five years.

Air Quality

- Houston County and the Cities of Centerville, Perry, and Warner Robins have become part of the Middle Georgia Clean Air Coalition which was formed in 2004 to establish effective regional air quality solutions and to protect the mission of Robins Air Force Base.

Water Quality

- Listed below are the streams in Houston County that are impaired and do not meet state water quality standards:

Streams in Houston County on the Final 2004 303 (d) List

Waterbody Name	Location	Basin	Water Use Classification	Criterion Violated	Violation Designation (Partially or Non-Supporting Use)
Big Grocery Creek	Headwaters to Ocmulgee River (Houston Co.)	Ocmulgee	Fishing	Biota	Partially Supporting
Big Indian Creek	Mossy Creek to Ocmulgee River (Houston Co.)	Ocmulgee	Fishing	Fecal Coliform	Partially Supporting
Flat Creek	0.4 mi. u/s of US Hwy 41 to Big Indian Creek (Houston Co.)	Ocmulgee	Fishing	Biota	Partially Supporting
Limestone Creek	Okeetuck Creek to Big Indian Creek (Houston Co.)	Ocmulgee	Fishing	Biota	Partially Supporting
Mossy Creek	Mule Creek to Lake Joy (Peach/Houston Co.)	Ocmulgee	Fishing	Biota	Partially Supporting
Ocmulgee River	Echeconnee Creek to Sandy Run Creek (Twiggs/Houston Co.)	Ocmulgee	Fishing	Fish Consumption Guidelines	Partially Supporting
Ocmulgee River	Sandy Run Creek to Big Indian Creek (Houston/Twiggs/Bleckley Co.)	Ocmulgee	Fishing	Fecal Coliform	Partially Supporting
Bay Creek	Headwaters to Beaver Creek (Peach/Houston Co.)	Ocmulgee	Fishing	Biota, Fecal Coliform	Not Supporting
Horse Creek	Headwaters to Ocmulgee River, Warner Robins (Houston Co.)	Ocmulgee	Fishing	Dissolved Oxygen, pH	Not Supporting

Significant Cultural Resources

Historic Landmarks

- Three properties in Houston County have been listed on the National Register of Historic Places: Davis-Felton Plantation, Log Dogtrot House, and New Perry Hotel.
- An historic resources survey report, prepared for the City of Perry, identified 75 structures as “appear to be” or “may be” eligible for inclusion on the National Register. Six districts were identified for possible NR designation.

- Other significant historic structures, districts, or places in Houston County include: Old Warner Robins Train Depot (NR Nomination pending), Elberta Depot, Daniel's Country Store, The Manor Housing District, Commercial Circle, Old Thomas Elementary (currently Macon State College branch), Bonaire, Elberta, Elko, and Kathleen.

Cultural Landmarks

- Several significant cultural landmarks have been identified in Houston County. They are: Museum of Aviation, Mossy Creek Festival, and Georgia National Fairgrounds and Agricenter.

Archeological Landmarks

- The State Archaeological Database identifies 11 sites that are National Register quality sites in Houston County.
- All but one of these sites is located in the Southeastern Ecological Framework areas proposed for land conservation.
- Most of these sites (7) are located in Significant Groundwater Recharge Areas.
- This list is intended to be a starting point for discussions between the local governments and the DNR's Historic Preservation Division to obtain additional guidance on site and area selections that will include archaeological sites for the local community green space plan.

See Maps 4-14 that display the natural and cultural resources discussed above.

COMMUNITY FACILITIES AND SERVICES

Water Supply and Treatment

- Within Houston County, the Cities of Centerville, Perry, and Warner Robins operate and maintain water systems within their respective jurisdictions, while in the unincorporated areas, Houston County serves the residents and businesses. Below is a table that shows the designed capacity, permitted capacity, average demand, and peak demand for the four water systems in Houston County.

Water Systems within Houston County

System Name	Design Capacity (mgd)	Permitted Capacity (mgd)	Average Demand (mgd)	Peak Demand (mgd)	Water Supply Source
City of Warner Robins	18.700	10.800	7.100	8.550	Groundwater-wells
Houston County-Henderson	.288	.100	.090	.180	Groundwater-wells
Houston County-Elko	.144	NA	.012	.035	Groundwater-wells
Houston County-Hayneville	.288	.100	.090	.180	Groundwater-wells
Houston County-Piney Grove	2.240	*	.600	1.600	Groundwater-wells
Houston County-Hwy. 96	2.240	*	1.100	2.240	Groundwater-wells
Houston County-Houston Lake	2.240	*	.900	1.600	Groundwater-wells
Houston Lake-Elberta	.432	*	.110	.220	Groundwater -wells
Houston County-Dunbar	1.440	*	.400	.800	Groundwater-wells

Houston County- Quail Run	2.304	*	.550	2.304	Groundwater-wells
Houston County- Sanderfur	2.304	*	.900	2.304	Groundwater-wells
Houston County- Feagin Mill	2.016	*	1.300	2.016	Groundwater-wells
Houston County- Woodard	4.320	*	2.000	4.320	Groundwater-wells
City of Centerville	2.448	1.750	1.000	1.250	Groundwater-wells
City of Perry- Plant No. 1	2.658	2.400**	.190	.030	Groundwater-wells
City of Perry- Plant #2	4.543	2.400**	1.500	2.200	Groundwater-wells

*Serves the northeast portion of the City of Warner Robins, approximately 6.5 square miles.

**Serves the remaining City and unincorporated area, approximately 30 square miles.

Sources: Cities of Centerville, Perry, and Warner Robins and Houston County.

- There is sufficient design capacity in the various water systems to meet the average demand.
- There should be sufficient permitted withdrawal capacity with the possible exception of the City of Perry.
- Projected growth is north and east of Perry where Houston County is currently providing service. Houston County plans to increase the size of the lines serving these areas. If annexation occurs in this area served by Houston County, then the County will sell bulk water to Perry.
- The issue of withdrawal capacity for the City of Perry may be dependent on the growth within its current service area and potential growth in area now served by Houston County.

Sewerage System and Wastewater Treatment

- Within areas served by public water and septic tanks, certain types of growth at a limited intensity can occur.
- Presence of public sewerage system controls the intensity of the development.
- If a community wants to manage its growth by location and type, **then it must closely coordinate its policies for sewerage infrastructure with its land development plan.**

- The optimum is to first establish the land development plan showing the urban development boundaries, then incorporating a capital improvements program that phases in the sewerage system improvements to match the land development plan.
- The City of Warner Robins and the City of Perry are the only communities in Houston County that operate and maintain a sewerage system. The City of Centerville is served by the City of Warner Robins. Below is a table that details the two sewerage treatment systems.

SEWERAGE SYSTEMS WITH HOUSTON COUNTY

System Name	Design Capacity (mgd)	Permitted Capacity (mgd)	Average Demand (mgd)	Peak Demand (mgd)
Ocmulgee River WPCP-Warner Robins*	3.000	3.000	1.270	2.700
Sandy Run WPCP-Warner Robins**	9.000	9.000	6.070	11.730
Perry WPCP	3.000	3.000	2.500	7.000

*Serves the northeast portion of the City of Warner Robins, approximately 6.5 square miles.

**Serves the remaining City and unincorporated area, approximately 30 square miles.

Sources: Cities Perry and Warner Robins

Sewerage Treatment Expansion Plans

- The City of Warner Robins – The greatest pressure will be on the Sandy Run WPCP. Current growth south of the City towards Highway 96 is being handled by the expansion of lift stations. Topographic issues and the enormous demand expected south of Highway 96 and the area around 247 South may dictate the construction of a new water pollution control plant in the area. In addition, what comes out of the negotiations with Peach County on the Service Delivery Strategy will also impact the Sandy Run Plant.
- City of Perry – An expansion from 3 to 6 mgd is proposed for the Perry WPCP within the next five years. This will provide a great opportunity to expand service well into the service area in the next 25 years.

Houston County Wastewater Service Areas

- In addition to serving the City of Centerville, the City of Warner Robins Wastewater Service Area as outlined in the Service Delivery Strategy includes most of the upper half of Houston County to approximately Mossy Creek/Highway 127 and the area east of Highway 247.

- The City of Perry's Wastewater Service Area includes portions of Houston County south and west of Mossy Creek/Highway 127/Highway 247 to just south of the current city limits and west to the county line.
- South of Perry's Service Area has been undesignated.

Septic Tanks

- Outside of the City Limits of Centerville, Perry, and Warner Robins, septic tanks are the wastewater management systems used for residences and businesses. The Houston County Health Department is the agency responsible for inspecting the construction and the placement of the septic system on site.
- As described in the Natural/Cultural Resources Technical Addendum, most of Houston County is within a major groundwater recharge area with high pollution susceptibility. The greatest concern with septic tanks is leakage from these systems into the aquifers and contaminating the County's water supply, as well as creating other serious environmental issues.
- Recently, Houston County and the Cities of Centerville, Perry, and Warner Robins adopted the Part V Environmental Groundwater Recharge Area Protection Ordinance which requires large lot size for new construction on a septic tank system. Before the ordinances were adopted, the permitted lot sizes were considerably smaller than what they will be under this new ordinance.
- Fortunately, because of recent new growth in residential development in the areas not served by public sewerage systems, most of septic tank systems currently in place are new. However, later in the planning period, as these houses get older so will their septic systems, thus causing the possibility of leakage. Consideration should be given in the near future to requiring that each residence and business have their septic system regularly cleaned and inspected. This not only makes good sense to the property owner, but also to the public health and safety of the community.
- Recently, septage (waste pumped from septic tanks) has become issue in Houston County. Septic tank cleaning operators are having difficulty finding a suitable site for disposing of the waste that is in their tanks. They have to travel long distances to find such a site. An option being considered by Houston County that will have long-term benefits is the installation of dry sewer in new developments within the unincorporated area.
- It is a possibility that as the City of Warner Robins and the City of Perry annex into their wastewater service areas, existing residences and businesses with septic tanks may be required to tap on to the respective public sewerage systems. However to do this, the public sewerage system must have the capacity to take on the additional demand. It appears that the expansion of the Perry system may allow such action to take place. On the other hand, the Warner Robins Sandy Run plant is currently having difficulties handling the demand in the current growth areas around Highway 96, thus in the future any such action will require a new treatment facility.

Fire Protection

City of Centerville

- The City of Centerville operates one fire station located on Houston Lake Boulevard and is equipped with three Class A pumper trucks.
- The Centerville Fire Department has a full-time Fire Chief and Fire Inspector, six full-time and eight volunteer firefighters, and all are certified First Responders.
- The City's ISO rating is 5.

City of Perry

- The City of Perry operates one fire station located off of Ball Street near the downtown area that is equipped with a total of five (5) trucks--two (2) pumpers, one (1) ladder truck, one (1) rescue pumper, and one (1) service truck.
- The Perry Fire Department includes a Fire Captain and 16 full-time firefighters.
- The City's ISO rating is 5.

City of Warner Robins

- The City of Warner Robins operates six fire stations located in strategic locations throughout the City, and they are equipped with a total of eight pieces of fire apparatus and two rescue units.
- The Warner Robins Fire Department includes a Fire Chief and almost 100 firefighters and support personnel.
- The City's ISO rating is 3.

Houston County

- Houston County operates eight fire stations; two serving the northern end of the county, four serving the growing central section, one west of Perry, and two covering the southern portion and are equipped with a total of 18 pieces of fire apparatus, four rescue trucks and one support vehicle.
- Those serving the Houston County Fire Department include a Fire Chief , Assistant Chief, Fire Investigator, 12 full-time firefighters and approximately 80 volunteers.
- The County's ISO rating is 6.

Analysis

- Currently, the residents and businesses in three cities and the unincorporated areas are generally well-served by fire protection.

- Concerns that will have to be addressed in the future include: (1) the area along the western portion of Dunbar Road and north Hwy. 41; (2) the projected growth areas along Houston Lake Road, Hwy. 127, and Hwy. 247 South.

Public Safety

City of Centerville

- The City of Centerville Police Department is located at 500 Houston Lake Boulevard.
- The Centerville Police Department has 14 full-time officers including the Chief of Police and 8 part-time officers performing a variety of public safety functions, including patrol and criminal investigation.

City of Perry

- The City of Perry Police Department is located adjacent to the City Hall on Washington Street just south of the downtown area.
- The City of Perry Police Department includes a Public Safety Director and 42 full-time employees that are involved in the following duties: patrol and crime prevention, D.A.R.E., criminal investigation, communications, school resources, manning school crossings and animal control.

City of Warner Robins

- The City of Warner Robins Police Department is located on Watson Boulevard near the City Hall.
- The Police Department has 150 full-time personnel directed by the Police Chief and carries out such assignments as Uniform Patrol, Traffic, S.T.O.P. Unit, Criminal Investigations, Criminalistics, Narcotics and Intelligence, S.W.A.T Team, Community Initiatives, School Liaison and Bike Patrol.

Houston County

- The Houston County Sheriff's Department operates from offices in Warner Robins and Perry. Most of the Sheriff's Department is located in facilities on Carl Vinson Parkway in Warner Robins. The Sheriff's Department also has administrative offices in the County Courthouse, and operates a new 506-bed Detention Center on the Courthouse site. The Sheriff's Department employs 305 full-time personnel.
- Operated under the direction of the Sheriff, the Department has five major divisions (Investigations, Juvenile, Traffic, Records and Warrants) and jail operations.

Analysis

- The residents and businesses of Houston County and the Cities of Centerville, Perry and Warner Robins are currently being provided by their respective Police/Sheriff Departments with an adequate level of service and response time.
- With significant growth expected to continue in the unincorporated areas, extreme pressure will be put on the Sheriff's Department, in the short-term to maintain the level of service it currently provides. In the long-term, however, as the three cities continue to annex land within the unincorporated areas, the cities will take on greater responsibility for public safety within these areas.
- The response times within the cities are usually less than that in the unincorporated areas. With this in mind, residents of the newly annexed areas will come to expect a better level of service. The future budgets of the cities will need to take into account this added demand. It is vital that Houston County and the three cities continue with their public safety mutual-aid agreement so that existing resources can be maximized the general public be provided with best possible level of service without severely straining already tight city/county budgets.

Parks and Recreation

City of Centerville

- There are no parks operated and maintained by the City of Centerville.

City of Perry

- Rozar Park - 1060 Keith Drive; includes a 28,000-square-foot community center, ball fields, basketball and tennis courts, picnic and playground areas, and two fishing ponds.
- Creekwood Park - 100 Creekwood Drive; includes swimming facility, ball fields, basketball and tennis courts, and picnic and playground areas.
- Calhoun and Lawson Parks - Tucker Road; includes ball fields, basketball and tennis courts, and picnic and playground areas.
- A.D. Redmond Park - a passive park with playground equipment
- Big Indian Creek Park – a passive park with trails and benches.
- Nine small neighborhood passive parks.

City of Warner Robins

Map Location	Facility	Address	
1	Recreation Department	800 Watson Boulevard	Activity Center, Administrative Offices, Ceramic Shop, Gym, Kitchen, Restrooms, Youth Center

2	Wellston Center Senior Activity Center	152 Maple Street 155 Maple Street	Activity Center, Administrative Offices, Auditorium, Kitchen, Senior Activities
3	Perkins Park	105 Mulberry Street	Baseball/Softball Field, Basketball Court, Kitchen, Picnic Area and Pavilion, Playground, Practice Field, Restrooms
4	Ferguson Park	471 Elberta Road	Activity Center, Baseball/Softball Field, Basketball Court, Kitchen, Picnic Area, Playground, Practice Field, Restrooms
5	Sewell Park	116 Wallace Drive	Activity Center, Baseball/Softball Field, Basketball Court, Picnic Area and Shelter, Playground, Restrooms, Swimming Pool, Youth Center
6	Peavy Park	610 Johnson Road	Baseball/Softball Field, Picnic Area with Shelter and Pavilion, Playground, Restrooms, Tennis Court
7	Briarcliff Park	202 Briarcliff Road	Basketball Court, Picnic Area, Playground, Practice Field
8	Fountain Park	614 Kimberly Road	Baseball/Softball Field, Basketball Court, Picnic Area with Shelter and Pavilion, Playground, Restrooms, Swimming Pool, Tennis Court, Volleyball Court
9	Heritage Park	203 Scott Boulevard	Basketball Court, Picnic Area, Playground
10	Tot Lot	101 Athens Street	Picnic Area, Playground
11	Memorial Park	800 S. First Street	Baseball/Softball Field, Basketball Court, Football Field, Picnic Area and Pavilion, Playground, Restrooms, Volleyball Court
12	Tanner Park	200 Carl Vinson Parkway	Baseball/Softball Field, Basketball Court, Horseshoe Pits, Nature Trail, Picnic Area, Playground, Practice Field, Restrooms, Soccer Field, Tennis Court, Volleyball Court
13	Ted Wright Park	2841 Moody Road	Activity Center, Baseball/Softball Field, Basketball Court, Football Field, Horseshoe Pits, Kitchen, Picnic Area and Shelter, Playground, Restrooms, Tennis Court, Volleyball Court
14	Township Park	305 Township Drive	Basketball Court, Picnic Area, Playground



Houston County

- There are no parks operated and maintained by Houston County as per intergovernmental agreement. The County does lease approximately 90 acres to the American Little League and the Middle Georgia Soccer Association.

State of Georgia Facilities

- Oaky Woods Wildlife Management Area.
- State Park under construction south of Perry.

Analysis

- The residents of Warner Robins and Perry are currently provided with excellent recreation facilities and programs. The City of Warner Robins will have to examine potential facilities needs at its western borders as it expands into Peach County. The City of Perry, likewise, will have to look to the northeast and south as new residential developments within their service area will create a demand for new facilities and programs.
- Those residing in the City of Centerville, though not having any public parks within its jurisdiction, have access to several Warner Robins neighborhood-type facilities that are

located in close proximity. However, the City of Centerville currently could use several small tot lots (picnic areas and playgrounds). Consideration will have to be given in the future for a new neighborhood facility to serve this fast growing area of the county.

- The greatest deficiency at the present time is the growing residential areas south of Hwy. 96. Though served to some extent by Ted Wright Park on Moody Road, there will likely be a need for another neighborhood park further to the south as the population continues to move to the south and east. With Houston County out of the recreation business, as a result of an intergovernmental agreement signed in 1991, there will have to be some means for funding the construction and operation of this facility.
- The completion of the State Park south of Perry should satisfy the future regional park needs.
- With the possible loss of Oakey Woods WMA to new residential and commercial development, Houston County and the three communities will have very few passive recreational facilities. The construction of the Bay Gull Creek Greenway will help to some extent, but more effort will be needed in the future by the respective local governments to develop more of these type facilities. As mentioned in the Natural/Cultural Resources Technical Addendum, the wetland and floodplain areas that are pervasive in Houston County provide excellent opportunities for not only passive recreation and conservation/open space areas, but also would help protect water quality in the Ocmulgee River and numerous streams in Houston County.

Stormwater Management

- Regulations from the U.S. Environmental Protection Agency and the Georgia Natural Resources-Environmental Protection Division has placed more emphasis in recent years in managing urban stormwater runoff, one of the leading sources of water pollution to local streams and rivers.
- The greatest stormwater runoff problems in Houston County come from: (1) Soil erosion from building and construction sites; (2) Roads, parking lots, and driveways where vehicles have leaked fluids; (3) Trash and litter from roadsides, parking lots, and yards; and (4) Chemicals from lawns.
- The Cities of Warner Robins and Centerville and Houston County currently participate in the EPA Phase II stormwater management program. This program requires each participating community to develop and implement specific measurable goals that will address six major areas, including construction and post-construction activities, public education and involvement, illicit dumping into stormwater system, maintenance of public facilities such as roads and public works shops to reduce contaminants from these sources and education to public employees on ways they can minimize stormwater pollution. In addition, each of these communities must adopt and actively enforce a stormwater ordinance and regulations.
- The City of Perry currently does have to meet these regulations, but have already set the process into place realizing that they will likely have to in the very near future.
- A recent law passed by the Georgia General Assembly has made it mandatory that all persons involved in land disturbance activities must take certain training courses and

pass a written test and become certified by December 2006 in order to continue in such activities.

- The Water Resource Ordinance recently adopted by Houston County and the three cities includes requirements for post-construction stormwater runoff and erosion and sedimentation control.

Analysis

- The Cities of Centerville and Warner Robins along with Houston County have the regulations in place that are necessary to control stormwater runoff in their respective communities. The City of Perry is working towards this end. The enormous residential and commercial growth that is expected over the planning period could further exasperate the stormwater runoff problem. It will be up to these communities to allocate the resources necessary to adequately enforce these regulations.

Solid Waste Management

This will be addressed in the Joint Solid Waste Management Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins.

See Maps 15-18 that illustrate the community facilities and services described above.

INTERGOVERNMENTAL COORDINATION

Adjacent Local Governments

WRATS

- Involves the Cities of Warner Robins, Perry, and Centerville and Houston County. It also includes Byron and Peach County, Robins Air Force Base, and the Georgia Department of Transportation.
- WRATS was formed to: (1) Maintain a continuing, cooperative, and comprehensive transportation planning process; (2) Update and revise the 20-year intermodal transportation plan; (3) Create a functional relationship between transportation planning and city-county development; (4) Maintain an updated transportation database; and (5) Produce all documents and studies that are necessary to maintain a Certified Transportation Planning Process.
- Consists of three committees; Technical, Citizens Advisory, and Policy.
- The City of Warner Robins is the party with the primary responsibility for coordination.
- Extremely effective coordination mechanism; has been instrumental in helping significantly improve the transportation network in Houston County.

Jail Services Contract

- Involves the cities of Centerville, Perry, Warner Robins and the Houston County Sheriff's Office.
- Through this agreement, the Sheriff's office is to provide for the confinement, care, and treatment of inmates from the Cities of Centerville, Perry, and Warner Robins for a certain amount per day per inmate. Services to the inmate include training and employment, discipline, recreation, medical services, food, and sanitation.
- The Sheriff's Office is also responsible for the booking, fingerprints, processing, photographing, and checking for outstanding warrants.
- The Cities of Centerville, Perry, and Warner Robins and the Houston County Sheriff's Office are the parties responsible for the coordination of this agreement.
- This agreement should be viewed as an adequate and suitable coordination mechanism and serves all parties well. Each city is assured that inmates from that community will be well-cared for and in a facility that has the capacity, services and trained staff to handle any issue that may arise. Each municipality would have to go to a great deal of expense to provide the same services and would be duplicating what the Sheriff's Office would provide at a fraction of the cost. The Sheriff's Office is being provided adequate compensation from the cities to pay inmate expenses, and is able to utilize the existing space at the Detention Center.

Public Safety Radio Communications Agreement

- Two agreements between Houston County and Peach County and the City of Fort Valley to use Houston County's 800 MHz Radio System for public safety radio communication.
- Houston County owns and maintains a 4-site simulcast, 11-Channel, 800 MHz APCO Project 25 Public Safety Radio Communications that provides radio and data communication coverage for areas within boundaries of Houston County.
- The intent of this agreement is to allow Peach County and Fort Valley to establish interagency public safety communications with Houston County.
- The agreement also allows Peach County and City of Fort Valley to purchase, at their expense, additional infrastructure to increase their area of radio communication coverage.
- Houston County is party that has the primary responsibility for coordination.
- This is an excellent coordination mechanism since it will allow these two communities to utilize state-of-the-art public safety communications technology which they alone could not afford by themselves. More importantly, it allows the public safety departments from these adjoining counties to better communicate with each other, which in turn leads to a higher standard of service for the residents of these communities.

Agreement for Establishing and Maintaining a Centralized 911 Emergency Communications System

- This agreement is between Houston County and the cities of Centerville, Perry, and Warner Robins.
- The intent of this agreement is to establish a county-wide centralized 911 Emergency Communications System for the protection of the citizens to centralize the various emergency communication systems that were operating independently within the County with the exception of Robins AFB.
- A Houston County 911 Emergency Communications Committee was formed to assist the Sheriff in various functions. This Committee is composed of the Mayors of the three cities, the County Commission Chairperson, Houston County Sheriff, and the Robins AFB Base Commander.
- Each party agreed to subsidize the 911 fund based on their share of the county-wide population from the most current census population counts.
- The Houston County Sheriff's Office would staff and operate the Centralized 911 Emergency Communications System.
- The agreement was amended to allow the carryover of Emergency Telephone Funds to help finance subsequent E 911 budgets.
- All four entities are responsible for the primary responsibility for coordination.
- The agreement provides substantial benefit to the participating parties by eliminating duplication and reducing costs, but more importantly, allows emergency calls to come into one source that, in turn, enables quicker dispatching of the appropriate emergency personnel and equipment.

- The amendment is a very sound agreement since it would allow monies designated for the centralized E911 Communications System that would have normally lapsed at the end of fiscal year, and would have had to be re-budgeted, can now be used in subsequent budgets to fund needed expenses recommended by the Houston County E911 Advisory Committee.

Unified Animal Control Agreement

- Parties to this agreement include Houston County and the Cities of Centerville, Perry and Warner Robins.
- This agreement unifies all animal control rules in Houston County under a common set of regulations and language.
- Houston County is the party with the primary responsibility for coordination.
- Prior to the agreement, each of the communities in Houston County had their own set of animal control regulations creating confusion, duplication and waste of money. With this agreement, Houston County is responsible for employing an animal control officer and administering the regulations that apply to all of the communities in the county. In addition, the cities are no longer responsible for this service, thus freeing up monies that can be used for more pressing needs, and also citizens enjoy a better level of service.

Selling of Water Agreement

- Houston County and the Cities of Centerville, Perry and Warner Robins are partners in this agreement.
- The agreement calls for Houston County to provide and sell water to the Cities of Centerville, Perry, and Warner Robins for an agreed upon price, and the Cities of Centerville, Perry, and Warner Robins will, in turn, resale to its water customers.
- Houston County is the party with primary responsibility for coordination.
- This is an agreement that benefits all parties. The Cities of Centerville, Perry, and Warner Robins are able to obtain water at a reasonable price in newly annexed areas and not have to go to the expense of pumping additional water out of the ground and treating it. The County is able to sell excess capacity and receive income for it that it can be used to expand or improve the existing system.

201 Facilities Plan

- The parties involved in this Plan are Houston County and the Cities of Centerville and Warner Robins.
- The Plan calls for the wastewater generated in the Planning Area (all incorporated and unincorporated areas of North Houston County) as comprised of Sandy Run Creek, those portions of Echeconnee Creek lying within Houston County, and Beaver Creek to Highway 96, but excluding Robins Air Force Base to be treated at the Warner Robins wastewater treatment facilities.

- The City of Warner Robins has the primary responsibility for coordination of Plan's implementation.
- This Plan allows for the maximization of existing facilities that have excess capacity and enables both the City of Centerville and Houston County not to construct expensive wastewater treatment systems, thus saving these communities considerable monies.

Agreement for the Use and Distribution of Proceeds from the 2001 and 2006 Special Purpose Local Option Sales Tax for Capital Outlay Project

- The governments who are parties to these agreements are Houston County and the Cities of Centerville, Perry, and Warner Robins.
- These agreements are pursuant to Article IX, Section 3 of the Georgia Constitution that allows local governments to finance certain capital outlay projects using the Special Purpose Local Option Sales Tax (SPLOST)
- The agreements also outlined how the municipalities and County would divide the proceeds of the SPLOST.
- The body that has the primary coordinating responsibility for the SPLOST is Houston County.
- The benefits of using the SPLOST is enormous to the local governments since they are able to use this source of funding to finance important capital outlay projects rather than using other local sources that prove to be more costly in the long-term. In addition, these agreements show a sense of solidarity and cooperation in determining the SPLOST funding priorities.

Emergency Management Agreement

- Parties to this agreement include Houston County and the Cities of Centerville, Perry and Warner Robins.
- This agreement establishes a local organization for emergency management under a legally appointed local director; establishes local emergency management powers; entitles the County and Cities to receive federal disaster funds provided all state and federal requirements are met; specifies immunity of state and political subdivisions for personal injury or property damage sustained by any person appointed or acting as a volunteer emergency management worker or member of any agency engaged in emergency management activities; and specifies that an approved emergency management plan has been developed and sent to the Georgia Emergency Management Agency.
- Houston County is the party with the primary responsibility for coordinating this agreement.
- When it comes to impacting the health and safety of the community residents: (1) it is critical that all of the jurisdictions in a county agree in establishing an emergency management agency with a qualified director under one umbrella; and (2) that an emergency management plan has been approved and each jurisdiction has signed off on it. In addition, giving each jurisdiction certain emergency management powers, the ability to receive federal disaster funds, and immunity from liability for personal injury or property damage that resulted from carrying out emergency management activities is

also important. This agreement does all of the above, thus aiding in providing better public safety services to residents of Houston County.

Mutual Aid Agreement for Fire and Police Protection

- Those jurisdictions participation in this agreement are Houston County and the cities of Centerville, Perry, and Warner Robins.
- The purpose of this agreement is to secure the benefits of mutual aid in fire and police protection. Dispatching of equipment and personnel is subject to certain conditions.
- Houston County and the three cities are equally responsible for coordination of this agreement.
- During times when extra fire and police protection is needed, it is important to know that neighboring local governments can be called upon to assistance under certain perimeters. This means more lives and property will be saved which is a great relief to local citizens and business owners. This agreement also reduces the need for additional manpower and equipment.

Mutual Aid Agreement for Fire Protection and Hazardous Materials Incident

- Houston County and Robins Air Force Base are the two parties to this agreement.
- At the request to a representative of Robins Air Force Base Fire and Emergency Services Flight Fire Department from the Houston County Fire Department, firefighting equipment and personnel from Robins Air Force Base will be dispatched to any point within the area the Houston County Fire Department normally provides fire protection or hazardous materials incident response. The same process is in place if Robins Air Force Base needs assistance from Houston County Fire Department.
- Houston County and Robins Air Force Base are equally responsible for coordination of this agreement.
- This agreement augments service by Houston County to residents of the unincorporated areas, thus providing better fire protection to those residents. Robins Air Force Base benefits from this agreement not only in times of major fire and hazardous waste disasters that occur on the Base, but also response to aircraft crashes.

Traffic Signal Agreement

- The parties to this agreement are Houston County and City of Warner Robins.
- The agreement calls for the City of Warner Robins to provide maintenance of the County's traffic control devices at the intersections specified in the agreement. In addition, the City of Warner Robins will report and coordinate service needs on state highways from SR 96 north to the Bibb County line.
- The City of Warner Robins is the party with the primary responsibility for coordinating this agreement.
- The City of Warner Robins has a full-time Traffic Operations Manager that has the expertise and in most cases the time to provide this type service in the portions of the unincorporated area that are in close proximity to the City of Warner Robins. This saves the County the expense of hiring additional personnel to handle this operation.

Recreation Services Agreement

- The governmental bodies who are parties to this agreement are: Houston County, City of Centerville, City of Perry, City of Warner Robins and the Houston County Board of Education.
- The agreement calls for: (1).Houston County to phase out its recreation department and provide support for the recreation departments of Warner Robins, Centerville and Perry; (2) Cities of Centerville, Perry and Warner Robins agree to allow non-residents of their respective municipalities to participate in any and all activities of their recreation departments at the rates established by the respective city; (3) Certain employees of the County Recreation Department become employees of Warner Robins; (4) Transfer of County Recreation Department assets to Cities of Perry and Warner Robins; (5) County making three annual payments to the Cities of Centerville, Perry and Warner Robins; (6) Establishment of an overview committee to review at least twice a year the operation of the respective municipal recreation programs; and (7) County provides in-kind services through the Public Works Department, and the Board of Education agrees to make their recreation facilities when possible.
- The cities of Centerville, Perry, and Warner Robins along with the Houston County Board of Education are bodies responsible for the coordination of this agreement.
- The agreement absolves Houston County of the responsibility of providing recreation services and places in the hands of communities that have the facilities and programs and experience staff to properly manage such facilities and programs. The savings from this transfer are being used to fund more critical service needs. With the Board of Education facilities involved, it substantially increases the recreational opportunities for city and county residents.

Independent Special Authorities and Districts

Agreement for Posting and Housing of Ambulances

- This agreement is between the Hospital Authority of Houston County and Houston County.
- It calls for: (1) the posting and housing of Houston Healthcare EMS ambulances at various strategically located fire stations throughout the county with the ambulance crews driving throughout the day and awaiting their next assignment; and (2) the availability to house ambulance crews in select fire stations 24 hours a day when the ambulance is not on response.
- Houston County has the primary responsibility for coordination.
- This is a very adequate and suitable coordination mechanism because: (1) Houston County does not have to take on this emergency responsibility; (2) ambulances will be able to react to calls quicker since they will be on the road throughout the day; and (3) it provides for a logical distribution of ambulances throughout the county.

Creation of Perry-Houston County Airport Authority

- Members of this Authority will be appointed by the City of Perry and Houston County.

- The powers granted to this Authority are like those of most authorities, and have the ability of issue revenue bonds for the purpose of paying all or part of the cost of one or more projects.
- The City of Perry and Houston County, through their appointment of members, have joint responsibility for coordination.
- The biggest advantage of having such an authority as opposed to having either the City of Perry or Houston County be responsible is the fact the Authority can focus on this one facility alone, and utilize the various resources granted to it under the law to make the improvements necessary to make it an outstanding resource for the residents and businesses of the City of Perry and Houston County.

School Boards

Vision 2020

- An agreement that includes Houston County; the Cities of Centerville, Perry, and Warner Robins; and the Houston County Board of Education.
- The intent of this agreement is to provide for coordination of planning by all departments, agencies, boards, commissions, committees, and other institutions of the County, Cities, and Board of Education.
- Membership on this “Council of Governments” includes the Chair of the Houston County Board of Commissioners, the Mayors of the three cities, and the Chair of the Houston County Board of Education along with several ex-officio members.
- The functions of this Council includes: (1) Advise County, Cities, and Board of Education on challenges confronting the community; (2) Coordinate and review planning by county municipal governments and the Board of Education; (3) Assist in the implementation of the Houston County Service Delivery Strategy agreement; and (4) Establish procedures for and take action to require, communication and coordination among county and municipal agencies.
- All parties have equal responsibility for coordination.
- This agreement provides an exceptional opportunity for communication and coordination between the parties. The decisions made by this body, however, are not binding and only advisory in nature and may not be implemented by the respective policy boards.

Independent Development Authorities and Districts

Houston County Development Authority

- Those party to the agreement include Houston County and the Cities of Centerville, Perry, and Warner Robins.
- The basis for the agreement was to develop and enhance the overall economic climate of those who are part of this agreement.
- The Authority serves as the singular contact for industrial projects in all of Houston County and is authorized as a conduit to issue Industrial Revenue Bonds to facilitate industrial prospects within its geographic service area.

- Members on the Authority include appointed representatives from Houston County and the cities.
- With their appointed representative, Houston County makes all Board appointments and has responsibility of coordination.
- By having a Development Authority that the jurisdictions in Houston County are members of allows them to act as one voice working together to improve the economic climate of the County. In addition, it also eliminates duplication of services, conflicts between the entities, and costs associated with providing these services.

Middle Georgia Regional Development Authority

- Houston County along with Peach, and Pulaski Counties are parties to this agreement.
- The Authority was created to expand economic development opportunities in the four counties, and to allow Houston County to take advantage of the state tax breaks provided to those counties involved in a regional development authority with those of a lesser Tier.
- Each participating county appoints two members and with this, each share responsibility for coordination.
- Having a Regional Development Authority benefits Houston County in that it can benefit from the same tax advantages that the other members of the Authority enjoy. In addition, the Authority promotes regional cooperation and teamwork, and allows the members to take advantage of each others resources to strengthen the members' economic base.

Federal, State and Regional Programs

Federal Highway Administration

- The Federal Highway Administration is a major agency within the U.S. Department of Transportation. The annual budget is more than \$30 billion which comes from fuel and motor vehicle excise taxes.
- FHWA provides the Warner Robins Area Transportation Study (WRATS) with funding to plan various transportation-related projects, such as, the Long-Range Transportation Plan for the WRATS Study Area.
- FHWA has representation on the WRATS committees.

Georgia Department of Community Affairs

- Designed as an advocate for local governments, the Georgia Department of Community Affairs was formed in 1977.
- Its function today is to: (1) Manage a host of federal and state programs; (2) Serve as the state's leading agency in housing finance and development; (3) Approve building and other codes to be adopted by local governments; (4) Approve minimum standards for comprehensive and solid waste management plans; and (5) Foster partnerships with state government, local governments, and the private sector.

Georgia Department of Transportation

- Formed in 1972 by then Governor Carter, the Georgia Department of Transportation (GDOT) plans, constructs, maintains, and improves the state roads and bridges; provides planning and fiscal support for other modes of transportation, including public transportation and airport; provides airport and air safety planning; and provides administrative support to the State Tollway Authority and the Georgia Rail Passenger Authority.
- GDOT works closely with WRATS in providing planning technical assistance and has representation on its committees.

Robins Air Force Base 21st Century Partnership, Inc.

- The Partnership is a non-profit corporation that serves as the community focal point for enhancing the military value of Robins Air Force Base and the military value of the Middle Georgia community.
- The corporation consists of an Executive Board with various committees, with an Executive Director managing the day-to-day operations of the organization.
- Coordination with Houston County and the cities of Centerville, Perry, and Warner Robins is the responsibility of the Executive Board and its appointed Executive Director.
- Robins Air Force Base is not only the largest employer in the Middle Georgia region, but also the State of Georgia. Insuring the military value of the Base and the Middle Georgia community is critical to the continued survival and growth of the Base and the economic well-being of the surrounding communities and the State of Georgia, as witnessed in the latest round of BRAC hearings.

The Middle Georgia Clean Air Coalition (MGCCC)

- The Coalition was formed in 2004 to promote clean air in the Middle Georgia region and to develop strategies to reduce air pollution below the National Ambient Air Quality Standards of the Clean Air Act.
- Members include the Mayors and County Commission Chairpersons of the cities and counties of Bibb, Crawford, Houston, Jones, Monroe, Peach, and Twiggs Counties. There are also ex-officio members who are representative from local and state agencies (including Georgia DOT and EPD, colleges and universities, Georgia Senators and Congressman, local transportation planning agencies, and Robins Air Force Base.
- Responsibility for coordination is shared by all of the participating members.
- With Bibb County and portions of Monroe County under non-attainment for several air quality standards, realizing the impact of this designation on the mission of RAFB, and understanding that growth in the surrounding counties could lead to the same designation in those counties unless a cooperative regional effort is made to establish effective strategies to improve air quality, the MGCCC came into existence. Again, as in all of the regional partnerships noted in this section, cooperation and maximizing existing resources is the key in developing effective solutions to issues faced by all.

Middle Georgia Regional Development Center

- Established through the enactment of the Georgia Planning Act of 1989, and succeeded by the Middle Georgia Area Planning and Development Commission that was formed in 1965.
- Membership, which is mandatory as specified in the Georgia Planning Act, includes 11 counties and 22 cities, including Houston County and its three municipalities.
- Services provided to Houston County and the three cities include planning, economic development, public administration, grant writing and administration, and information technology. It also serves as the designated Area Agency on Aging (AAA).
- Coordination responsibility is shared equally by the member local governments.
- The MGRDC provides a conduit to address regional problems and issues; obtain services that an individual local government would likely not have the staff to provide or afford; and provide opportunities for networking and education/training.

Service Delivery Strategy Summary

- The Local Government Services Delivery Strategy Act, better known as HB 489, was passed by the Georgia General Assembly in 1997.
- The intent of the Act is: (1) To provide a flexible framework for local governments and authorities to agree on a plan for delivering services efficiently, effectively, and responsibly; (2) To minimize any duplication and competition among local governments and authorities providing local services; and (3) To provide a method to resolve disputes among service providers regarding service delivery, funding equity, and land use.
- Status of current SDS Update – All communities have adopted the SDS. The City of Warner Robins and Houston County are working to finalize the wording that is mutually acceptable to both parties.

TRANSPORTATION

Local Transportation Planning Process

WRATS (Warner Robins Area Transportation Study)

- Formed in 1983; currently involves the Cities of Warner Robins, Perry, and Centerville and Houston County. It also includes Byron and Peach County, Robins Air Force Base, and the Georgia Department of Transportation.
- WRATS was established to: (1) Maintain a continuing, cooperative, and comprehensive transportation planning process; (2) Update and revise the 20-year intermodal transportation plan; (3) Create a functional relationships between transportation planning and city-county development; (4) Maintain an updated transportation database; and (5) Produce all documents and studies that are necessary to maintain a Certified Transportation Planning Process.
- Consists of three committees: Technical, Citizens Advisory, and Policy.

Local Transportation System

Road and Bridge Network

- In 2005 the WRATS staff, along with the project consultant from Post, Buckley, Shuh and Jernigan, updated the Long-Range Transportation Plan. The Plan identified: (1) Existing base year (2002) road network level of service; (2) Future (2030) road network level of service using a transportation model that takes into consideration projected population, housing, employment statistics, and other factors and includes existing planned and programmed improvements that are in the WRATS Transportation Improvement Program and State Construction Work Program; (3) A list of short, mid-range and long-range improvements; and (4) Future road network level of service with the proposed improvements included.
- Voters in Houston County recently approved a SPLOST for road improvements that will be initiated in the next six years. A list of those projects is presented in the Appendix.
- There are no issues related to signalized intersections.
- There is a need to review the use of stop signs on city and county roads. There is a possibility that many of the stop signs are being used for speed control rather than for safety issues as they are meant to be.

Alternative Modes

Transit:

- Feasibility study conducted in July 2003; study recommended implementing a future public transit system in phases: First phase - “demand-responsive” service available to Warner Robins and Centerville residents by calling ahead and requesting service; Second phase - flexible bus route service with four potential routes throughout the service area.
- Funding has not been secured as outlined in study; initial steps have not been taken to begin service.
- DHR Coordinated Transportation service provided to DHR program clients and those from the Department of Labor Vocational Rehabilitation Program by Middle Georgia Community Action Agency, Inc. through a contract with the Middle Georgia RDC.
- Mobility of those not having drivers license and having disabilities could be improved through a paratransit system that would provide service to major government offices, DFACS, Middle Georgia Technical School and other training centers, and major employment centers.

Bicycle/Pedestrian:

- Two statewide bicycle routes serve Houston County: (1) Central Route Corridor (#15) - Begins in Cobb County and ends in Echols County at the Florida Border. Enters Houston County for US 41 in Bibb County and crosses through Houston County and the City of Perry. It leaves Perry south of Ag Center and enters a rural stretch until it reaches the Dooly County Line. (2) TransGeorgia Corridor (#40) - Begins in Harris County and passes through Muscogee, Talbot, Crawford, and Peach Counties and enters Houston County on SR 96, then continues on SR 96 into Crawford County until the SR 96/358 intersection. It follows SR 358 until it intersects with US 80. Once on US 80, it travels through southeastern Twiggs County, Wilkinson County, and into Laurens County. It terminates at Bull Street in Savannah. See attached map.
- The Middle Georgia RDC recently completed a comprehensive Regional Bicycle/ Pedestrian Plan under contract with GDOT. The Plan recommends a series of 2” and 4” bike lanes and shared-use trails through the Middle Georgia region. Working with the staffs from WRATS, Houston County, and the Cities of Perry and Centerville, the Regional Plan included separate bicycle/pedestrian components for Houston County and the City of Perry.
- Sidewalks are provided along several of the major roadways in Houston County. As a result of the recent SPLOST road improvement program, new sidewalks have been added or will be added shortly along several of the major thoroughfares and neighborhood streets to provide mobility to schools and commercial centers.
- It is suggested that the following priorities be followed to enhance pedestrian mobility in Houston County: sidewalks provided in every new subdivision; connection to schools from residential neighborhoods; sidewalks placed in major traffic areas; and the last priority would be sidewalks placed in the remainder of the neighborhoods.

Parking

- Areas with insufficient parking include: (1) Warner Robins near Commercial Circle; and (2) near the Houston County Medical Center.
- Other parking concerns that have been voiced include parking in the fire lanes of shopping centers and along roads in residential neighborhoods near schools.

Railroads, Trucking, and Airports

- Norfolk Southern line parallels SR 247. Currently all roads that cross the railroads do so with at-grade crossings; they present safety and time-delay issues.
- No major trucking facilities are currently located in Houston County.
- Several major industries in the area use many trucks to carry goods to and from the plants, including Frito-Lay and Perdue chicken plant.
- Warehousing and distribution centers will be an important target industry in the future for Houston County. This type industry utilizes an enormous number of trucks for their operations, thus local transportation planners will need to take this into account in order to insure adequate roads exist for these new facilities.
- The Perry-Houston County Airport located in northwest Perry is owned and operated by the Perry-Houston County Airport Authority.
- The airport has a variety of aviation-related activities, including recreational flying, agricultural spraying, corporate/business jets, police/law enforcement and experimental aircraft.
- Its facilities include a 5,002-foot long and 100-foot wide runway, a full-service Flight Base Operation with limited maintenance services, a terminal/administration building; 32 apron parking spaces and 59 hanger spaces.
- The airport has approximately 18,000 annual aircraft takeoffs and landings with projections to 20,000 by year 2021.
- Classified as a Level II airport in the State Airport System Plan. The Plan recommends several improvements over the next 20 years in three phases, and also recommends additional actions to meet Level II performance objectives.

Transportation and Land Use Connection

- In 2005 WRATS, with assistance from the Middle Georgia RDC, prepared a study entitled, *“Year 2030 Land Use Plan for the Warner Robins Area Transportation Study.”*
- The purpose of the study was twofold: (1) To provide local planning and zoning and policy officials direction as to the type and density of development that is expected to occur over the 25-year planning period (to year 2030), so land development policy decisions are **coordinated** with future community facility improvements with specific attention to roads and highways; and (2) To establish an initial point of discussion for the comprehensive planning process. It is designed to become an excellent first step in achieving an effective and usable Community Agenda.
- The final three sections of the report focused on land use development. The report concluded with a thorough review of existing land use policies that will guide future land use development in the WRATS Study Area, and a 2030 Future Land Use Plan for the entire study area and for 15 high-priority corridors.

See Maps 19-22 that display the transportation facilities described above.

Short Range Projects

Transportation improvements recommended for short range implementation (2005 – 2010) are shown on Map__ and include:

SR 96 from I-75 to Lake Joy Rd. (N6.3 - 6)

Widening from 4 to 6 Lanes, 3.27 Miles
Total Cost \$9,361,000, Priority Ranking – 1 of 47

Watson Blvd. from I-75 to US 41 (N6.3 - 9)

Widening from 4 to 6 Lanes, 1.84 Miles
Total Cost \$3,848,000, Priority Ranking – 2 of 47

Watson Blvd. from SR 41/SR 11 to Carl Vinson Pkwy. (Project ID - N5 - 342340-A)

Widening from 4 to 6 lanes, 2.45 miles
Total Cost - \$18,819,000, Priority Ranking – 3 of 47

Watson Blvd. from Carl Vinson Pkwy. to SR 247 (Project ID - N5 - 342340-B)

Adding a Median, 4.10 miles
Total Cost - \$12,400,000, Priority Ranking – 4 of 47

SR 49 from Byron to US 41 (Project ID - N4 - 480)

Widen from 2 to 4 lanes, 2.71 miles
Total Cost - \$8,560,000, Priority Ranking – 5 of 47

Dunbar Extension from US 41 to Dunbar Rd. (N6.4 - 3)

New Construction to 4 Lanes, 1.29 Miles
Total Cost \$15,041,000, Priority Ranking – 6 of 47

Median to SR 49 through Byron for Safety (N6.4 - 4)

Adding a Median, 1.38 Miles
Total Cost \$725,000, Priority Ranking – 7 of 47

SR 247/US 129 from Green St. to US 41 in Bibb County (Project ID - N4 - 322960)

Widen from 4 to 6 lanes, 3.52 miles
Total Cost - \$6,864,000, Priority Ranking – 8 of 47

SR 7/US 341 from SR 96/Peach to 4 lane section in Houston (Project ID - N5 - 405)

Widen from 2 to 4 lanes, 3.55 miles
Total Cost - \$9,738,000, Priority Ranking – 9 of 47

SR 127 from North Perry Bypass to West of King's Chapel Rd. (Project ID - N5 - 350930)

Adding a Median, 1.16 miles
Total Cost - \$3,486,000, Priority Ranking – 10 of 47

Mid Range Projects

Mid-Range implementation projects are shown on Map ___ and cover the period from 2011 to 2020. These projects include:

Dunbar from Houston Lake Rd. to N Houston Rd. (N6.3 - 1)

Widening from 4 to 6 Lanes, 3.69 Miles
Total Cost \$10,508,000, Priority Ranking – 11 of 47

Elberta Rd. from Dunbar Rd. to SR 247 (N6.3 - 11)

Widening from 2 to 4 Lanes, 0.72 Miles
Total Cost \$1,905,000, Priority Ranking – 12 of 47

Houston Lake Rd. from Thompson Rd. to US 41 (N6.2 - 8)

Widening from 2 to 4 Lanes, 3.19 Miles
Total Cost \$9,062,000, Priority Ranking – 13 of 47

Dunbar from Houston Lake Rd. to Centerville/Elberta Rd. (N6.1 - 1)

Widening from 2 to 4 Lanes, 4.50 Miles
Total Cost \$12,783,000, Priority Ranking – 14 of 47

US 341 from Arena Rd. to Govania Rd. (N6.3 - 7)

Widening from 2 to 4 Lanes, 3.58 Miles
Total Cost \$9,904,000, Priority Ranking – 15 of 47

SR 247/US 129 Spur from US 341 to SR 247/US 129 (N6.3 - 8)

Widening from 2 to 4 Lanes, 3.20 Miles
Total Cost \$6,696,000, Priority Ranking – 16 of 47

SR 96 from Old Hawkinsville Rd. to SR 87 in Twiggs County (Project ID - N5 - 322460)

Widen from 2 to 4 lanes, 2.19 miles
Total Cost - \$4,563,000, Priority Ranking – 17 of 47

SR 247 from SR 96 to SR 247Spur (N6.2 - 7)

Widening from 2 to 4 Lanes, 5.89 Miles
Total Cost \$12,325,000, Priority Ranking – 18 of 47

SR 127 from Bear Branch Rd. to Moody Rd. (N6.3 - 10)

Widening from 2 to 4 Lanes, 1.15 Miles
Total Cost \$2,406,000, Priority Ranking – 19 of 47

Elberta Rd. from SR 247-Houston Rd. and Carl Vinson/Collins Dr. (Project ID - N5 - 342930)

Widen from 2 to 4 lanes, 1.50 miles
Total Cost - \$9,107,000, Priority Ranking – 20 of 47

SR 247C from SR 49 to I-75 (Project ID - N5 - 321660)

Widen from 2 to 4 lanes, 3.00 miles
Total Cost - \$6,278,000, Priority Ranking – 21 of 47

US 41/SR 11 from SR 49 to Russell Pkwy. (N6.2 - 3B)

Widening from 2 to 4 Lanes, 6.69 Miles
Total Cost \$14,091,000, Priority Ranking – 22 of 47

North Davis Dr. from Watson Blvd. to Bargain Rd. (N6.1 - 2)

Adding Turn Lanes, 1.90 Miles
Total Cost \$5,025,000, Priority Ranking – 23 of 47

Pleasant Hill Rd. from Watson Blvd. to Booth Rd. (N6.1 - 8)

Adding a Median, 1.95 Miles
Total Cost \$1,024,000, Priority Ranking – 24 of 47

Sandy Run Rd. from Moody Rd. to SR 247 at Old Hawkinsville Rd. (N6.1 - 7)

Adding Turn Lanes, 1.80 Miles
Total Cost \$945,000, Priority Ranking – 25 of 47

1.1 Long Range Projects

The remaining projects needed in the WRATS study area in order to achieve an acceptable LOS in 2030 are shown on Map ___ and are planned for 2021 to 2030. These projects include:

US 41/SR 11 from Russell Pkwy. to Mossy Creek (N6.2 - 3A)

Widening from 2 to 4 Lanes, 4.07 Miles
Total Cost \$8,572,000, Priority Ranking – 26 of 47

I-75 from Bibb County to Watson Blvd. (N6.2 - 14)

Widening from 6 to 8 Lanes, 5.31 Miles
Total Cost \$48,298,000, Priority Ranking – 27 of 47

I-75 from Watson Blvd. to Russell Pkwy. (N6.3 - 4)

Widening from 6 to 8 Lanes, 1.77 Miles
Total Cost \$20,456,000, Priority Ranking – 28 of 47

I-75 from Russell Pkwy. to SR 11 (N6.3 - 5)

Widening from 6 to 8 Lanes, 5.66 Miles
Total Cost \$64,118,000, Priority Ranking – 29 of 47

Dunbar Rd. from SR 49 to US 41 (N6.4 - 2)

(includes bridge over I-75 and alignment along New Dunbar Rd.)

New Construction to 4 Lanes, 2.77 Miles
Total Cost \$29,412,000, Priority Ranking – 30 of 47

CR 269 from SR 224 to CR 542, CR 542 from CR 269 to SR 11 (N6.4 – 7)

Widening from 2 to 4 Lanes, 0.76 Miles
Total Cost \$2,438,000, Priority Ranking – 31 of 47

SR 42 from SR 49 to Mosley Rd in Byron (N6.4 – 6)

Widening from 2 to 4 Lanes, 0.28 Miles
Total Cost \$2,164,000, Priority Ranking – 32 of 47

Dunbar Extension from Elberta to SR 247 (N6.4 - 1)

New Construction of 4 Lane Road, 0.94 Miles
Total Cost \$10,960,000, Priority Ranking – 33 of 47

Old Hawkinsville Rd. from SR 247 to SR 96 (N6.1 - 3)

Widening from 2 to 4 Lanes, 2.45 Miles
Total Cost \$6,959,000, Priority Ranking – 34 of 47

South Davis Dr. Extension from Russell Pkwy. to Sandy Run Rd. (N6.1 - 5)

New Construction of a 2 Lane Road with center turn lane, 2.11 Miles
Total Cost \$3,807,000, Priority Ranking – 35 of 47

White Rd./Thompson Rd. from SR 49 to Houston Lake Blvd. (N6.2 - 1)

Widening from 2 to 4 Lanes, 4.47 Miles
Total Cost \$10,372,000, Priority Ranking – 36 of 47

US 41/SR 11 from Mossy Creek to SR 127 (N6.2 - 4)

Widening from 2 to 4 Lanes, 3.73 Miles
Total Cost \$9,864,000, Priority Ranking – 37 of 47

Kings Chapel Rd. from Arena Rd. to SR 247 (N6.2 - 13)

New Construction of a 2 Lane Road, 2.20 Miles
Total Cost \$3,970,000, Priority Ranking – 38 of 47

Moody Rd. from SR 96 to SR 127 (N6.2 - 6)

Widening from 2 to 4 Lanes, 3.86 Miles
Total Cost \$8,078,000, Priority Ranking – 39 of 47

Margie Dr. from Smithville Church Rd. to Gunn Rd. (N6.1 - 4)

Widening from 2 to 4 Lanes, 1.01 Miles
Total Cost \$2,794,000, Priority Ranking – 40 of 47

Todd Rd. Extension from SR 11/US 41 to SR 127 (N6.4 - 5)

New Construction of a 2 Lane Road, 3.47 Miles
Total Cost \$6,274,000, Priority Ranking – 41 of 47

It should be noted that this new roadway is only shown as a possible alignment. Further study would be warranted to determine the best alignment of an east-west connector in this area. The Todd Road Extension is merely shown due to the inclusion of these roads in the transportation model. It is entirely possible that other roads exist that would provide a more suitable alignment for this east-west connection.

SR 127 from SR 247 to Moody Rd. (N6.2 - 5)

Widening from 2 to 4 Lanes, 2.77 Miles
Total Cost \$5,797,000, Priority Ranking – 42 of 47

Langston/Arena Rd. from US 41 to US 341 (N6.2 - 11)

Widening from 2 to 4 Lanes, 7.50 Miles
Total Cost \$15,694,000, Priority Ranking – 43 of 47

Lake Joy Rd. from SR 96 to SR 127 (N6.2 - 2)

Widening from 2 to 4 Lanes, 5.19 Miles
Total Cost \$10,860,000, Priority Ranking – 44 of 47

Russell Pkwy. Extension from Houser's Mill Rd. to Lakeview Rd. (N6.3 – 12)

New Construction of a 2 Lane Road, 0.53 Miles
Total Cost \$2,624,000, Priority Ranking – 45 of 47

Kings Chapel Rd. from SR 127 to Arena Rd. (N6.2 - 12)

Widening from 2 to 4 Lanes, 3.74 Miles
Total Cost \$7,826,000, Priority Ranking – 46 of 47

Perry Pkwy. from Valley Dr. to SR 127 (N6.2 - 9)

New Construction of a 2 Lane Road, 1.66 Miles
Total Cost \$6,104,000, Priority Ranking – 47 of 47

Houston County, Georgia
2006 Special Purpose Local Option Sales Tax Plan
2006 - 2012

<u>Type of Project</u>	<u>County-wide</u>	<u>Centerville</u>	<u>Perry</u>	<u>Warner Robins</u>	<u>Unincorporated</u>
Transportation (* impacts schools)					
Airport Road Realignment	\$720,000				
Bridge Replacements on Toomer and Elko Road					\$3,000,000
Corder Road	\$4,200,000				
Courtney Hodges Boulevard Improvements			\$1,500,000		
Elberta Road Improvements				\$2,000,000	
Industrial Road at North end of RAFB				\$2,000,000	
Lake Joy Road* (SR96 to Sandefur Road)	\$7,500,000				
Margie Drive Extension (Gunn Rd to Houston Lake)	\$300,000				
Moody Road* (SR96 to SR127)	\$19,500,000				
New Middle School Road* (Sandefur Rd to SR96)	\$2,000,000				
Old Perry Rd* (SR96 to SR127)	\$13,300,000				
Paving of Various Dirt Roads					\$2,400,000
Piney Grove Rd* (Old Perry Rd to SR247)	\$750,000				
Road, Street, Bridge and Sidewalk Projects		\$500,000			
Russell Parkway Street Lights				\$1,000,000	
Sandefur Rd* (Lake Joy Road to US41)	\$7,900,000				
Sidewalks				\$515,000	
SR 96* (Lake Joy Road to Moody Road)	\$19,500,000				
Thomson Rd* (North Houston Lake to US41)	\$3,450,000				
US 41* (Osigan Drive to Thomson Rd)	\$8,640,000				

Public Buildings					
Animal Shelter Improvements			\$100,000		
Fire Station(s) & Fire Truck(s)			\$1,000,000	\$1,000,000	
Jail Addition					\$4,000,000
Law Enforcement Center and Crime Lab				\$5,000,000	
Library Improvements	\$5,225,000				
Public Works					
Water and/or Sewer Improvements		\$525,000	\$2,500,000	\$4,000,000	\$3,000,000
Economic Development					
Debt Write-off for the Development Authority					\$2,100,000
Debt Write-off for Rescue Truck, Fire Truck & Fire Station		\$475,000			
Recreation					
Improvements to City Parks			\$400,000		
Total Expenditures	\$92,985,000	\$1,500,000	\$5,500,000	\$15,515,000	\$14,500,000
\$130,000,000					

**COMMUNITY PARTICIPATION
PROGRAM**

COMMUNITY STAKEHOLDERS

COMMUNITY STAKEHOLDERS

Community planning is a decision-making activity that introduces change. Stakeholders include members of the community who effect this change and those who are affected by such changes. In effect, every citizen of Houston County and the cities of Centerville, Perry and Warner Robins is considered a stakeholder in the comprehensive plan process. In order to insure sufficient representation and input from the widest spectrum of stakeholders, a preliminary list of targeted individuals was compiled that identified persons and groups to be directly included in implementation of the comprehensive planning process. This list is not intended to be static. It is designed to incorporate the inclusion of anyone who expresses interest on being added to it at any point in the planning process.

In creating this extensive list, the Community Planning Committee (CPC) considered individuals representing many areas of interest throughout the community. Included in the list are state and local elected officials, state and local government staff, representatives from private businesses, civic and faith based organizations, education, healthcare, public safety, industry, and planning. In addition, the list includes specifically identified contacts with Robins Air Force Base, as well as persons conversant with transportation, economic, housing, environmental, and social issues, programs and initiatives. Truly comprehensive in nature, this list and the individuals included on it will be utilized during the comprehensive planning process as described in the schedule for completing the Community Agenda. The following spreadsheet provides a categorical listing of identified stakeholders.

Prefix	First	Last	Title	Entity	Address 1	Address 2	City	State	Zip	Phone	Phone 2	E-mail
Mayor	Bubba	Edwards	Mayor	City of Centerville	300 E. Church Street		Centerville	GA	31028	953-4734		mayor@centervillega.gov
Mayor	James	Worral	Mayor	City of Perry	P. O. Box 2030		Perry	GA	31069	988-2700		mayor.worral@perry-ga.gov
Mayor	Donald	Walker	Mayor	City of Warner Robins	P. O. Box 1488		Warner Robins	GA	31088	929-1116		dwalker@warner-robins.org
Mr.	Bobby	Glover	Councilman	Perry City Councilman	P. O. Box 1256		Perry	GA	31089	987-4406	987-4406	glovermurray@alltel.net
Mr.	Riley	Hunt	Councilman	Perry City Councilman	P. O. Box 1221		Perry	GA	31069	218-2274	987-2569	laura.loewen@perry-ga.gov
Mr.	Brian	Bowen	Councilman	Perry City Councilman	821 Forest Hill Road		Perry	GA	31069	987-4824	987-9777	bibowen@aol.com
Mr.	Joe	Kusar	Councilman	Perry City Councilman	1032 Cherokee Road		Perry	GA	31069	988-3800	987-9732	jkusar@coltsouth.net
Mr.	James	Moore	Councilman	Perry City Councilman	1011 Cherokee Road		Perry	GA	31069	987-4950	987-4950	jamies.moore@wap.com
Ms.	Phyllis	Bynum-Grace	Councilwoman	Perry City Councilperson	P. O. Box 400		Perry	GA	31069	987-2564	329-4821	phyllynum-grace@hcbce.net
Mr.	Clifford	Holmes, Jr.	Councilman	Warner Robins City Councilman	209 King Drive		Warner Robins	GA	31088	922-1782		cholmes@hcbce.net
Mr.	Dean	Cowart	Councilman	Warner Robins City Councilman	408 Lake Forest Drive		Warner Robins	GA	31088	922-6656	922-6044	cowart408@cox.net
Mr.	Terry	Horton	Councilman	Warner Robins City Councilman	408 Creekside Drive		Warner Robins	GA	31088	922-7872		hortonterry@msn.com
Mr.	John	Havrilla	Councilman	Warner Robins City Councilman	209 Virginia Avenue		Warner Robins	GA	31088	922-0391		johnhavrilla@hcbce.net
Mr.	Steve	Smith	Councilman	Warner Robins City Councilman	108 White Pond Lane		Warner Robins	GA	31088	929-6613	963-1745	smiths@hcbce.net
Mr.	Doug	McDowell	Councilman	Warner Robins City Councilman	102 Walkwood Drive		Warner Robins	GA	31088	447-0504		dmcowell@hcbce.net
Mr.	Cameron	Andrews	Councilman	Centerville City Councilman	4 Sandstone Court		Centerville	GA	31028	953-3818		candrews@hcbce.net
Mr.	Shirrod	Wilson	Councilman	Centerville City Councilman	206 Crestwood Circle		Centerville	GA	31028	953-9049		sawilson@ntisdirect.com
Mr.	Robert	Smith	Councilman	Centerville City Councilman	103 Davis Drive		Centerville	GA	31028	953-3133	808-9743	blfretrucks@alltel.net
Mr.	Randall	Wright	Councilman	Centerville City Councilman	108 Virginia Drive		Centerville	GA	31028	971-4081		crwright1@wmconnect.com
Ms.	Gall	Robinson	Commissioner	Houston County Commissioner	3612 Moody Road		Kathleen	GA	31047	988-4106		gallrobinson@lawyer.com
Mr.	Larry	Thompson	Commissioner	Houston County Commissioner	112 Country Squire Road		Perry	GA	31069	987-3735		lthompson@alltel.net
Mr.	Jay	Walker	Commissioner	Houston County Commissioner	1206 N. Houston Lake Road		Warner Robins	GA	31093	923-4152	953-1240	jaywalker@junitonline.net
Mr.	Tom	McMichael	Commissioner	Houston County Commissioner	105 S. Oaks Lane		Warner Robins	GA	31088	396-2396		tdcmichael@cox.net
Chairman	Ned	Sanders	Chairman	Houston County Commissioner	200 Carl Vinson Parkway		Warner Robins	GA	31088	542-2115		nsanders@houstoncountygva.org
lative	Robert	Ray	Representative	District 136 (D)	261 Ray Road		Warner Robins	GA	31088	825-7202		robert_ray@house.ga.gov
lative	Willie	Talton	Representative	District 145 (R)	1126 South Davis Drive		Warner Robins	GA	31088	953-4557		willettalton@house.ga.gov
lative	Larry	O'Neal	Representative	District 146 (R)	311 Margie Drive		Warner Robins	GA	31088	229-273-5312		larry_oneal@house.ga.gov
lative	Johnny	Floyd	Representative	District 147 (D)	PO Box 5280		Cordelle	GA	31010	750-0220		johnny.floyd@house.ga.gov
Senator	Robert	Brown	Senator	26 (D)	PO Box 5742		Macon	GA	31211	757-0983		robert.brown@senate.ga.gov
Senator	Cesar	Stanton	Senator	18 (R)	PO Box 28427		Macon	GA	31211	757-0983		cesar.stanton@senate.ga.gov
Senator	Ross	Toleson	Senator	20 (R)	PO Box 1386		Perry	GA	31069	988-1206		ross@hcbce.net
lative	Jim	Marshall	Representative	3 (D)	682 Cherry Street	Suite 300	Macon	GA	31201	464-0255		jim_marshall@mail.house.gov
lative	Jack	Kingston	Representative	1 (R)	PO Box 9348		Warner Robins	GA	31095	923-9987		jack_kingston@mail.house.gov
Senator	Saxby	Chambliss	Senator	(R)	300 Mulberry Street	Suite 502	Macon	GA	31201	741-1417		saxby_chambliss@senate.gov
Senator	Johnny	Isakson	Senator	(R)	One Overton Park - 3625 Cumberland Blvd	Suite 970	Atlanta	GA	30339	770-661-6999		johnny_isakson@isakson.senate.gov
LOCAL GOVERNMENT												
Mr.	Steve	Engle	Director of Administration	Houston County	200 Carl Vinson Parkway		Warner Robins	GA	31088	542-2115		sendle@houstoncountygva.org
Mr.	Lee	Gilmour	City Manager	City of Perry	P. O. Box 2030		Perry	GA	31069	988-2703	951-2391	lee.gilmour@perry-ga.gov
Mr.	Patrick	Eidson	City Administrator	City of Centerville	300 E. Church Street		Centerville	GA	31028	953-4734		peidson1@alltel.net
Mr.	Jesse	Fountain	City Development	City of Warner Robins	PO Box 1488		Warner Robins	GA	31088	929-1122		jesset@warner-robins.org
Mr.	Skip	Holmes	Director	WVNG	1350 Radio Loop		Warner Robins	GA	31088	923-3416	447-2876	skip@wvng.mtacommail.com
Ms.	Peggy	Bledsoe	Director	Houston County Extension Service	801 Main Street		Perry	GA	31069	987-2028		bledsoe@uga.edu
Mr.	Ron	Grace	Chief Appraiser	Houston County Tax Assessors	201 Perry Parkway	P O Box 1189	Perry	GA	31069	218-4750		rgace@houstoncountygva.org
Mr.	William	Schwanebeck	Chairman	Houston County Tax Assessors	2508 Moody Road		Warner Robins	GA	31088	922-2281		bill@southwinds.mtacommail.com
Mr.	Arthur	Clark	Chairman	Ho Co Planning & Zoning Board	235 Carl Vinson Parkway		Warner Robins	GA	31088	329-8222		carolyn@clarkencorehall.com
Ms.	Rebecca	Tydings	City Attorney	City of Centerville	300 East Church Street		Centerville	GA	31028	953-8310		cityvaltorney@alltel.net
Mr.	Jim	Elliott	City Attorney	City of Warner Robins	P. O. Box 1488		Warner Robins	GA	31088	929-1120		elliott@warner-robins.org
Mr.	David	Walker	City Attorney	City of Perry	P. O. Box 1770		Perry	GA	31069	987-1415		dwalker@wtpbce.com
Mr.	Mike	Long	County Attorney	Houston County	118 Heather Glen		Kathleen	GA	31069	953-4557		oltraneal@alltel.net
Mr.	Tim	Andrews	Planning and Zoning Director	Houston County	200 Carl Vinson Parkway		Warner Robins	GA	31088	542-2018		tandrews@houstoncountygva.org
Mr.	Mike	Beecham	Director of Planning	City of Perry	P. O. Box 2030		Warner Robins	GA	31069	988-2714		mike_beecham@perry-ga.gov
Mr.	Steve	Howard	Community Planner	City of Perry	P. O. Box 2030		Perry	GA	31069	988-2719		cox@houstoncountygva.org
Ms.	Kathy	Hart	Director	Houston County Board of Comm.	200 Carl Vinson Parkway		Warner Robins	GA	31088	542-2117		khart@warner-robins.org
Mr.	Mike	Brumfield	Utility Superintendent	City of Centerville	P. O. Box 1488		Warner Robins	GA	31088	929-1118		mbfied@alltel.net
Ms.	Mattaine	Golnitz	Utility Engineer	City of Warner Robins	500 N. Houston Lake Rd.		Warner Robins	GA	31088	953-9222		mpolnitz@warner-robins.org
Mr.	Tommy	Stalaker	Director of Operations	Houston County Public Works	P. O. Box 1488		Warner Robins	GA	31069	987-4280		stalaker@alltel.net
Mr.	Robbie	Dunbar	Engineer	Houston County	2018 Kings Chapel Rd.		Perry	GA	31069	987-4280		robbedunbar@alltel.net
Mr.	Walter	Gray	City Engineer	City of Warner Robins	2018 Kings Chapel Rd.		Perry	GA	31069	987-4280		walter@warner-robins.org
Mr.	John	Kilko	Traffic Engineer	City of Warner Robins	P. O. Box 1488		Warner Robins	GA	31069	929-1156		jkilko@warner-robins.org
Ms.	Jessica	Swecker	Transportation Planner	City of Warner Robins	P. O. Box 1488		Warner Robins	GA	31088	929-1936		jswecker@warner-robins.org
Ms.	Marsha	Buzzell	Director	Warner Robins CVB	P. O. Box 1488		Warner Robins	GA	31088	929-5100		kbuzzell@warner-robins.org
Ms.	Deborah	Jones	Director	Keep Warner Robins Beautiful	99 North First St.	P. O. Box 1488	Warner Robins	GA	31099	928-7268		kwj@warner-robins.org
Ms.	Sheila	Jones	Executive Director	Perry CVB	101 General Courtney Hodges Blvd	P. O. Box 1609	Perry	GA	31069	988-6000		sheilajones@alltel.net
Ms.	Joann	Stilpes	Elections Supervisor	Perry CVB	PO Box 945		Perry	GA	31069	987-1973		jostilpes@alltel.net

Prefix	First	Last	Title	Entity	Address 1	Address 2	City	State	Zip	Phone	Phone 2	Email
Ms. Adriane	Wood		Representative	Department of Community Affairs	688 Walnut Street, Ste. 201		Macon	GA	31201	752-1172		awood@dca.state.ga.us
BOARD OF EDUCATION												
Ms. Pamela	Greenway		Chairman	BOE	P.O. Box 3044		Warner Robins	GA	31099	922-9709	929-1688	post5@hcbce.net
Mr. Griff	Clements		District 6 rep	BOE	182 Sanderfur Rd.		Kathleen	GA	31047	988-4757	929-1938	post16@hcbce.net
Mr. Jim	Boswell		Vice Chairman	BOE	100 Sheila Dr.		Warner Robins	GA	31088	922-2465		boswellBOE@aol.com
Dr. Charles	Thompson		At large, District 7 rep	BOE	221 Spruce St		Warner Robins	GA	31088	923-2873		post17@hcbce.net
Mr. Skip	Dawkins		District 3 rep	BOE	2031 Hwy. 41 South		Perry	GA	31069	988-1333	987-1266	post18@hcbce.net
Mr. Tom	Walmer		District 1 rep	BOE	88 Tiffany Lane		Warner Robins	GA	31093	922-0287	218-5662	post11@hcbce.net
Mr. Fred	Wilson		District 4 rep	BOE	114 Palm Drive		Warner Robins	GA	31088	929-0605	926-9932	post14@hcbce.net
Mr. Martin	Beeland		Chairman	Perry Planning	609 Hillcrest Avenue		Perry	GA	31069	987-1946		
Mr. Paul	Cossey		Member	Perry Planning	921 Forest Avenue		Perry	GA	31069	987-2638		
Rev. Willie	King		Member	Perry Planning	605 Marsha Drive		Perry	GA	31069	987-0956		
Ms. Patricia	Jefferson		Member	Perry Planning	1117 Creekwood Drive		Perry	GA	31069	988-6254		
Mr. Jim	Meiserte		Member	Perry Planning	PO Box 1814		Perry	GA	31069	987-1814		
Mr. Todd	Barker		Member	Perry Planning	306 Idle Pines Drive		Perry	GA	31069	987-1666		
Mr. Chuck	Sanders		Member	Perry Planning	810 Washington Street		Perry	GA	31069	987-4727		
PUBLIC SAFETY												
Col. Billy	Rape		Chief Administrator	Crime	200 Carl Vinson Parkway		Warner Robins	GA	31088	542-2125		wrape@houstoncountygva.org
Sheriff	Cullen	Talton	Sheriff	Houston County	200 Carl Vinson Parkway		Warner Robins	GA	31088	542-2145		hcsos@houstoncountygva.org
Chief	Bret	Evans	Chief of Police	Warner Robins	P.O. Box 1488		Warner Robins	GA	31099	929-1111		brevans@warner-robins.org
Chief	Emie	Pardo	Chief of Police	City of Centerville	300 East Church Street		Centerville	GA	31028	953-4222	x1101	chief@centervillepd.com
Chief	George	Potter	Chief of Police	City of Perry	2099 Kings Chapel Road		Perry	GA	31069	988-2800		chief.potter@perry-ga.gov
ECONOMIC DEVELOPMENT												
Ms. Megan	Smith		President/CEO	Perry Area Chamber of Commerce	101 Courtney Hodges Blvd., Suite B		Perry	GA	31069	987-1234		megansmith@perrychamber.com
Mr. Frank	Feld		President	Warner Robins Chamber of Commerce	1420 Watson Blvd.		Warner Robins	GA	31093	922-8985		ffeld@warner-robins.com
Mr. Morgan	Law		Executive Director	Houston County Development Authority	200 Carl Vinson Parkway		Warner Robins	GA	31088	923-5470		law@houstoncountygva.net
Mr. Donald	Rhodes			Small Business Development Center	401 Cherry Street	Suite 701	Macon	GA	31201	751-6595		drhodes@sbsdc.usg.edu
Mr. Tony	Bass			WRING	1420 Watson Blvd.		Warner Robins	GA	31093	922-8585		tfeld@warner-robins.com
Mr. Gary	McClure			CB&I	PO Box 2107		Warner Robins	GA	31099	987-7773		garymcclure@cbibank.com
Mr. Guy	Stirling			Security Bank	119 South Houston Lake Road		Warner Robins	GA	31088	722-7101		guy@securitybank.net
Mr. George	Slappay			Security Bank	119 South Houston Lake Road		Warner Robins	GA	31088	722-7100		slappay@securitybank.net
Mr. Scott	Sapp			Wachovia Bank	1205 Watson Boulevard		Warner Robins	GA	31093	750-4649		scot.sapp@wachovia.com
Mr. Jack	Lesler			BB&T	3001 Watson Boulevard		Warner Robins	GA	31093	971-1054		lesler@bbbandi.com
Mr. Kelly	Hillis			Bank of Perry	P.O. Box 630		Perry	GA	31069	987-2554		kelly.hillis@bofp1869.com
Ms. Melody	Sammons			CB&I Bank	P.O. Box 2107		Warner Robins	GA	31099	929-1002		melodysammons@cbibank.com
Ms. Cathy	Collton			Colony	Bank		Warner Robins	GA	31088	987-1009		ccollton@colonybank.com
Mr. Dan	Hart			Museum of Aviation	PO Box 2468		Warner Robins	GA	31099	923-6600		dan.hart@museumofaviation.org
Ms. June	Lowe			Museum of Aviation	PO Box 2469		Warner Robins	GA	31099	923-6600		june.lowe@museumofaviation.org
Mr. Paul	Hibbitts			Museum of Aviation	PO Box 2469		Warner Robins	GA	31099	923-6600		paul.hibbitts@robins.af.mil
Mr. Michael	Froehlich		Executive Director	Georgia National Fairgrounds and Agr	401 Larry Walker Pkwy.	P.O. Box 1367	Perry	GA	31069	987-3247		miker@gnfa.com
HEALTHCARE												
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Mr. Frank	Aaron		CEO	Houston Healthcare	1601 Watson Blvd		Warner Robins	GA	31093	542-7756		fhcceo@hbc.org
Dr. David	Harvey			Cornestone Pediatric Associates	116 South Houston Road		Warner Robins	GA	31088	923-1031	923-0131	david.harvey@custonmed.com
Col. Dick	Bexton			Hospital Authority of Houston County	100 Shenan Court		Warner Robins	GA	31088	929-3296		watercoloris@cox.net
Mr. Archie	Thompson		Pharmacist	Medical Center	113 Houston Woods		Perry	GA	31069	951-5242		leasler@hbc.org
Ms. Linda	Easterly		Director	Wellness Center	2510 Highway 127		Kathleen	GA	31047	988-1853		leasler@hbc.org
Mr. Cury	Lumpkin		Services	Perry Hospital	1120 Morningside Drive		Perry	GA	31069	988-1790	975-5232	columpkin@hbc.org
Mr. Sonny	Watson		Member	Houston County Hospital Authority	15 Willow Lake Drive		Warner Robins	GA	31093	953-4343	747-0389	swatson0@cox.net
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Ms. Brenda	Frazier		Mental Health Nurse				Warner Robins	GA	31093	923-5080		brenda.frazier@cox.net
HOUSING												
Mr. Bill	Fowler			Century 21 Homes & Investment	408 North Houston Road		Warner Robins	GA	31093	328-7721		c21wra@aol.com
Mr. Wayne	Lowe			R. Wayne Lowe Corporation	600 Park Drive		Warner Robins	GA	31088	923-5350		wayne@rwaynelowe.com
Mr. Scott	Free			Realty	1271 S. Houston Lake Road		Warner Robins	GA	31088	218-9052		scottfree@robinsfree.com
Mr. Mark	Bayer		President	Warner Robins Supply	2756 Watson Boulevard		Warner Robins	GA	31093	953-4100		sbayer@mindspring.com
Mr. Jeff	Moredock			Houston Springs	PO Box 159		Perry	GA	31069	988-8100	1102	jmoredock@houstoningsprings.com
Ms. Stacy	Edwards			Homebuilders Association	2312 Moody Road		Warner Robins	GA	31095	328-7008		hwstwr@aol.com
PROGRAMS												
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Ms. Lella	Anderson		Executive Director	Kid's Journey	400 Eberita Road		Warner Robins	GA	31093	929-7143		landerson@hcbce.net
Ms. Kimberlie	Sanderson		Executive Director	Rainbow House	PO Box 1239		Warner Robins	GA	31099	923-5923		ksanderson@rainbowhouseccr.com
Mr. Don	Blair		Executive Director	Phoenix Center	202 N. Davis Drive		Warner Robins	GA	31093	464-5200		dblair2000@hotmail.com
Ms. Darlene	Leverette		Deputy Director	DFCS	92 Cohen Walker Drive		Warner Robins	GA	31088	988-7599		dleverette@dir.state.ga.us
Ms. Nancy	Smith		Deputy Director	Middle Georgia Community Action Age	121 Prince Street		Warner Robins	GA	31093	922-4464		nsmith@mqcaa.org

Prefix	First	Last	Title	Entity	Address 1	Address 2	City	State	Zip	Phone	Phone 2	Email
Mr.	David	Clay	Employer Marketing	Department of Labor	96 Cohen Walker Drive		Warner Robins	GA	31088	988-7130		david.clay@dot.state.ga.us
Mr.	Jane	Simpson		Department of Labor	98 Cohen Walker Drive		Warner Robins	GA	31088	988-7130		jane.simpson@dot.state.ga.us
EDUCATION												
Mr.	Danny	Carpenter	Superintendent of Schools	Houston County Board of Education	1100 Main Street	P.O. Box 1850	Perry	GA	31089	988-6200		dcarpenter@hcbce.net
Ms.	Beth	Burris	Director of Community Facilities	Houston County Board of Education	1100 Main Street	P.O. Box 1850	Perry	GA	31089	988-6200		bburris@hcbce.net
Mr.	David	McMahan	Facilities Director	Houston County Board of Education	1100 Main Street	P.O. Box 1850	Perry	GA	31089	988-6331		dcmcmahan@hcbce.net
Col.	Billy	Edenfield	Retired	Middle Georgia Technical College	503 Wexford Circle		Bonair	GA	31005	929-0823		no email
Mr.	Alton	Mattox	Retired Principal	Pearl Stephens Elementary School	205 King Drive		Warner Robins	GA	31093	929-2414	396-3031	matm1849@bellsouth.net
Ms.	Susan	Ferguson	Director	College	801 Duke Avenue		Warner Robins	GA	31093	923-4729		slaquart@bmc.cc.ga.us
Mr.	Lowell	Russell	Retired	Houston County Board of Education	210 Cartwright Drive		Bonair	GA	31005	923-2845		lowruss@cox.net
Dr.	Mike	Franklin	Headmaster	Westfield	P.O. Box 1241		Perry	GA	31089	987-0547		mfranklin@westfieldschools.net
Mr.	Mike	Hale	Executive Director	Macon State College-WR Campus	100 University Boulevard		Warner Robins	GA	31083	929-6710		mihale@mail.maconstate.edu
Dr.	Ron	Busbree	Dir. Human Resources	Houston County Bd of Education	1100 Main Street	P.O. Box 1850	FL Valley	GA	31030	925-6400		carsonrp@vsu.edu jamesrp@vsu.edu
Dr.	Ivan	Allen	President	Middle Georgia Technical College	80 Cohen Walker Drive		Perry	GA	31089	988-6200		ibushbe@hcbce.net
ENVIRONMENTAL												
Mr.	Les	Ager		DNR, State Park	1014 MLK Blvd.		FL Valley	GA	31030	825-6150		lager@csstel.net
Chm.	Ned	Sanders		Clean Air Coalition	200 Carl Vinson Parkway		Warner Robins	GA	31088	542-2115		nsanders@houstoncountygva.org
Ms.	Deborah	Sheppard	Executive Director	Georgia Riverkeepers	P.O. Box 2842		Darien	GA	31305	912-437-8184		stewardr@allmainriverkeeper.org
Ms.	LeAnn	Tuggle	Chairperson	Perry Beautification Commission						987-1356	397-3447	ltuggle@alltel.net
Ms.	Barbara	Waddle		Waddle Surveying	704 Meadowridge Drive		Warner Robins	GA	31088	923-2763		waddlec@aol.com
TRANSPORTATION												
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Mr.	Max	Azizi	Intermodal Planning Mgr	Federal Highway Administration	61 Forsyth St. S.W.; 17T100		Atlanta	GA	30303	592-3650		max.azizi@fhwa.dot.gov
Mr.	William	Douglas	Chairman	WRATS CAC	215 Ridgeland Dr.		Warner Robins	GA	310093	923-9830		blid60@cox.net
Mr.	Andrew	Edwards	Community Planner	Federal Highway Administration	61 Forsyth St. S.W.; 17T100		Atlanta	GA	30303	592-3659		andrew.edwards@fhwa.dot.gov
Mr.	Matthew	Fowler	Central Planning Branch	Georgia DOT-Planning	No. 2 Capitol Sq. Room 365		Atlanta	GA	30334	847-6918		matthew.fowler@dot.state.ga.us
Mr.	David	Millen	District Preconstruction	Georgia DOT	715 Andrews Drive		Thomaston	GA	30286	646-6594		david.millen@dot.state.ga.us
Mr.	Joe	Palladi	State Transpo Planner	Georgia DOT-Planning	No. 2 Capitol Sq.		Atlanta	GA	30334	404-657-5226		joepalladi@dot.state.ga.us
Mr.	Tom	Queen	District Planning & Pro	Georgia DOT	715 Andrews Drive		Thomaston	GA	30286	646-6317		tom.queen@dot.state.ga.us
Mr.	Rodney	Simpson	Central GA Planning B	Georgia DOT-Planning	No. 2 Capitol Sq.		Atlanta	GA	30334	657-6689		rodneysimpson@dot.state.ga.us
Ms.	Lesa	Walker	Transportation Planner	Georgia DOT-Planning	No. 2 Capitol Sq., Room 345		Atlanta	GA	30334	657-6683		lesa.walker@dot.state.ga.us
Mr.	Tony	Sack	Transit Planner	Georgia DOT-Intermodal Programs	276 Memorial Dr. S.W.		Atlanta	GA	30303	651-9207		tony.sack@dot.state.ga.us
RAFE												
Gen.	Michael	Collings	Commander	Warner Robins Air Logistics Center	215 Page Road, Suite 106		Robins AFB	GA	31088	926-2121		Michael.Collings@robins.af.mil
Ms.	Lisa	Hiam	Public Affairs	Robins Air Force Base	215 Page Road, Suite 106		Robins AFB	GA	31098	926-9597		lisa.hiam@robins.af.mil
Mr.	Steve	Coyle	Director, Environmental	Robins Air Force Base	WR-ALC/EM, 455 Byron St., Suite 485		Warner Robins	GA	31088	926-9645		steven.coyle@robins.af.mil
Mr.	George	Faldine	Robins Air Force Base	Robins Air Force Base	104 Beaver Cove Drive		Warner Robins	GA	31088	922-8282		faldine@cox.net
Mr.	Hayden	Hinton	Community Base Plan	21st Century Partnership	778 CES/CECP, 775 Macon St.		Warner Robins	GA	31088	926-3533	ex.28808	Hayden.Hinton@robins.af.mil
General	Ron	Smith	Executive Director	Warner Robins Air Logistics Center	804 Park Drive		Warner Robins	GA	31088	322-3367		rsmith515@cox.net
Mr.	Ken	Perrell	President	Warner Robins Air Logistics Center	215 Page Road, Suite 106		Robins AFB	GA	31098	926-2121		kenmth.perrell@robins.af.mil
Mr.	Dennis	Julius	President	Chapier 296, Air Force Association	P.O. Box 808		Warner Robins	GA	31099			dennis.julius@robins.af.mil
INTERFAITH												
Ms.	James	Amburgy	Savior Army	Salvation Army	305 Green Street		Warner Robins	GA	31089	922-2226		bjquay2851@aol.com
Ms.	Catherine	Carchedi	Red Cross	Red Cross	346 Corder Road		Warner Robins	GA	31088	923-6332		scarchedi@redcrosshmbga.org
Rev.	Torn	Bagley	District Methodist Church	Trinity Methodist Church	129 S. Houston Road		Warner Robins	GA	31088	923-3797		pastor@trinity-methodist.org
Rev.	Jimmy	Asbell	First United Methodist Church	First United Methodist Church	205 N. Davis Drive		Warner Robins	GA	31003	923-3737		jasbell@bellsouth.net
Pastor			New Song Missionary Baptist Church	New Song Missionary Baptist Church	151 Labor Drive		Warner Robins	GA	31093	928-9926		
Rev.	Tommy	Martin	Christ United Methodist Church	Christ United Methodist Church	511 Russell Parkway		Warner Robins	GA	31088	922-0211		pastormartin@chrisunited.net
INDUSTRY / TRADE												
Mr.	Eddie	Sutton	Trainmaster	Norfolk Southern Railway Company	225 Walnut Street		Macon	GA	31201	749-6056		iperfect@alltel.net
Ms.	Jane	Perfekt	Flint Energies	Flint Energies	105 Perfect Road		Elko	GA	31025	757-0730	987-1002	iperfect@alltel.net
Mr.	Bob	Ray	President/CEO	Flint Energies	P.O. Box 308		Reynolds	GA	31076	847-5114		bray@flintemc.com
Mr.	Ty	Diamond	Engr & Ops Manager	Flint Energies	P.O. Box 6719		Warner Robins	GA	31095	988-3552		tydiamond@flintemc.com
Mr.	Neal	Reardeen	Regional Manager	Atlanta Gas Light Company	P.O. Box 9		Perry	GA	31089	987-6684		jreardee@southemco.com
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Mr.	Terry	Smith	Executive Director	Middle Georgia Consortium	767 Cherry Street		Macon	GA	31287	741-7865		terry.d.smith@bellsouth.com
Mr.	Don	McRae	Owner	Giant Foods	124 Oaigian Boulevard	Suite A	Warner Robins	GA	31088	953-4771		dmcrae@giants.com
Mr.	Carl	Stocum	Manager	Ameriprise Financial	580 N. Davis Drive		Warner Robins	GA	31093	923-6048		giantsfo@aol.com
Mr.	Art	McDonald	Manager	Perry Airport	507 N. Houston Road		Warner Robins	GA	31093	923-6888		arthur.s.mcdonald@aexp.com
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Mr.	Jay	Murkerson	Manager	Alltel	203T Highway 41 South		Perry	GA	31089	987-1256		gerald.murkerson@alltel.com

Prefix	First	Last	Title	Entity	Address 1	Address 2	City	State	Zip	Phone	Phone 2	Email
Mr.	Steve	Davidson	Owner	Clean Control	117 Oaklake Drive		Warner Robins	GA	31069	987-7446		steve@cccaia.com
Mr.	Neil	Suggs	President	Marble Master	1705 North Davis Drive		Warner Robins	GA	31093	929-2766		nduggs@cox.net
Mr.	Jim	Melisse	Owner	JMA	P.O. Box 1814		Perry	GA	31069	987-1814		melisse@jmaarch.net
Mr.	R.A. (Tony)	Robbins	Owner	First Credit Company	101 S. Commercial Circle		Warner Robins	GA	31088	923-3187		
Mr.	Wayne	Yancey	Owner	Yancey & Associates	269 Carl Vinson Parkway		Warner Robins	GA	31088	922-9011		yancey269@cox.net
Mr.	David	Morgan	Owner	Farm Service Agency - Perry	1217 Sunset Avenue		Perry	GA	31069	987-2728		dmorgan3@alltel.net
Mr.	Mark	Byrd	Owner	Byrd & Company	309 Margie Drive		Warner Robins	GA	31088	971-2600		byrdmco@alltel.net
Mr.	Warren	Faircloth	Owner	Faircloth Realty	337 Margie Drive		Warner Robins	GA	31088	971-2115		wfaircloth@msn.com
Mr.	Foster	Rhodes	Owner	Walker-Rhodes Tractor Company	912 Jernigan Street		Perry	GA	31069	987-1173		wrfc@walkerrhodestractor.com
Ms.	Nancy	Newell	Retired	Retired/Business Owner	103 Pheasant Cove		Warner Robins	GA	31088	929-0855		ndnewell2@yahoo.com
Mr.	Alex	Fracchia	Retired		211 Rigby Court		Warner Robins	GA	31088	953-1434		
Mr.	Tony	Bass	President	Bass Custom Landscapes	201 Independence Drive		Warner Robins	GA	31088	922-0818		info@basscustomlandscapes.com
Mr.	Dave	Smith	Retired		127 Bear Lake Drive		Warner Robins	GA	31088	929-1761	320-2211	davidsmith@cox.net
Mr.	Gordon	Van Moll	Owner	Radio Station WNNM	1350 Radio Loop		Warner Robins	GA	31088	923-3416		anna@wvnnm1350.com
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Dr.	Betty	Haseldon	Vice Chairman	Houston County Library Board	425 Grandia Terrace		Warner Robins	GA	31088	923-3404		jhaseldon@cox.net
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Ms.	Judy	Goddard	Chairman	Republican	213 Westbury Court		Warner Robins	GA	31088	971-3254		judygoddard@aol.com
Mr.	Larry	Walker	Former State Rep.	GA House of Representatives	P.O. Box 1234		Perry	GA	31069	987-3029		walker@wngb-law.com
Mr.	Eddie	Wiggins	Owner	Eddie Wiggins Buick Pontiac GMC	741 Russell Parkway		Warner Robins	GA	31088	929-0222		edw344@aol.com
Mr.	Steve	Wiggins	Owner	Clean Control	P.O. Box 7444		Warner Robins	GA	31095	922-5340	922-5395	km.reerling@cccga.com
Mr.	Pete	Rucker	Former Exec Ass't	Warner Robins Air Logistics Center	Arena Road		Perry	GA	31069	987-3672		ruckerpb@msn.com
Mr.	Larry	Pugh	Former Exec Ass't	Warner Robins Air Logistics Center	300 Juniper Road		Warner Robins	GA	31093	922-3590		lpugh@cox.net
Mr.	Bob	Messer	Manager	MERC	121 Wimbish Way		Warner Robins	GA	31069	987-2364	953-6800	briesser@merc-merc.edu
Mr.	Lee	Jones	Surveyor	Jones Surveying and Engineering	PO Box 1810		Perry	GA	31069	987-2705		brian8339@hotmail.com
Mr.	Brian	Jones	Engineer	Jones Surveying and Engineering	PO Box 1810		Perry	GA	31069	987-2705		brian8339@hotmail.com
Mr.	Joe	Rossi	Manager	Frito Lay	1200 Highway 247 South		Kathleen	GA	31047	987-8100		joerossi@fritolay.com

**IDENTIFICATION OF
PARTICIPATION TECHNIQUES**

IDENTIFICATION OF PARTICIPATION TECHNIQUES

In recognition of the importance of incorporating meaningful input and participation of residents into the planning process, thus ensuring the comprehensive plan and planning agenda ultimately reflects the full range of community values and desires as expressed by a diverse representation of the population, a full range of possible techniques were examined. These included a wide array of passive and interactive participation methods. Standard, time-tested techniques were considered as well as opportunities presented by the latest in technological advances and the Internet. Identified selected methods include:

- Formation of Technical Advisory Committee;
- Appointment of Comprehensive Planning Committee;
- Public meetings (i.e. Kick Off meeting, Public information/input work sessions);
- Joint meetings with Advisory organizations (Vision 2020)
- Speakers bureaus at Meetings of Professional and Service Organizations;
- Periodic briefings of elected officials, business leaders, the media, regional groups, and special interest groups;
- Stakeholder Involvement in completion of Community Agenda;
- Dedicated Comprehensive Plan website;
- Email blasts;
- Electronic and Hardcopy Response and Comment Collection Venues;
- Media interviews and planned press releases (Local radio, television, newspaper);
- Kiosk and local government lobby displays during development of Community Agenda; and
- Public Hearings.

From the outset, three primary public participant achievement goals were defined. The first was to make certain that the citizens of Houston County, including the incorporated and unincorporated areas, were sufficiently aware of the planning process. Second, that ample opportunity to engage in this process was provided. Third, that meaningful data and input from the citizens would be obtained and incorporated into the plan. Potential options were balanced against existing parameters including budgetary, time, scheduling, and additional resource restraints.

Using these criteria, a combination of techniques were selected that would form the basis of the Community Participation Plan. Upon implementation, this plan was designed to ensure that:

- The citizens within the Joint Houston County planning area would have a say in the forthcoming decisions and actions that affect their lives;
- Citizen involvement would be intrinsic in the development of the plan;

- Citizen involvement would be introduced at the beginning of the planning process and continue throughout the decision-making process in order to build trust and demonstrate a commitment to the process on the part of plan coordinators;
- Necessary and adequate information for residents to become educated with regard to the planning process, in order to facilitate meaningful participation, would be provided; and
- The needs and concerns of the public are listened to and their input is integrated into the final plan.

The foundation of the public participation plan was the selection and appointment of the Community Planning Committee (CPC) by the elected officials of the participating local governments. Representation on the CPC includes residents from Centerville, Perry, Warner Robins, and Houston County. The group's designated primary responsibility is to facilitate the entire planning process. All decisions related to the plan and the planning process are guided and directed by this group of citizen representatives. The CPC reports on the progress of the plan regularly to official elected bodies and to the communities and citizens of Houston County as a whole.

The efforts of the CPC are further supported by technical assistance provided by the departmental staff of the various communities and the Middle Georgia Regional Development Center (RDC). The membership of this group represents a diverse, cross-section of the community.

From its inception, the CPC was dedicated to taking the necessary steps to insure that the work of the group would be visible and allow ready and open access to the public. The primary vehicle for this access was the creation of a dedicated website focusing on the comprehensive plan and planning process. The website, located at <http://mgrdc.org/jointplan/index.html>, provides postings of minutes and agendas for every meeting and presentation of the CPC. In addition, a full selection of planning resource documents is available through the website. Anyone wishing to become knowledgeable about comprehensive planning would find much of the relevant documents at one convenient location. Linked sites provide the opportunity to explore specific subjects further. Also, visitors are provided the means to contact the planning group and register their thoughts, comments, and questions. The presence and location of this website has been widely promoted in all public discussions related to the comprehensive plan and is a featured link on each of the individual community websites.

In the effort to encourage support and awareness of the CPC and the comprehensive planning process, newspapers and media outlets were contacted. Media representatives were invited to attend CPC meetings and staff has been readily available for interviews. Lead articles through the various outlets have been helpful in getting the word out to the public that the planning process is underway and explaining how citizens may get involved.

In order to facilitate the CPC's work and to increase public awareness and access to the process, an e-mail-oriented, distribution list for the dissemination of planning materials to LPAC and members and all other interested parties was developed. Anyone wishing to be included on this

list is welcome to do so. In order to create a comprehensive record of information and activities, the CPC initiated implementation of both a digital and hard copy system for the keeping and handling of planning archival records. Materials are consistently and readily available via direct web access, the Middle Georgia RDC central office, and by mail upon request.

COMMUNITY AGENDA SCHEDULE

COMMUNITY AGENDA SCHEDULE

This section provides a presentation of the anticipated schedule for the implementation and completion of not only the Community Agenda but entire Community Participation program of the Joint Comprehensive Plan. This schedule is not intended to be static. It is expected that the process itself will dictate that specific content and scheduling changes be made during the implementation phase of the project.

Community Agenda	2005			2006													
	March	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	
1	X																
2		X															
3			X														
4				X													
5					X												
6					X												
7						X											
8																	X

Community Agenda	March	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct
9 Familiarize CPC with rules, procedures and guidance related to the Comprehensive Plan process					X											
10 CPC and local government staff develops preliminary list of issues and Opportunities						X										
11 CPC develops preliminary list of stakeholders					X											
12 CPC and local government staff compiles contact information for identified stakeholders.						X										
13 CPC defines Comprehensive Plan public participation program.							X									
14 Preliminary local Kick off meeting hosted by the City of Perry to describe planning process and obtain citizen input.																
15 CPC members provide progress / update report to City Councils and County Commissioners							X	X				X	X			
16 Written notification, in the form of a press release, to media outlets describing the planning process, the kick-off meeting date, and means to gain more information.															X	
17 Kickoff event to explain the planning process to the community and initiate community involvement (March 29th in conjunction with Vision 2020 meeting).															X	
18 Continuation of development of e-mail data base for the on-going distribution of information, announcements and materials and the solicitation of citizen stakeholder input.																X

Community Agenda	March	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct
19									X	X	X	X	X	X		
20												X				
21													X			
22													X			
23														X	X	
24												X				
25												X				
26													X	X	X	

Community Agenda	March	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct
27 Media press release, e-mail distribution and website notification announcing Community-wide event(s) to discuss and identify target specific items on the Future Development Map and Community Agenda. Also to provide plan process update. ***2, one north, and one south***														X	X	
28 Community-wide event(s) to produce/refine the Future Development Map and develop community agenda														X	X	
29 Processing of community input by guidance committee(s)														X	X	
30 Public hearing to secure final public comment on Community Agenda																X
31 Adoption of transmittal resolution by local government and submittal of Community Agenda to RDC for review															X	

Additional:

Members of the CPC are serving as an in-house speaker bureau. They are addressing various interest groups periodically throughout the planning process. Minutes and agendas of all public meetings are posted on an on/going basis to the Joint Plan website. Citizen response and input is being collected on an ongoing basis via the website and distributed information cards.