



Comprehensive Plan 2019

**Prepared By: The River Valley Regional Commission
For Harris County, Georgia**

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HARRIS COUNTY VISION STATEMENT – Goals and Policies

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

1. Maintain the desired rural character of Harris County through open space preservation while providing sufficient designated growth areas to accommodate expected demand for business and residential growth.

POLICY: Preserve the rural character of Harris County and provide the opportunity for agricultural and forestry activities to remain a vital part of the county.
POLICY: Maximize the growth potential of the I-185 Corridor, State Route 103 Corridor, State Route 315 Corridor and the southern third of Harris County while encouraging mixed-use developments that are human-scale and less auto-oriented.
2. Seek sufficient and desirable growth by attracting responsible businesses that will balance needs for jobs generated by residential development and provide retail and service offerings to meet the needs of residents.

POLICY: Support programs for retention, expansion and creation of businesses that enhance Harris County's economy in terms of job skill requirements and linkages to existing businesses.
POLICY: Work with state, local governments and the Chamber of Commerce to attract more office, retail, and industrial jobs in an effort to balance the existing employee/residential ratio.
3. Ensure that a balance is maintained between residential, commercial and industrial development and available public services and facilities to include schools, utilities, recreational areas, police, fire, EMS and other general governmental services needed to accommodate planned growth.

POLICY: Ensure that new development creates a long-term tax benefit for Harris County's residents and employers.
POLICY: Create recreational facilities, parks, and green spaces that is accessible to the public as gathering places for all citizens.
POLICY: Encourage efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
POLICY: Work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
4. Encourage residential development that meets the housing needs of Harris County, and provides a range of home site areas and a variety of housing styles while maintaining the tax base.

POLICY: Support new land uses that enhance housing options in our community.
POLICY: Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
5. Ensure that development is done in a manner that serves to preserve environmentally sensitive features such as floodplains, wetlands, groundwater recharge areas, streams, view sheds, and natural topography.

POLICY: Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
POLICY: Update zoning, subdivision, and other development regulations.
6. Develop a well-planned, efficient, effective and safe transportation system (passenger car, truck, motorcycle, bike, pedestrian and airport) that meets local, regional and intrastate transportation needs.

POLICY: Support creation of a community-wide pedestrian/bike path network.

POLICY: Update, expand, improve, and maintain existing transportation facilities such as the Harris County Airport, street/road network, bike and pedestrian trails.

POLICY: Create a “sense of place” for Harris County through the development of gateway and scenic corridors.

POLICY: Work with Federal, State, and non-profit organizations to develop abandoned rail lines to trails.

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

POLICY: Ensure that the preservation of Harris County’s natural and cultural resources will play an important role in the decision-making process when addressing issues about future growth and development.

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

8. Coordinate with neighboring jurisdictions to address shared needs.

POLICY: Consult with other public entities in our area when making decisions that are likely to impact them.

POLICY: Review Comprehensive Plan benchmarks on a regular basis (every other year).

9. Advance Harris County’s broadband system.

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

Introduction

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

The Harris County Comprehensive Plan includes a list of needs and opportunities upon which the community may want to take action. An analysis of data and information is included to assist with the plan. This analysis includes existing development patterns, areas where development is likely to occur, significant natural and cultural resources, opportunities for in fill, areas of disinvestment, as well as maps of existing land use, future land use, areas requiring special attention, and a community work program (CWP) and report of CWP accomplishments.

Demographics

Population

Harris County experienced a population growth of 33 percent or 5,907 persons from 1990 to 2000. Population growth continued at a rate of 35 percent or 8,329 persons between 2000 and 2010 according to the U.S. Census. An estimate for population growth continued at 16 percent change or 5,549 persons between 2018 and 2030 according to the ESRI Business Analyst. Population by age shows a continued growth from 1990 to 2018 in the 0-4, 5-14, 15 -24, 25 -34, 55-64, and the 65+ age cohorts. The 0-4, 35-44, 45-54 all decreased in size from 2010 to 2018. From a racial standpoint all population groups increased in number with those listed as white alone representing 78.7 %, black alone 16.8%, American Indian/Alaska Native Alone 0.4%, Asian alone 1%, Pacific Islander Alone 0.1%, Other Race 0.9%, Two or More Races 2.0%. More detailed demographic information below:

Harris County Total Population 1990-2018, 2030 Estimate							
YEA							
County/City	1990	2000	2010	2018	2030	Percent Change 2000-2010	% Change 2018-2030
Harris	17,788	23,695	32,024	34,943	40,492	35	16
Hamilton	454	594	1,016	1,274	1,621	71	27
Pine Mountain	875	1,195	1,304	1,330	1,410	9	6
Shiloh	329	411	445	489	563	8	15
Waverly Hall	769	709	735	865	1095	4	27
State of Georgia	6,478,216	8,186,453	9,687,653	10,517,229	14,687,906	18	40

Source: U.S. Bureau of the Census, Cities, County, and State 1990-2010; 2018 Estimate ESRI Business Analyst, and 2030 Estimate Cities, County, RVRC; 2030 State of Georgia Estimate Georgia State Water Plan

Harris County Population by Age Group				
Age Category	1990	2000	2010	2018
0-4	1,131	1,406	1,762	1,733
5-14	2,551	3,592	4,345	4,279
15-24	2,363	2,614	3,842	3,928
25-34	2,685	2,794	2,944	3,691
35-44	2,885	4,117	4,564	4,140
45-54	2,054	3,836	5,447	5,201
55-64	1,755	2,504	4,882	5,546
65 +	2,364	2,832	4,238	6,425
Total	17,788	23,695	32,024	34,943

Source: U.S. Bureau of the Census 1990, 2000, 2010; River Valley Regional Commission and ESRI Business Analyst 2018

Harris County Population by Ethnicity and Race				
Ethnicity and Race	1990	2000	2010	2018
White Alone	13,103	18,584	25,392	27,513
Black/African American Alone	4,571	4,614	5,506	5,855
American Indian/ Alaskan Native Alone	52	85	108	141
Asian or Pacific Islander	39	125	304	404
Other	23	80	238	331
Two or More races	Not Available*	207	476	699
Total Hispanic Population	Not Available*	260**	872**	1,204**

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

* Question not asked in 1990 Census

**Data not included in population total

Economic Development

In 2010, Harris County had 46 percent of its total population employed; the state of Georgia had 44 percent of its total population employed. In 2018, Harris County had 49 percent of its total population employed. The state of Georgia had 48 percent of its total population employed in 2018. The majority of the population in the work force is in the service sector, 46 percent, followed by retail trade, 9.5 percent, and finance, insurance and real estate, 9.1 percent.

Total Employed 1990-2018 Harris County/State of Georgia/United States				
Category	1990	2000	2010	2018
Total Employed Civilian Population Harris County	8,253	11,821	14,674	17,120
State of Georgia	3,090,276	3,839,756	4,277,991	5,003,103
United States	115,681,202	129,721,512	141,996,548	157,891,122

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

Harris County Employment by Industry 1990-2018 by Percent				
Category	1990	2000	2010	2018
Total Employed Civilian Population 16+	8,253	11,821	14,674	17,120
Agriculture, Forestry, Fishing, Hunting & Mining	3	.81	0.9	1.4
Construction	8	6.7	8.4	8.3
Manufacturing	23.8	17.1	9.8	10.5
Wholesale Trade	3	3	2.7	3.7
Retail Trade	14.9	9	10.9	9.5
Transportation, Warehousing, and Utilities	6	3	3.1	3.7

Information	0	4.2	1.2	1.9
Finance, Insurance, & Real Estate	5.8	9.9	9.2	9.1
Services Including :Professional, scientific, management, administrative, and waste management services	3.6	6.1	9.1	45.9*
Educational, Health and Social Services	11.0	18.5	25.2	
Arts, entertainment, recreation, accommodation and food services	2.3	8.3	8.0	
Other Services	11.1	4.2	5.5	
Public Administration	5.3	6.5	5.9	6.0

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2018 Business Analyst
 *Services data from ESRI includes all services together.

Harris County Board of Commissioners and the Harris County Chamber of Commerce continue efforts to diversify the Harris County economic base. For example, the Northwest Harris Business Park has added numerous businesses/jobs. The most recent addition to the Northwest Harris Business Park is Daesol Material, Georgia Automotive Manufacturer of fiber. Daesol Material added 110 jobs in Harris County in 2017. An economic area of concern in Harris County is the retail market place. According to ESRI and Info Group the demand for retail trade and food and drink exceeds supply by millions of dollars.

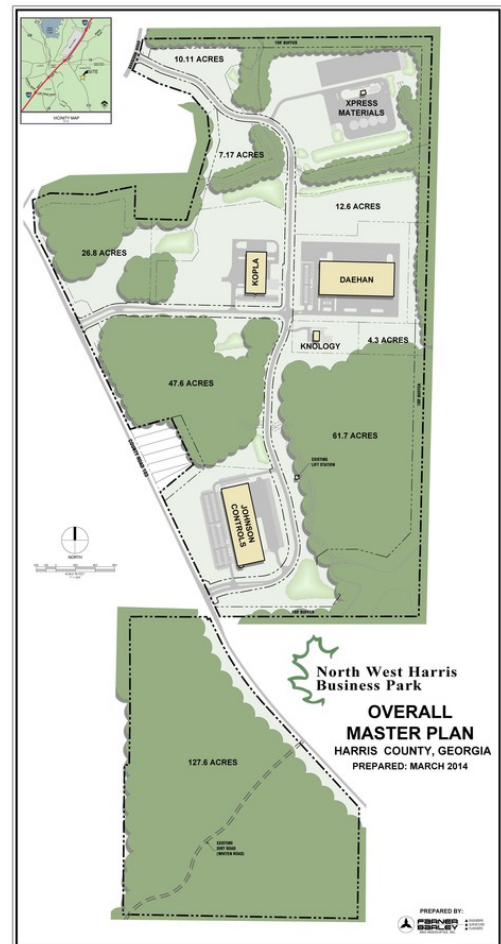
The Harris County Chamber of Commerce and the Harris County Board of Commissioners worked diligently in 2017/2018 to develop the Harris County Economic Development Strategy Final Report in September of 2018. The Harris County Economic Development Strategy addresses business, industry, retail and commercial recruitment, workforce development and business retention and expansion program for existing industry. The 2018 Final Report is included below. Many of the tasks listed below will be included in the 2019 – 2024 Community Work Program.

Harris County Economic Development Strategy Final Report
September 2018

Business, Industry, Retail, and Commercial Recruitment

In order to diversify our local economy, create employment opportunities for our citizens, and enhance the quality of life for our residents, we will pursue an economic development strategy in conjunction with our regional partners to recruit new business, industry, retail, and commercial development to Harris County. We will keep the sustainability of our natural resources at the forefront as we seek economic growth for our county.

- Using general funds from the County Budget, we will pursue Georgia Ready for Accelerated Development (GRAD) certification from the Georgia Department of Economic Development (GDEd) for Site "A" in the Northwest Harris Business Park.
- Using a portion of the revenue from a future Special Purpose Local Option Sales Tax (SPLOST), we will invest in the Northwest Harris Business Park to make it more attractive for new industries to relocate and existing



industries to expand in Harris County.

- Because infrastructure is critical to development, we will seek public/private partnerships with other local governments, economic development organizations, utilities, and private industry to deliver utilities, such as sewer, water, and broadband, to areas with the greatest potential for growth.
- Because sales tax remains an important source of revenue for county government, municipalities, and the Board of Education, we will support near-term efforts to grow current and recruit new retail establishments in Harris County. Where practical, we will encourage development on existing infrastructure and brownfield sites to preserve the county's natural environment.
- Because the Northwest Harris Business Park is in an ideal location for regional partnerships, we will continue to work on an agreement with cities and counties in the region to define the organizational structure, roles, and accountability to market the property to the GDEcD, site selection consultants, utility economic development teams, and others involved in economic development.
- We will establish a public/private partnership to fund activities such as branding, retail recruitment feasibility studies, and other economic and community development services that will strengthen the economic and community development efforts of Harris County.
- Realizing that tourism is the backbone of our economy, we will invest in assets that attract more visitors to our area and provide county residents more amenities.
- Working with our tourism partners in and around our county, we will define a much needed unifying brand for our county to promote Harris County as a destination for travel.

***Harris County Economic Development Strategy Final Report
September 2018***

Business Retention & Expansion Program for Existing Industry

Representing both the Harris County Board of Commissioners and the Harris County Development Authority, the Harris County Chamber of Commerce will lead the Business Retention & Expansion Program (BREP) by conducting in-person and electronic surveys of businesses and industries currently operating in Harris County. Membership in the Harris County Chamber of Commerce is not required to participate in BREP.

In the first six months of BREP, the Chamber will conduct fifty (50) surveys and will conduct fifty (50) surveys annually thereafter. The Chamber will report the results of the survey to the Harris County Development Authority quarterly. The Development Authority will make recommendations to the Harris County Board of Commissioners regarding any changes in ordinances, policies, or incentives needed to ensure that Harris County builds business-friendly environment.

The Chamber will work with the Regional Project Manager with the Georgia Department of Economic Development to connect existing businesses and industries to resources and programs available from the State of Georgia for which they may be eligible to invest in jobs and capital equipment.

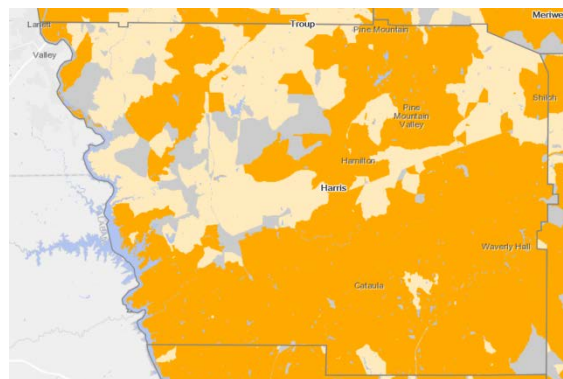
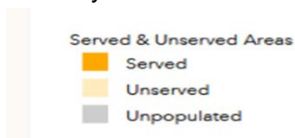
Harris County Economic Development Strategy Final Report September 2018

Workforce Development

In order to support growth in our local economy, we must develop a well-trained workforce to fulfill the needs of existing employers and to attract new business and industry to Harris County. We will ensure our effort is holistic and encompasses our existing workforce, traditional learners, returning citizens, adult learners, future workforce, and veterans.

- To develop and retain homegrown talent, we will support the efforts of the Harris County School District to establish a College & Career Academy by 2022.
- We will work with Columbus State University, Columbus Technical College, and other regional educational institutions to bring programs to Harris County residents in need of training to upgrade current skills or learn new skills to be competitive in the job market.
- We will support the Business Retention & Expansion program of the Harris County Chamber of Commerce to connect existing employers in Harris County to regional employment resources, such as Georgia Department of Labor, Columbus State University, Columbus Technical College, and Goodwill Industries of the Southern Rivers.

Another key component and a major priority of Harris County's economic strategy is the improvement of broadband services. Much of the northern half of Harris County has inadequate or no broadband service. Harris County Board of Commissioners is committed improving broadband services by combining over \$1 million of revenue with grant funds to contract with a consultant to further identify areas of broadband need and how to best serve those areas.



Housing

Housing consists of a mixture of traditional single-family stick-built homes in the unincorporated area of Harris County with a small number of mobile and manufactured homes spread throughout the unincorporated area. The cities and towns of Harris County have single-family stick built homes plus duplexes and multi-family units and a small amount of manufactured and mobile home housing units. In general, manufactured homes in Harris County decreased from 1990 to 2010 but have increased slightly from 2010 with 1,059 units to 1,144 units in 2018; while the number of vacant residential units in Harris County continues to increase with 1,758 vacant units in 2018.

The 2000 housing inventory consisted of 10,288 housing units. By 2018, that number had grown to 14,525 units. Most of the growth is attributable to new single-family homes in the southern part of Harris County. The southeast corner of Harris County, located between Waverly Hall and Eilerslie is an active residential development area. The Sweetbay development in Hamilton is also active with residential construction. The southern end of the city of West Point, which is located in Harris County, is also experiencing new residential growth. In 2018, the total housing stock was 88 percent single family units, 8 percent manufactured or mobile homes, and 4 percent duplexes or multi-family units. Interestingly the percentage of mobile homes in Harris County has dropped from 22 percent of the overall housing stock in 1990 to 8 percent today. The absolute number of units has also fallen over that same period with the exception of 2018. From 2010 to 2018 the number of mobile homes increased by 85 units. The number of multi-family or duplex units has increased with the net gain of 118 units between 1990 and 2018. Only 16 percent of 2018 total housing in Harris County is rental, compared to 37 percent statewide, which puts Harris County well below the rental housing percentages in Georgia. In terms of housing need, it is estimated that Harris County will need to add approximately 500 new housing units to meet the 2030 need of an additional 5,549 citizens.

Harris County Occupancy Characteristics				
Category	1990	2000	2010	2018
TOTAL Housing Units Built	7,814	10,288	13,397	14,525
Housing Units Vacant	1,360	1,466	1,574	1,758
Housing Units Owner Occupied	5,315	7,600	10,147	10,409
Housing Units Renter Occupied	1,139	1,222	1,676	2,358

Source: U.S. Bureau of the Census, Cities, County and State 1990-2010. ESRI 2018 Business Analyst

Harris County Recorded Housing Units by Type 2000-2018				
Category	1990	2000	2010	2018
TOTAL Housing Units	7,814	10,288	13,997	14,525
Single Units (detached)	5,590	7,907	11,854	12,814
Single Units (attached)	101	418	70	48
Double Units	237	184	185	168
3 to 4 Units	Included in "Double Unit" Total	Included in "Double Unit" Total	72	50
5 to 9 Units	90	62	95	112
10 to 19 Units	74	52	9	67
20 or more Units	Included in "10 to 19 Units" Total	65	38	122
Mobile Home or Trailer	1,722	1,600	1,059	1,144
All Other (Boat, RV, Van, Etc.)	Not Available	Not Available	0	0

Source: U.S. Bureau of the Census 1990-2010, 2018 ESRI Business Analyst, and Harris County Building Permit Data

A household is housing cost-burdened when 30 percent or more of its monthly gross income is dedicated to housing. From a cost burden standpoint, only 32.1% of Harris County's homeowners are cost burdened. Renters pay more of their incomes on housing with 46.7% percent of renters in Harris County paying above 30 percent of their income on rent. Fifty-one percent of renters in the State of Georgia pay more than 30 percent of their income on rent. In regards to homeownership, 29.4 % of Georgia homeowners are cost burdened.

Harris County and Cities 2016 Home Ownership and Renters Cost Burden						
	Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
Home Owner	32.1%	46.9%	42.8%	26.8%	42.5%	29.4%
Renter	46.7%	57.7%	58.8%	56.0%	48.6%	51.0%

Source: U.S. Bureau of the Census 2016 American Community Survey

Housing cost in Harris County is high when compared to the state of Georgia, with a median housing value of \$200,200 in 2018. This compares to the state's median 2018 value of \$152,400. From an affordability standpoint, Shiloh offers the best value for a home in Harris County with a median housing value \$91,000; followed by Waverly Hall (\$120,800), Pine Mountain (\$151,700), Hamilton (\$191,000) and Harris County (\$200,200)

Harris County and Cities 2016 Median Housing Values

Harris County	Hamilton	Pine Mountain	Shiloh	Waverly Hall	Georgia
\$200,200	191,100	151,700	91,000	120,800	\$152,400

Source: U.S. Bureau of the Census 2016 American Community Survey

Land Use

Analysis of Existing Development Patterns

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

The citizens of Harris County wish to create and maintain an environmentally sensitive land use system centered upon the single-family home but allowing for various and appropriately located residential, commercial, and industrial types and densities.

Key challenges to Harris County officials include developing a land use system that protects environmentally sensitive areas and creates/maintains a greenspace/open space preservation system. Another challenge is integrating walking and biking opportunities into the land use scheme and creating connectivity between future and existing developments. The following table illustrates the acreage and percent of county total land dedicated to existing land uses.

Existing Land Use		
Existing Land Use Classification	Total Acreage	Percent of Total Acreage
Residential	26,025	8.73%
Commercial	155	0.05%
Industrial	966	0.33%
Transportation/Communication/Utility	9,946	3.34%
Recreation/Parks & Conservation	4,538	1.52%
Public/Institutional	3,093	1.04%
Agricultural/Forestry	243,795	81.81%
Vacant/Undeveloped	9,309	3.12%
No Classification	172	0.06%
Total Acreage	297,998	100.00%

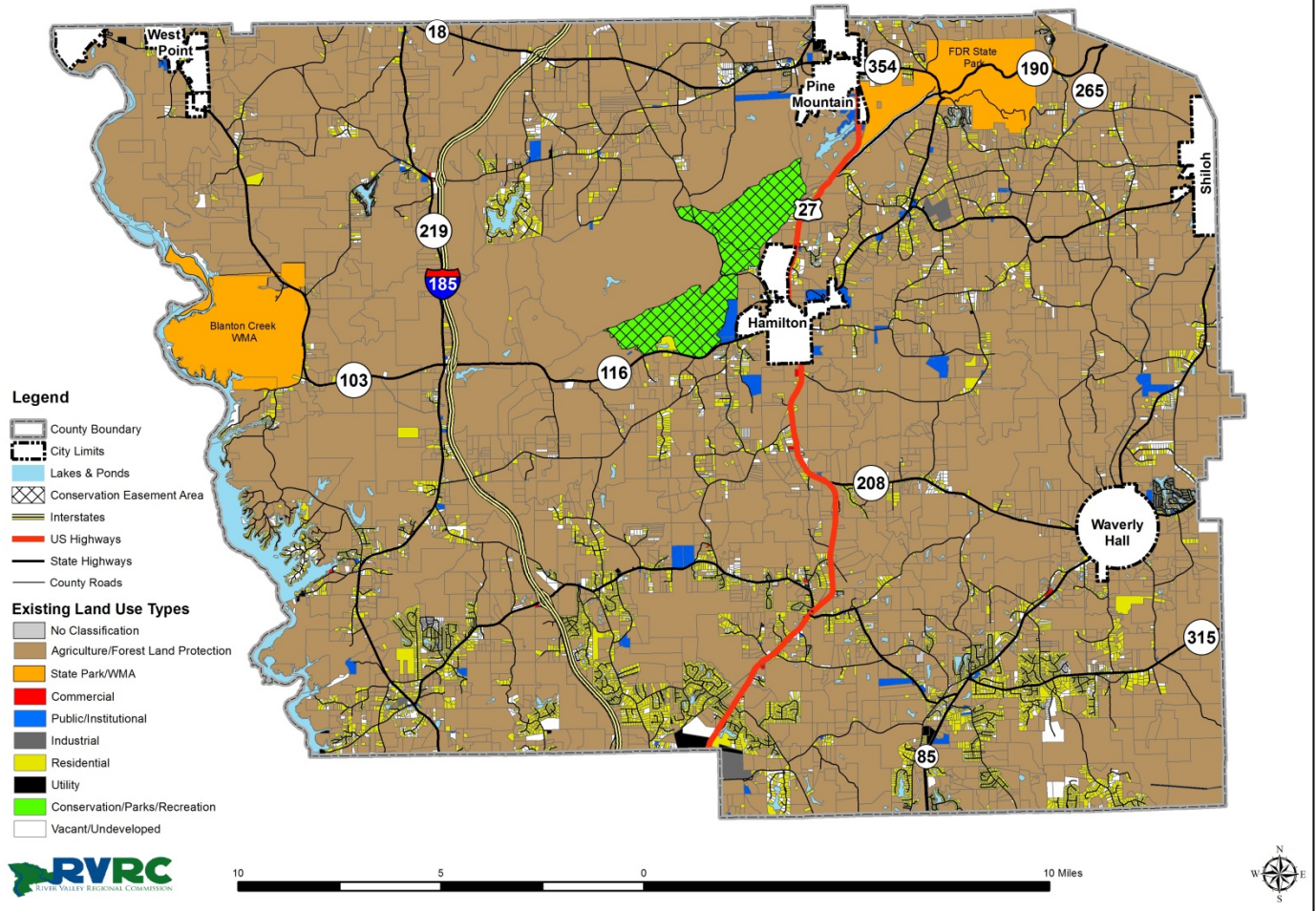
Source: RVRC

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

Existing Land Use Definitions Table	
Existing Land Use	Definition
Residential	Single-family residential uses, multi-family residential uses (apartments and duplexes), and manufactured and mobile home units (all normally located on no less than two acre lots)
Agriculture/Forestry	Land used for agricultural purposes such as farming and/or livestock production and timber production
Commercial	Commercial uses including office use; retail, restaurants, convenience store, car dealerships, etc.
Industrial	Land dedicated to industrial uses (includes both light and heavy industrial uses)
Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries)
Transportation/Communication/Utilities	Land used transportation, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities)
Road Right-of-Way	Land dedicated to road use including right of way
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots

Source: RVRC

Harris County, Georgia
Existing Land Use



Areas Requiring Special Attention

Areas Where Development is Likely to Occur and Pressure Community Facilities and Services

The general development pattern is linear with subdivisions popping-up along existing local and state routes. The majority of development is single-family residential on 2-acre tracts. Development will continue to occur in the southern third of Harris County with the SR 315 corridor being a primary focus of development. Currently, development activity is occurring along the entire length of the SR 315 corridor from its intersection with SR 219 on the west side of Harris County to the SR 315/SR 85 intersection on the east side of Harris County. The SR 315 and I-185 interchange area on both the east and west sides of the interchange are seeing development activity or interest in developing in and around that nodal area. The SR 315 area east of Ellerslie to the Talbot County Line is also seeing residential development. Another area of Harris County seeing residential construction is the resort area located along the Chattahoochee River and Lake Harding. Property owners are demolishing existing structures and replacing those structures with new construction. Other corridors seeing growth include the northern part of SR 103 located in the northwest corner of Harris County, which includes a portion of the city of West Point. This area includes the Northwest Harris Business Park, which includes several manufacturing or manufacturing support facilities related to the Kia Plant in West Point, Georgia. Residential development is also occurring on SR 103 inside Harris County and within the city limits of West Point, Georgia. Other population growth corridors include U.S. 27 from the Muscogee Line north to Cataula and SR 85/Alternate U.S. 27 north to the town of Waverly Hall. All of the aforementioned areas have seen growth in traffic volume and population. Harris County is making transportation improvements or has scheduled to make transportation improvements along SR 103 and U.S. 27. Public water is in place to handle future development. Water system capacity is adequate to handle future development demands. Harris County does not operate a public sewage system.

Areas with Significant In-fill Development Opportunities

In-fill development opportunities exist throughout the unincorporated area of Harris County. The majority of in-fill opportunities are located within and below SR 315 corridor. There are vacant lots in subdivisions, both new and old, in this general area. The rural villages of Cataula, Ellerslie, and Pine Mountain Valley also have vacant lots with public water that provides infill development opportunities. Of course, the cities of Hamilton and Shiloh as well as the towns of Pine Mountain and Waverly Hall have in-fill opportunities available. The unincorporated area of Harris County and all four jurisdictions have been the recipients of in-fill development over the last five years.

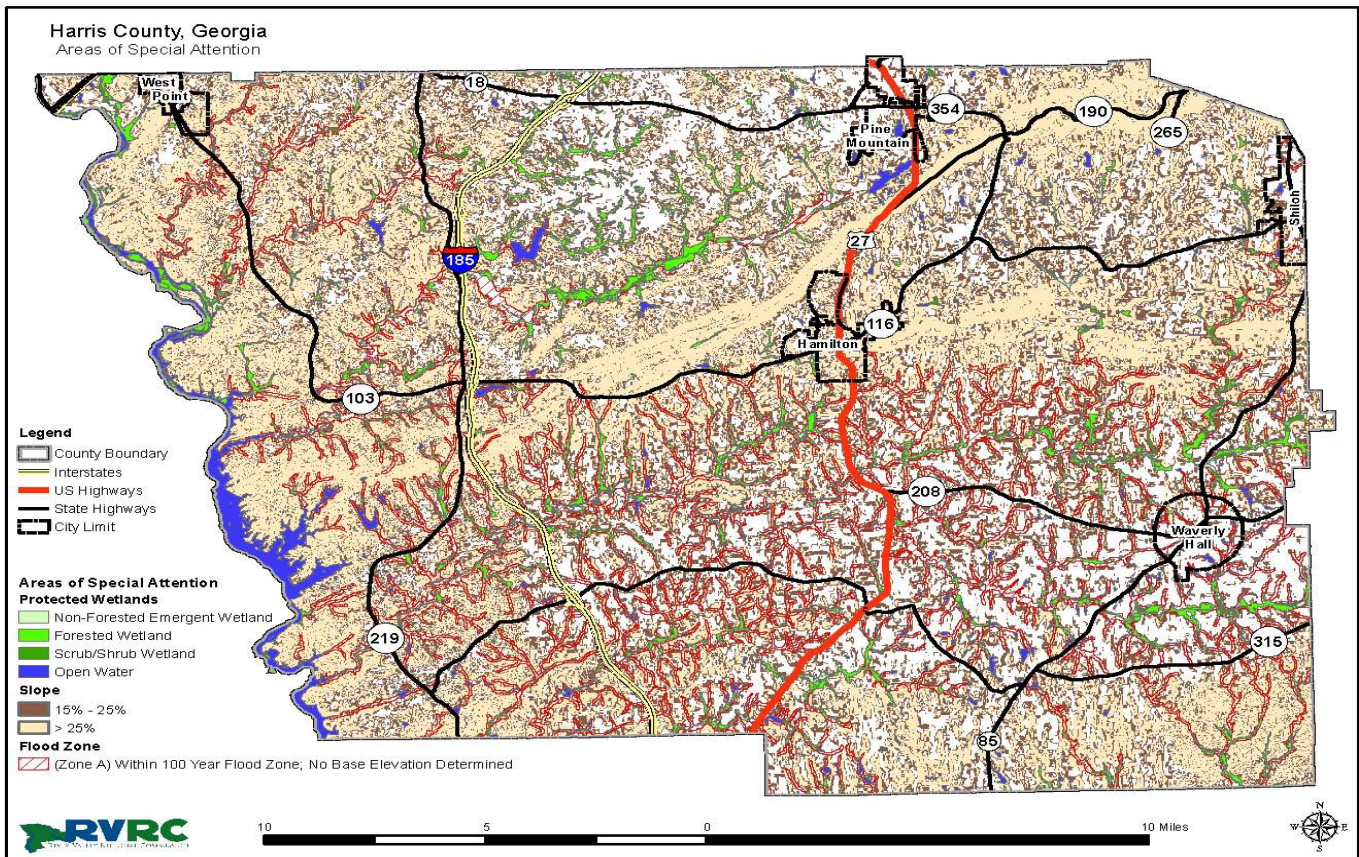
Brownfields

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

Some issues involving brownfields are the potential to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increasing illegal dumping and reduction in the property value for the surrounding area. Redeveloping brownfields can restore property to productive use by increasing property values, improving public health and the environment, and utilizing existing public infrastructure and increasing job opportunities and local tax revenues. Potential brownfields in Harris County primarily consist of old vacant gas stations and junk yards.

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

Most communities have areas of disinvestment or areas in need of improvement. Harris County is no different; but the extent of areas of disinvestment or in need of redevelopment is extremely low. In general, in the unincorporated area of Harris County you find small pockets, maybe one, two, or three residential properties in need of minor rehabilitation in a certain area and maybe an old commercial building in need of repair. Areas in unincorporated Harris County where housing or commercial facilities need repair include: the Smith Street and Hall Street area south of West Point and I-185, Cataula, one or two houses along SR 18 in the Middlebrooks Road area, and Ellerslie.



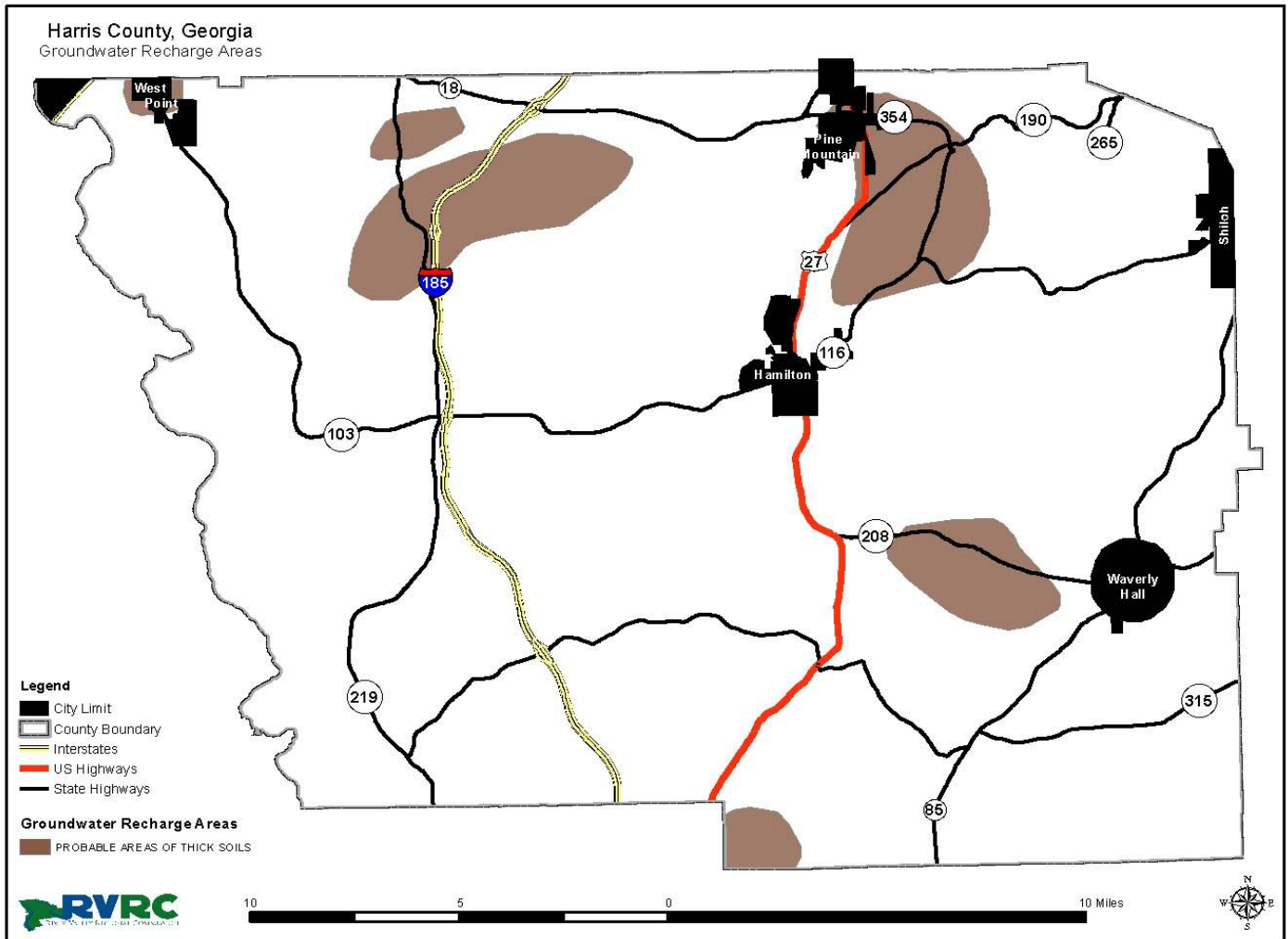
Significant Natural Resources

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. These and other environmentally sensitive characteristics should be given consideration in the planning process and provided appropriate protection. The physiographic characteristics of Harris County are examined in the following narrative.

Groundwater Recharge Area

In the Groundwater Recharge Area, six areas considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and found in certain sections of the county. EPD has required Harris County to adopt a Groundwater Recharge Ordinance and Harris County has done so.

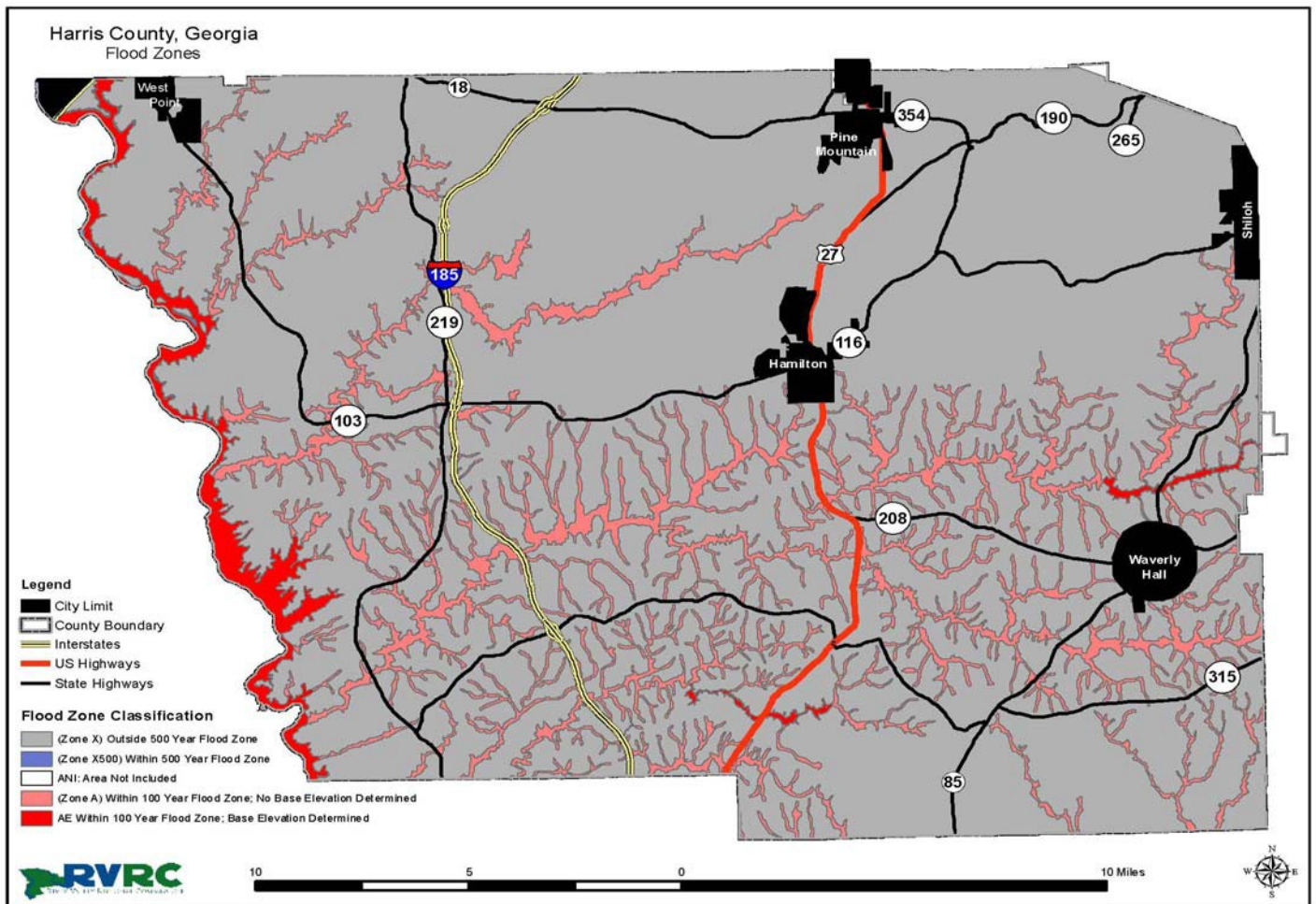
During the planning preparation process, Harris County and all city and county jurisdictions are required to review the Regional Water Plan for its area and Environmental Planning Criteria established and administered by the Department of Natural Resources pursuant to O.C.G.A 2-2-8. See Appendix 2 for the Middle Chattahoochee Water Plan and DNR’s Environmental Criteria.



Flood Area

Harris County does participate in the National Flood Insurance Program

The Harris County Building Department monitors construction in areas susceptible to flooding. Building densities need to be low to prevent the increased flooding of properties downstream in the flood plain. Areas adjacent to waterways are attractive for development because of their accessibility and beauty. However, these areas are nature’s way to accommodate the overflow of water during periods of flood. Regulation of development in floodplains preserves the natural function of these areas as well as protecting their investment close to waterways.

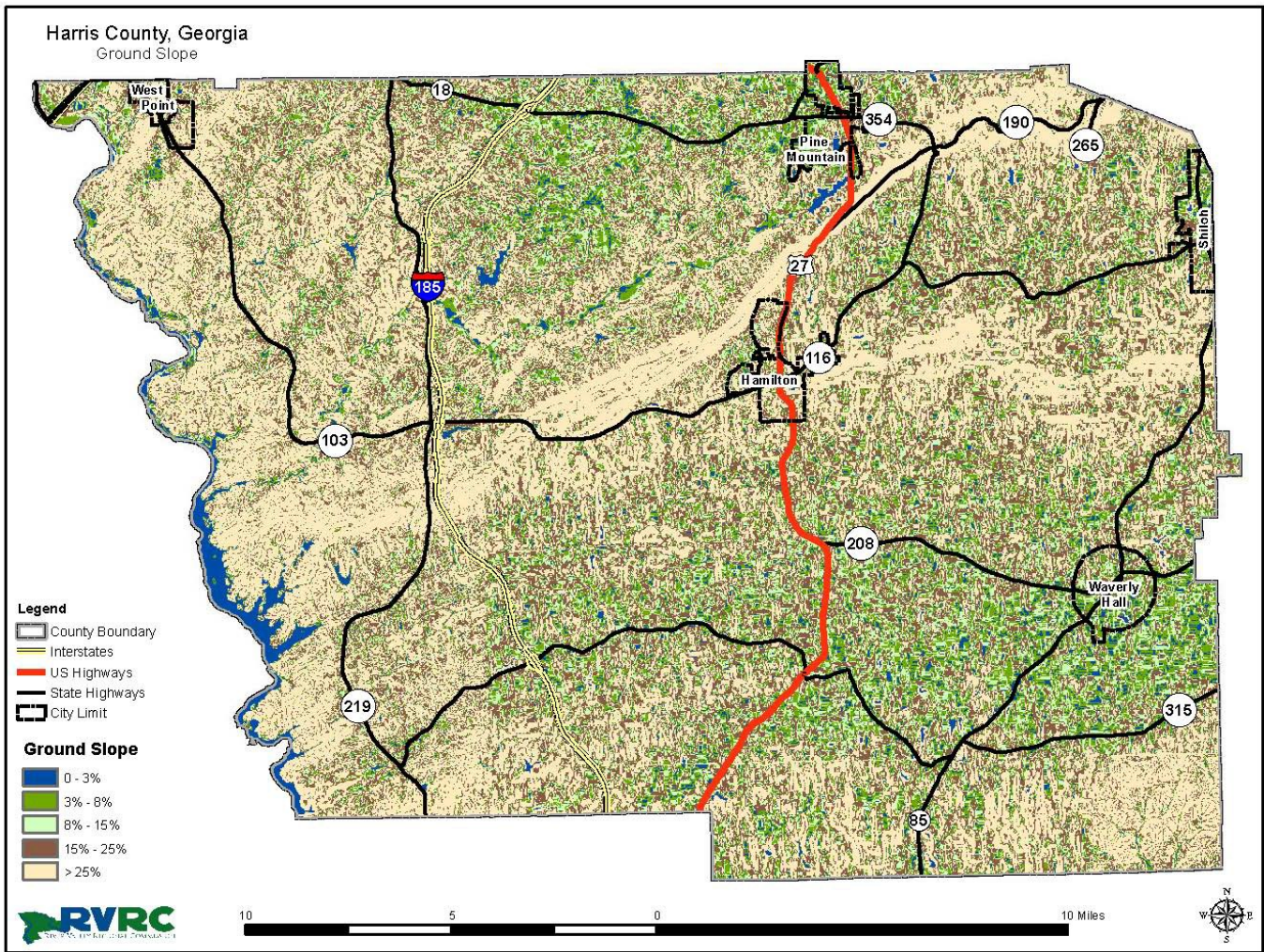


Slope

Harris County's topography is characterized by the steep sided linear ridges of Pine Mountain, Oak Mountain and the rolling and level hills of the Piedmont Plateau. Pine Mountain, at either end, is only 150 to 200 feet above the Piedmont Plateau and juts to 400 feet above the plateau in the middle section of the ridge. Pine Mountain is about three miles wide at the base, and its summit is about 1,400 feet in elevation. The short ridges that make up Oak Mountain rise only 300 feet above the Plateau. The valley between the two ridges, known as Pine Mountain Valley, is two to three miles wide. Land in the southern portion of the county range from slopes of less than 5 percent to slopes greater than 25 percent. The southwestern area of the county consists of substantial amounts of land with slopes greater than 25 percent.

On slopes, which are suitable for development, soil erosion and sedimentation control measures are required. The county has adopted a soil erosion and sedimentation control ordinance, which is enforced locally. In addition, the subdivision regulations recommend that new streets be planned to conform to existing topographic conditions and establish maximum grades for new streets (Note: These development regulations are currently under review). Since development in the area of steep slopes has been relatively rare, present procedures have been adequate. As the more easily developable land in the county is utilized, the pressure to develop areas of steep slopes will increase.

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



Water Supply Watersheds

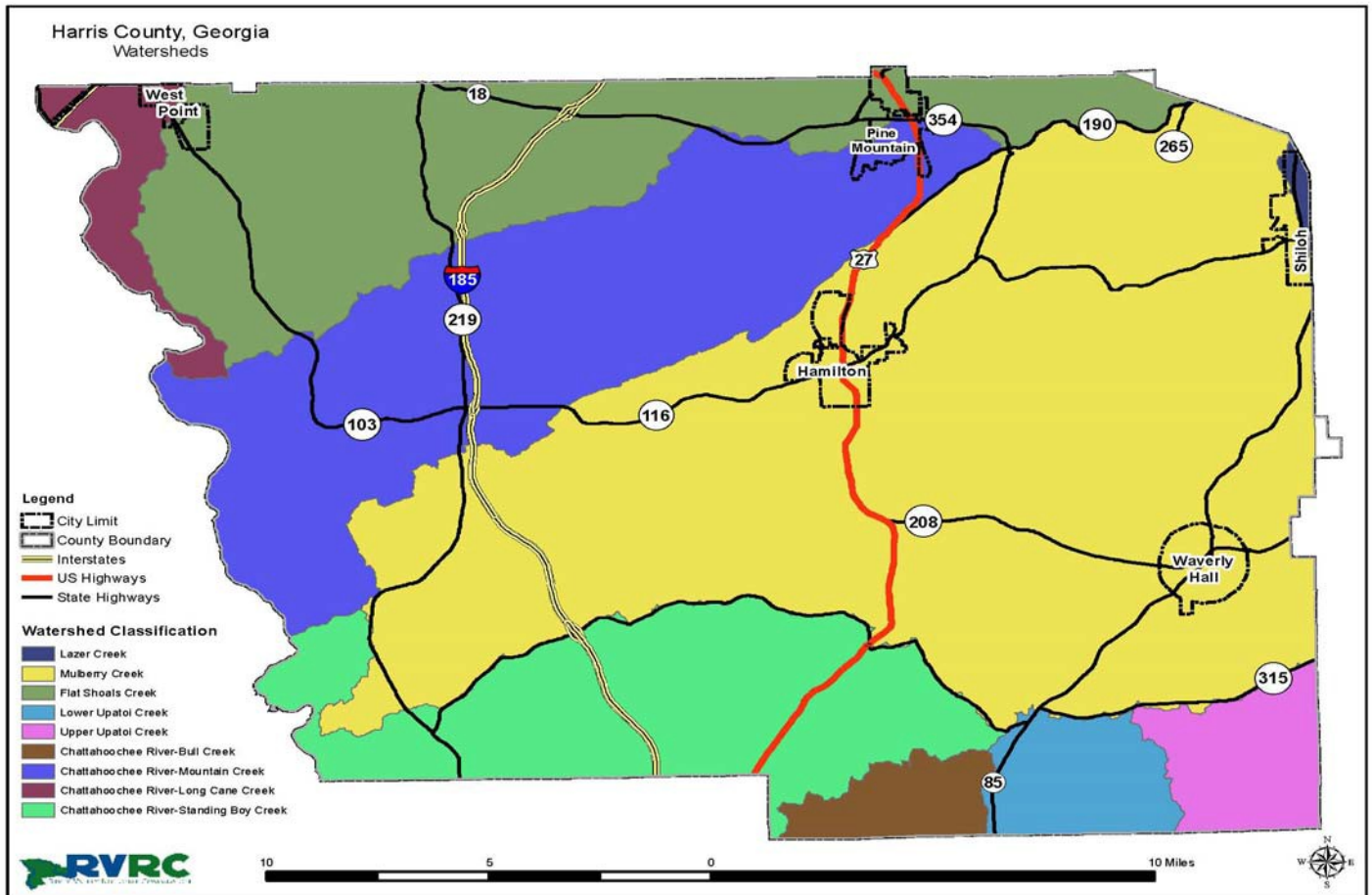
Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. In a typical situation, the volume of water in a stream is determined by the amount of precipitation and the capacity and speed of absorption into the soil. Land cover, slope,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

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

There are nine small watersheds that cross Harris County boundaries. They are all part of the lower portion of the Middle Chattahoochee-Lake Harding Watershed and a very small upper portion of the Middle Chattahoochee-Walter F. George Reservoir Watershed. Three of the watersheds, Long Cane, Mountain Creek and Mulberry Creek, predominately lie in the County. Standing Boy Creek, Bull Creek and Upatoi Creek (upper and lower) all have headwaters that lie within Harris County. The Shoals Creek Watershed enters and re-enters the County near Pine Mountain and near its mouth at West Point. Most of this watershed is located in Troup and Meriwether Counties. (See *Water Supply Watersheds Map*)

Harris County has adopted the Water Supply Watershed Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural

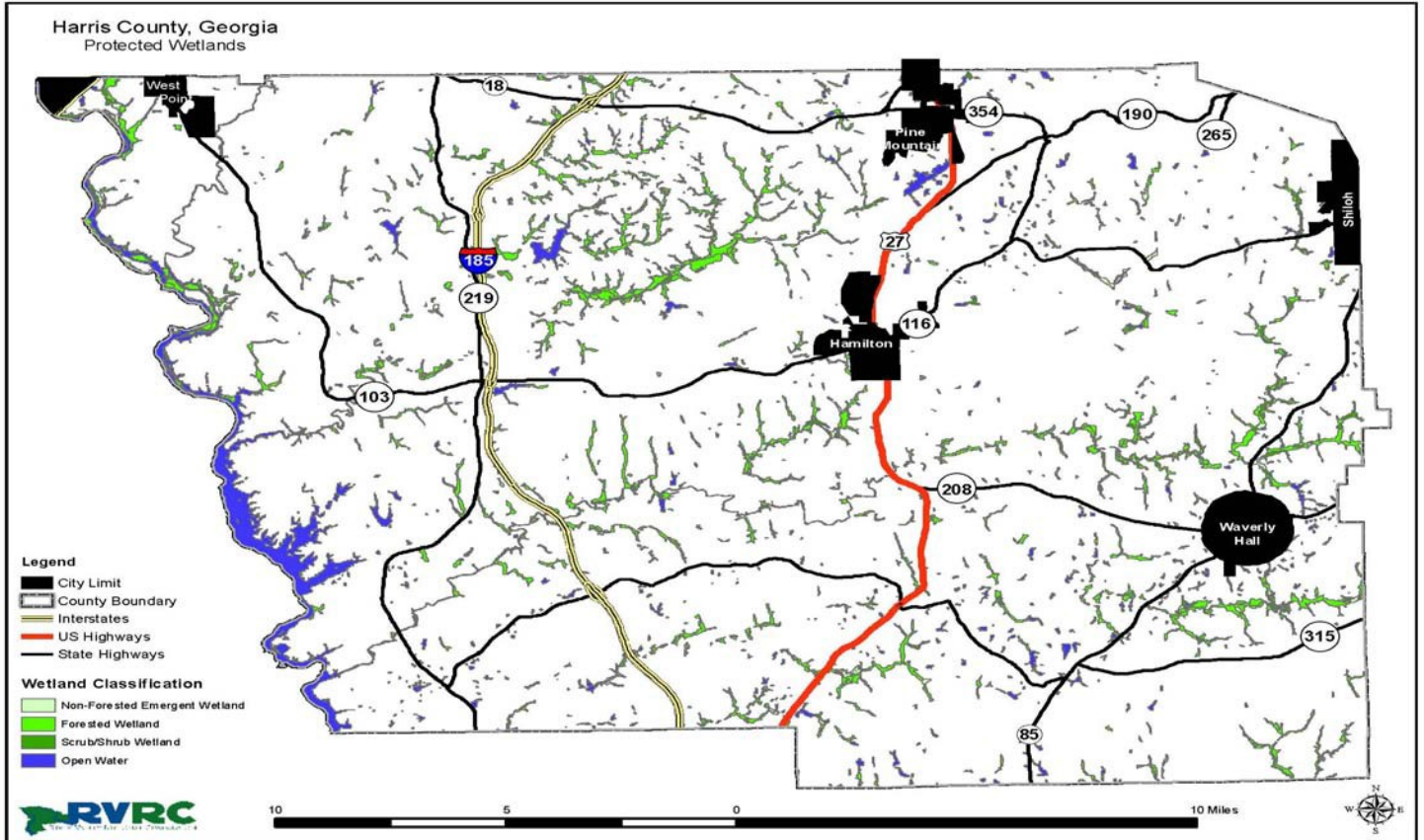
Resources. EPD has not required Hamilton, Pine Mountain or Waverly Hall to adopt the Water Supply Watershed Ordinance and they have not done so.



Wetlands

Wetlands are areas inundated or saturated by surface or groundwater at a frequency and duration to support, under normal conditions, vegetation adapted for life in saturated soil. Many of these areas are adjacent to river corridors. Additionally, man-made lakes and reservoirs created as part of hydroelectric activity along river corridors also provide open water wetland habitat.

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for storm water runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources). Harris County has approximately 10,396 acres of Forested Wetlands, 748 acres of Non-Forested Emergent Wetlands, 7,295 acres of Open Water Wetlands, and 1,113 Scrub/Shrub Wetlands scattered, throughout the County. The geographic dispersion of these wetland oases throughout the County forms a network of habitat and drainage that is crucial to the ecosystem of the region. Landowners should be encouraged to maintain private wetlands.



Harris County, Pine Mountain, and Shiloh have adopted the Wetland Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. EPD has not required Hamilton or Waverly Hall to adopt the Wetland Ordinance and they have not done so.

Areas identified on the Wetland Inventory Map should only allow uses that will not have a long-term impairment function. Acceptable uses of wetlands include:

1. Timber production and harvesting.
2. Wildlife and fisheries management.
3. Forestry practices applied in accordance with best management practices approved by the Georgia Forestry Commission.
4. Recreation.
5. Natural water quality treatment or purification
6. Other uses permitted under Section 404 of the Clean Water Act.

Unacceptable uses include:

1. Receiving areas for toxic or hazardous waste or other contaminants
2. Hazardous or sanitary waste landfills
3. Solid Waste Disposal Facilities

Protection of a wetland is enhanced by controlling the use allowed in a wetland.

Cultural and Historical Resources

In 1994, a comprehensive survey of Harris County historic resources was completed (Harris County Historic Resources Survey, 1994, Burke Walker). That survey identified 570 resources, 50 years old or older, in the County. From that number, 103 were identified as being individually eligible for the National Register of Historic Places. The 1994 survey also identified five areas with large concentrations of historic resources that would be eligible for the National Register as districts: Hamilton, Pine Mountain, Shiloh, Waverly Hall and Pine Mountain Valley.

At the time of the survey, there were four properties listed on the National Register of Historic Places: White Hall, Hamilton Baptist Church and Pastorium, Harris County Courthouse and Chipley-Pine Mountain Town Hall. Since 1994, ten more properties have been listed. In addition, F. D. Roosevelt State Park was designated a National Historic Landmark.

As a result of that survey, two individual properties (Mountain Hill Schoolhouse and Whitesville Methodist Episcopal Church and Cemetery) and two districts (F. D. Roosevelt State Park and Sunnyside School—Midway Baptist Church and Midway Cemetery) were nominated to the National Register of Historic Places. F. D. Roosevelt State Park was also designated a National Historic Landmark. There are currently 14 National Register Historic sites in Harris County.

Residential Resources

Five of the Listed National Register Properties are residential resources: the Cason and Virginia Callaway House, Story-Hadley House, Whitehall, William Copeland House and Thornton Plantation, which includes both the Thornton House and the Swint-Hopkins House. One of the listed residential resources, the Welcome P. Duke Log Cabin, has been dismantled and removed from its site.

Proposed Eligible National Register Historic Districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain residential resources. Cataula, Ellerslie, and Pine Mountain Valley are unincorporated communities with concentrations of residential resources. Of the remaining eligible National Register individual properties found in the 1994 survey, the majority were residential.

ELIGIBLE NATIONAL REGISTER RESIDENTIAL RESOURCES	
ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES	ELIGIBLE NATIONAL REGISTER INDIVIDUAL PROPERTIES
Fairview	Fletcher Hargrett House
Brawner-Land House	Shippey House
Billingslea House	John Pattillo House / Whipporwill Farm
Hutchinson House	William T. Nelson House
Virgil Homer Walker House	Single Dwelling Form Number H-9
Joseph J. Hadley House	Single Dwelling Form Number H-11
William Hopkins House	Single Dwelling Form Number H-28
Rob Stribling House	Beall-Mobley-Williams House
Willis Williams House	Copeland House
Switzer-Ingram-Hudson House	Single Dwelling Form Number 172
Single Dwelling Form Number H-10	Single Dwelling Form Number 254
Dewdy Parker House	Single Dwelling Form Number 270
Hill-Johnson-Mobley House	Single Dwelling Form Number 279
Single Dwelling Form Number H-41	Single Dwelling Form Number 281
Hunley-Kimbrough House	Bickley House
Single Dwelling Form Number 169	
Single Dwelling Form Number 177	
Weeks-Kimbrough-Clarke House	
Single Dwelling Form Number 274	

Single Dwelling Form Number 280	Stanford House
Whitehead-Luttrell House	Will Pitts House
Old Dixon House	Talley-Heywood-Kimbrough House
Dr. B.N. Bussey House	Single Dwelling Form Number P-25
Henry Kimbrough House	Single Dwelling Form Number P-46
Theophlos T. Morrah House	Single Dwelling Form Number P-66
Single Dwelling Form Number P-32	Valley House
Single Dwelling Form Number P-49	

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

Commercial Resources

One of the listed National Register properties is a commercial resource, the Jones Crossroad Store on the county line with Troup County. Proposed eligible National Register Historic districts in the City of Hamilton, the Town of Pine Mountain, the City of Shiloh, and the Town of Waverly Hall would contain commercial resources. Cataula, Ellerslie, and Pine Mountain Valley are unincorporated communities with concentrations of commercial resources. Of the remaining eligible National Register individual properties found in the 1994 survey, 7 were commercial resources.

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

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

Industrial Resources

There are no proposed eligible National Register historic districts with industrial resources. Of the remaining National Register individual properties found in the 1994 survey, one is an industrial resource: Goat Rock Dam and Power Plant.

Institutional Resources

Eight of the listed National Register properties are institutional resources: Chipley-Pine Mountain Town Hall, Hamilton Baptist Church and Pastorium, Harris County Courthouse, Mountain Hill District Consolidated School, Pine Mountain State Park, and Whitesville Methodist Church and Cemetery and the Bethlehem Baptist Church Colored School. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District has two institutional resources. Of the remaining eligible National Register individual properties identified in the 1994 survey, 13 are institutional resources. One of the resources, the Bethlehem Baptist Church Colored School, has been demolished.

INSTITUTIONAL RESOURCES ELIGIBLE FOR NATIONAL REGISTRY	
Shady Grove Church	Shiloh United Methodist Church
Friendship Baptist Church	Waverly Hall Community Center
Union Baptist Church	Roosevelt Memorial Church (No longer exists)
Harris County Jail (No longer exists)	Church Form Number P-41
School Form Number H-63	School Form Number P-51
Pine Mountain Valley Offices and Barn	Fire Station Form Number 183
	First United Methodist Church-Pine Mountain

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

Transportation Resources

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

One transportation resource listed in the 1994 survey as being important to the historic character of Harris County and needing protection is Georgia Highway 18 west of Pine Mountain.

Rural Resources

None of the listed National Register properties is a rural resource.

Of the remaining eligible National Register individual properties found in the 1994 survey, four could be considered rural resources: Form Number 58 Barn, Rocky Branch Plantation Barn, Form Number 153 Barn, and East Farm Barn.

Archaeological Resources

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

The Whitesville Methodist Church Cemetery is the only individual listed National Register property that is an archaeological resource. The Sunnyside School-Midway Baptist Church and Midway Cemetery National Register Historic District has one archaeological resource. The Thornton Plantation National Register property contains two archaeological resources.

Of the remaining eligible National Register properties found in the 1994 survey, four sites have the potential to yield archaeological information relating to history and prehistory were identified: Hutchinson Cemetery, Form Number 64 site, Nelson Cemetery, and Hamilton Square.

CHARACTER AREA VISION STATEMENTS

Conservation/Recreation

Vision:

Harris County will protect its natural resources, to include State, Federal and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors) and other significant preserves. Harris County should give primary consideration to environmentally sensitive and culturally important areas during its planning and development process in order to provide adequate protection and create new opportunities for growth. The benefits of preserving and conserving these properties include increased tourism, growth in small businesses, and Our cities and county will work together to set standards for the use of these environmentally and culturally significant places to enhance the quality of life for our residents.



Chattahoochee River

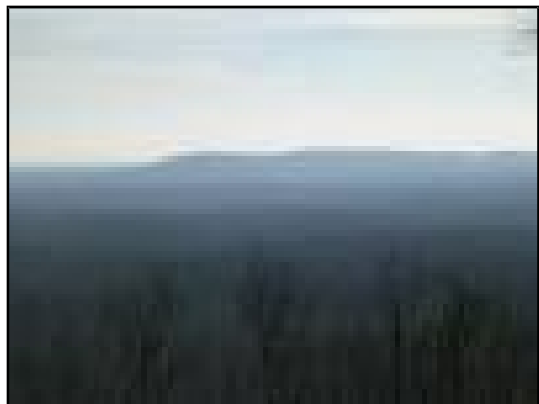
1. Limited new development (only including agricultural use), public utilities (water/sewer lines), bike/ pedestrian paths. Promote use of conservation easements.
2. Promote areas as passive use tourism and recreational destinations.
3. Any construction or widening of roadways should only be done when absolutely necessary with careful design in any effort to reduce environmental impact.
4. Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
5. Infrastructure availability will be used to steer development away from areas of natural, cultural, and environmentally sensitive areas.

Land Uses or Zoning Categories Preferred: Harris County prefers agriculture/ forestry, parks/ recreation/ conservation, and limited public/ institutional use i.e., utilities, and bike/ pedestrian trail and low impact recreation facilities. Preferred zoning categories include: Agricultural

Quality Community Objectives for this Area:

Open Space Preservation, Environmental Protection.

Implementation Measures/Strategies:



Pine Mountain

1. Continue to develop, update, and map county resource inventory where feasible, including environmental resources, historic resources and archeological sites.
2. Preserve, maintain and promote the natural, historic and cultural resources of Harris County
 - a. Encourage maximum use of the county's natural resource while maintaining sound environmental protection practices.
 - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

3. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
 - a. Encourage local schools to use these facilities as an outdoor classroom.
 - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.

- c. Support regional tourism alliances with other counties and other facilities (such as Callaway Gardens) to promote existing and future natural, historic and cultural resources to increase the number of visitors. Support and expand upon regional events such as Wheels of Fire, Pine Mountain Trail Association, Rodeo, and numerous Callaway Garden events.
 - d. Conserve, maintain and promote the natural, historic, and cultural resources in order to keep Harris County an attractive place in which to live, work and play.
 - e. Discourage the obstruction of scenic views and sites in the county.
4. Promote and Enhance the Outdoor Recreation Industry.
- a. Encourage the development of service facilities to meet the needs of this sector of the economy.
 - b. Establish natural habitats for a variety of wildlife.
 - c. Develop and promote additional competitions and festivals targeted to this market.



Whitesville Road Farm

Agriculture

Vision:

This area of the County's land is actively used for cattle farms and timber production or agri-tourism activities. Portions of this area are becoming increasingly threatened as new development continues to encroach further and further onto agriculture land. The vision for this area includes protecting agricultural properties from non-farm related activities by maintaining existing low density development patterns and agriculture and forestry practices that are a part of Harris County's development vision and economy. The goal is to promote the agricultural based economy while allowing limited residential development.



Timber Tract Northwest Harris County

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

Land Uses or Zoning Categories Preferred:

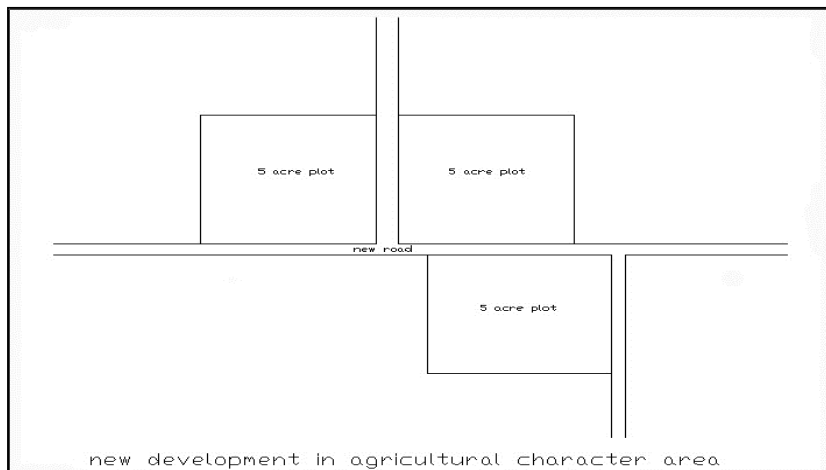
Land Uses preferred include agriculture/ forestry, low density single family detached residential, transportation/ communication/ utility and limited public institutional use. Preferred zoning categories include A-1 (Agricultural).

Quality Community Objectives for this Area:

Transportation Alternatives, Regional Identity, Traditional Character,

Implementation Measures/Strategies:

1. Participate with the Harris County Chamber of Commerce and Harris County Extension Service in marketing the county's agricultural products. Assist local farmers in selling their products. This can include agri-tourism, farmer's markets and similar activities.
2. Develop strategies for keeping productive farmland in agricultural uses.
3. Consider hillside development standards for reasonable hillside use that complement natural and visual character of Harris County.
4. New residential development will be single-family detached units on 2-acre plus tracts.
 - a. Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
 - b. Require compatible architecture designs that maintain the rural character.
 - c. Require minimum lot sizes of 2 or more acres to limit development density and protect the rural character.
 - d. Require site plans, building designs and landscaping that are sensitive to the natural features of the site, including topography and views.
 - e. Wherever possible, connect to a local and regional bike/ pedestrian network.
 - f. Encourage new developments (subdivisions) designed with more character, with attractive clustering of buildings (must have appropriate infrastructure) leaving open space, green space, trails available to pedestrians and bicyclists as well as other recreational users.

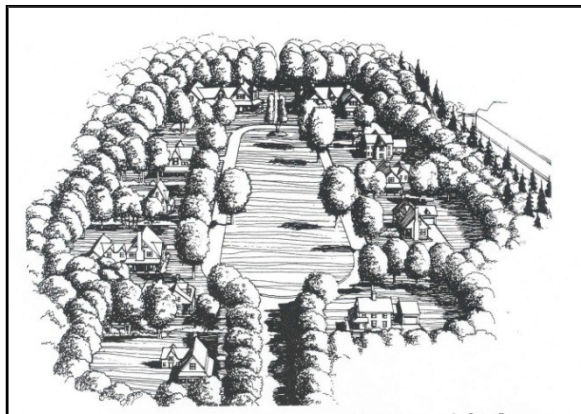


Suburban Area Built Out/Established Residential

Vision:

Maintain existing development pattern/density in platted subdivisions but look to improve existing and future subdivision/development. Harris County will promote new housing and other developments in areas of the county that have infrastructure available. Established residential areas in Harris County will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Harris County and its people. Development vision patterns include:

1. Encourage infill development on vacant sites in existing subdivisions with infrastructure in place for new development in lieu of more development on greenfield sites.
2. Encourage well-designed development that blends into existing neighborhoods/subdivisions by disguising its density with buffering and creative design.



Medium Density Residential Infill Development
Source: Dodson Associates

Uses or Zoning Categories Preferred:

Preferred land use is single-family detached residential. Single-family attached will be allowed as part of a conservation subdivision or PRD, Preferred zoning categories are: R-1, PRD (Planned Residential District)

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

Implementation Measures/Strategies:

1. Adopt design standards or guidelines to ensure that the physical appearance of new developments or improvements to existing properties is compatible with neighborhood character.
2. Encourage protection of scenic views.
3. This includes creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

4. Promote strong connectivity and continuity between developments.
5. Establish good vehicular and pedestrian/ bike connections to retail/commercial services as well as internal street connectivity; connectivity to adjacent properties/ subdivisions, and multiple site access points.
6. Wherever possible, connect to region network of greenspace and trails, available to pedestrians, bicyclists and equestrians for both tourism and recreational purposes.
7. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities.

- Where feasible retrofit subdivisions to better conform to user sensitive design.

Developing Suburban Area/Rural Residential

Vision: Harris County will maintain rural, undeveloped land and lower density, 2 acre plus tracts, residential development with typically large lots, open space and pastoral views in an effort to protect environmentally sensitive areas from development and to maintain family-centered living developments.

Land Uses or Zoning Categories Preferred:

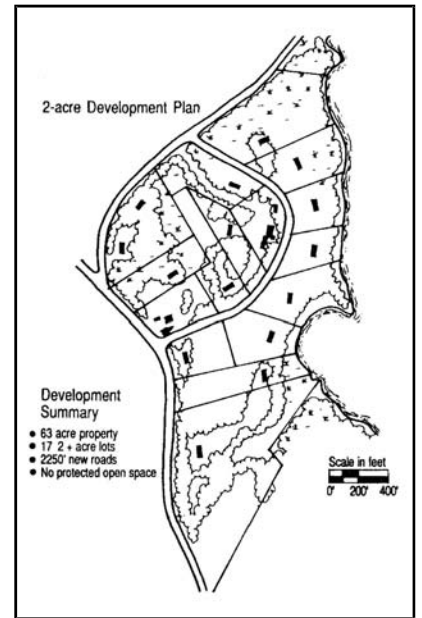
Low density residential. Zoning classifications preferred include A-1 (Agricultural), RR (Rural Residential), R-1 (Low-density Residential District) and PRD (Planned Residential District)

Quality Community Objectives for this Area:

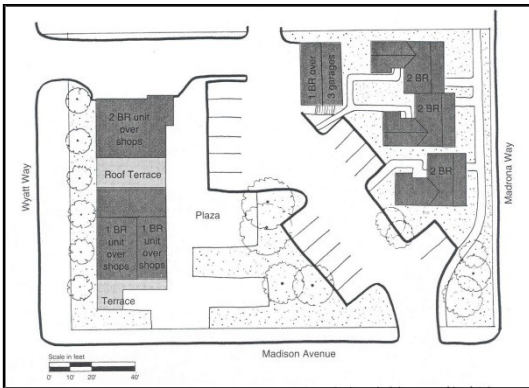
Regional Identity, Traditional Character, Preservation of Open Space, and Protection of Environmentally Sensitive Areas

Implementation Measures/Strategies:

- Consider design standards or guidelines to ensure that the physical appearance of new developments or improvements to existing properties is compatible with neighborhood character.
- Subdivision design incorporates a significant amount of open
- Require minimum lot sizes of 2 or more acres to limit development density and protect the rural character.
- Require site plans that are sensitive to the natural features of the site, including topography and views.
- Wherever feasible, connect to a regional bike/ pedestrian network.



Planned Residential Development
Source: Kopkowski, 1989

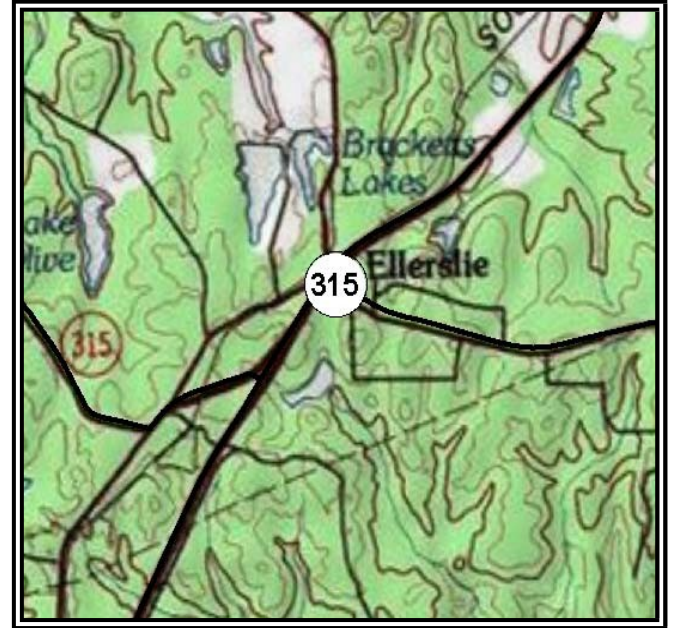
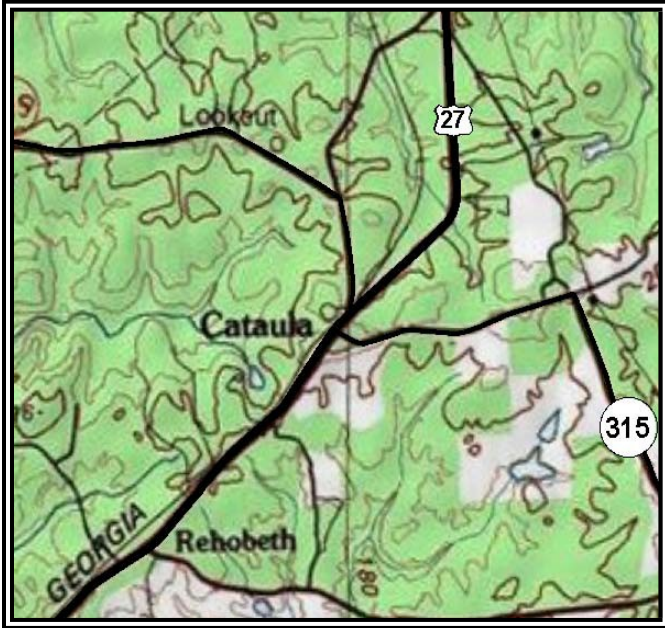


Town Center Concept Housing Above Retail and Office Shops

Rural Village (Cataula, Ellerslie, and Pine Mountain Valley)

Vision:

1. Maintain the uniqueness of both Cataula, Ellerslie, and Pine Mountain Valley as Harris County's commercial/activity center by maintaining a mixture of commercial uses to serve community residents highway/passers-by and neighboring residential developments



Source: Robert Hobbie, AIA

Land Uses or Zoning Categories Preferred:

Land uses preferred include agricultural/forestry, low to medium density single-family detached residential uses with commercial uses along US 27, SR 85 and around arterial intersections with SR 315 with limited curb cuts. Zoning preferred: A-1 (agricultural), RR (Rural Residential), R-1 (Low-Density Residential), C-3 (Neighborhood Commercial) and C-4 (Highway Commercial District).

Quality Community Objectives for this Area:

Sense of Place, Transportation Alternatives, and Employment Options

Implementation Measures/Strategies:

Maintain rural atmosphere while accommodating new residential development by using the following:

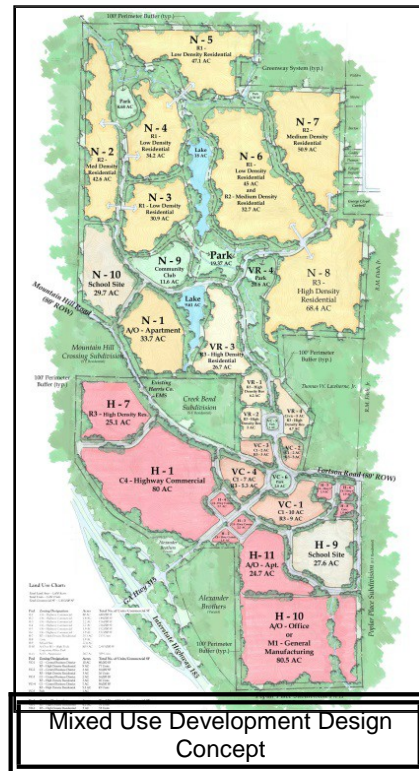
1. Encourage compatible architecture styles that maintain the regional rural character. Custom designed conditions/guidelines/regulations may be applied to "franchise" or "corporate" architecture.
2. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
3. Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.
4. Consider the development of corridor management plans for US 27 and SR 85. Overlay districts are used as tools to implement lighting, landscaping, parking, curbcuts, buffers, signs, and existing commercial areas.
5. Ensure that new residential and commercial infill development is compatible with the neighborhood.
6. Allow for development of accessory housing units or secondary housing units located on the same lot with a single family residence.
7. Utilize the Planning Commission as an effective development review board.
8. Look at shared parking options for existing and new retail and commercial facilities.

Mixed Use

Vision:

Develop as a self-contained, traditional neighborhood type community and a service center for surrounding neighborhoods. Development characteristics desired include:

1. Landscaped buffers between the roadway and pedestrian walkways.
2. Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of the development.
3. Promote moderate to high density traditional neighborhood development style residential subdivisions. New development should be master-planned with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
4. There should be strong connectivity and continuity between each master planned development.
5. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points to encourage compatible architecture styles that maintain the regional character and do not include "franchise" or "corporate" architecture.
6. Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.



Land Uses or Zoning Categories Preferred:

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

Quality Community Objectives for this Area:

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

Implementation Measures/Strategies:

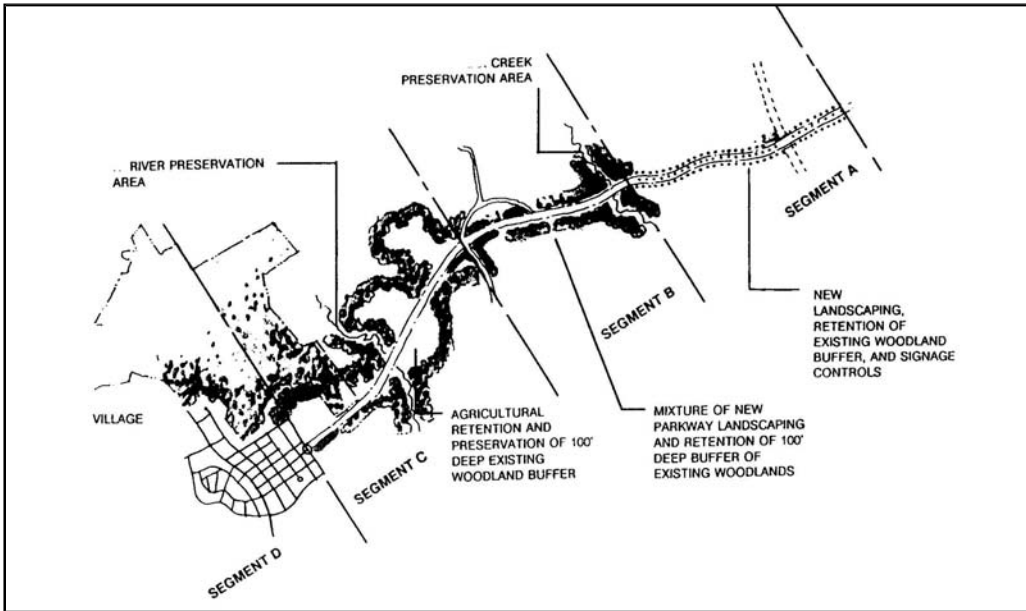
1. Practice low impact development measures and planning and design practices and technologies to conserve and protect natural resources systems and reduce infrastructure costs.
2. Incorporate sustainable/green design for developments creating environmentally sound and resource-efficient buildings by using an integrated approach to design promoting resource conservation energy efficiency and water conservation.
3. Use buffers to help existing neighborhood areas and surrounding agricultural tracts in an effort to provide visual and sound barriers between adjacent or incompatible uses.
4. Use the orderly expansion of water and sewer service to effectively manage growth and governmental expenditures through planned phased expansion of infrastructure guided by community vision.
5. Encourage developments to blend with the surrounding neighborhoods by masking the high-density aspects of the development through landscaping or architectural details.
6. Analyze CUPD's for walkability. Check the extent and size of the sidewalks network, its internal and external connectivity and the attractiveness and security of the sidewalks and street crossings.
7. Utilize flexible parking standards and street design in place of rigid parking and street requirements.
8. Should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area.
9. Residential development should reinforce non-residential uses locating higher density housing options adjacent to commercial uses and development core area, including multi-family town homes and condominiums.
10. Development should be very pedestrian-oriented, with strong, walkable connections between different uses.
11. Road edges should be clearly defined by locating buildings at roadside with parking in the rear.
12. Include direct connections to the greenspace and trail networks.

- Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.

US Highway 27 Gateway Corridor

Vision:

To develop land adjacent to US Highway 27 in a manner that is visually pleasing and safety conscious to motorists heading in and out of Harris County. Harris County will ensure proper management of developed and undeveloped land on both sides of U.S. Highway 27 by controlling land uses, points of ingress and egress, encouraging landscaping, minimizing impervious surfaces, encouraging frontage roads/ access roads, and land use connectivity. The vision includes:



Strategy for growth along gateway corridor includes landscaping for businesses and buffers between new subdivision development and highway.
Source: U & A Architects

- Development of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer to the center of existing communities. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on Greenfield sites.
- Street layouts that match those in older parts of community and connect to the existing street network at many points.
- Landscaped buffers between the roadway and pedestrian walkways.
- Continue restrictions on the number and size of signs and billboards.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Encouraging parking lots that incorporate on-site storm-water mitigation or retention features, such as pervious pavements.
- Encouraging use of landscaped tree islands and medians to break up large expanses of paved parking.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape identity and character of the development.
- Site plans that are sensitive to natural features of the site including topography and views.
- Use infrastructure placement to control development along US Highway 27 and to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Infill development on vacant or under-utilized sites.

Land Uses or Zoning Categories Preferred:

See adjacent character areas.

Quality Community Objectives for this Area:

Transportation Alternatives

Implementation Measures/Strategies:

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

2. Manage access to keep traffic flowing using directory signage to clustered developments and limiting curb cuts.
3. Retrofit or mask existing strip development or other unsightly features as necessary.
4. Provide pedestrian/bike facilities.
5. Maintain a natural vegetation buffer along corridors at least 50 feet in width along the corridor.
6. Ensure all new developments are set back behind the buffer with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
7. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
8. Coordinate land uses and bike/ pedestrian facilities
9. Provide adequate shoulders for bicycles or emergency breakdown lanes.
10. Manage access to keep traffic flowing; using directory signage to developments.
11. Unacceptable uses: new billboards.
12. Consider the development of corridor management plans for US Highway 27 and SR 85. Overlay districts are used as tools to implement lighting, landscaping, parking, curb-cuts, buffers and signs.

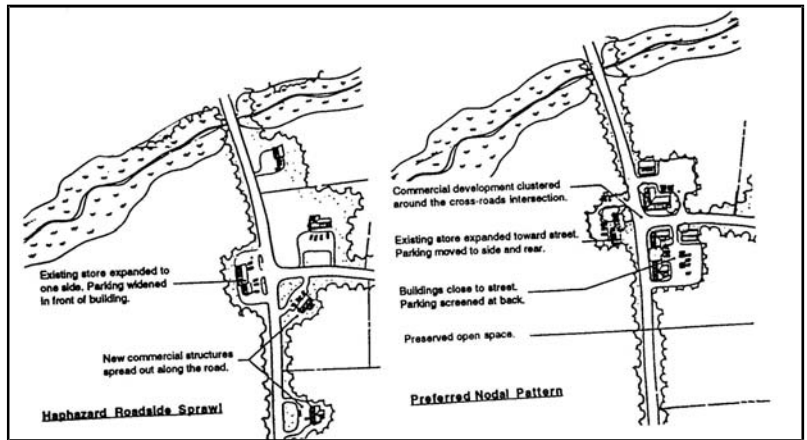
Crossroads Commercial Nodes

Vision:

Create “village-like” commercial areas that are compatible with surrounding land uses and the character of the area. “Village-like” commercial areas focus on providing basic services and commercial opportunities for area residents, providing them with local shopping options in Harris County.

Land Use or Zoning Categories Preferred:

Land uses preferred include agricultural/forestry (A-1), neighborhood commercial (C-3) and highway commercial (C-4).



Preferred Nodal Development Versus Strip Development. Source: Dodson Associates

Quality Community Objectives for this area:

Sense of Place, Employment Options, Appropriate Businesses

Implementation Measures/Strategies

Maintain rural character while accommodating commercial development by:

1. Encouraging compatible architecture styles that maintain the rural character of the area. Custom design guidelines may be applied to “franchise” architecture.
2. Focusing on appearance with appropriate signage, landscaping and other measures.
3. Encouraging shared parking options for existing and new retail and commercial facilities.
4. Encouraging the use of landscaped tree islands in parking areas.
5. Encouraging connectivity between retail and commercial developments.
6. Preserving existing natural, historic or scenic resources in targeted area.

Industrial Area(s)

Vision:

Given that industry is limited in Harris County, maintain existing industrially zoned and used areas in Harris County in order to keep existing job base and diversified economy. New industrial development encouraged to utilize existing infrastructure localized in the Northwest Harris Business Park located inside the city limits of West Point and in the Hamilton Business Park in the City of Hamilton. The vision for existing industry areas in Harris County include both sustainability and redevelopment opportunities. All industrial business parks must have covenants and restrictions approved by the Planning Commission and the Board of Commissioners.



Viewshed from FDR State Park

Land Uses or Zoning Categories Preferred:

Industrial Use. Preferred Zoning: M-1

Quality Community Objectives for this Area:

Appropriate Business

Implementation Measures/Strategies:

1. Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

Scenic Corridor SR 18, SR 190, Hamilton Pleasant Grove Road and I-185 (from SR 219 to Hopewell Church Road)

Vision:

Protect the scenic qualities including significant natural, historic, or cultural resources.

The vision also includes:

- billboards.
- 1. Continuing restrictions on the number and size of signs and
- 2. Conservation easements may be encouraged.
- 3. Subdivision developments will incorporate a significant amount of open space.
- 4. Site plans that are sensitive to the natural features of the site, including topography and views will be used to protect viewsheds as identified on a case by case basis.
- 5. Protect agricultural use to maintain the unique character of viewsheds.

Land Uses or Zoning Categories

Preferred:

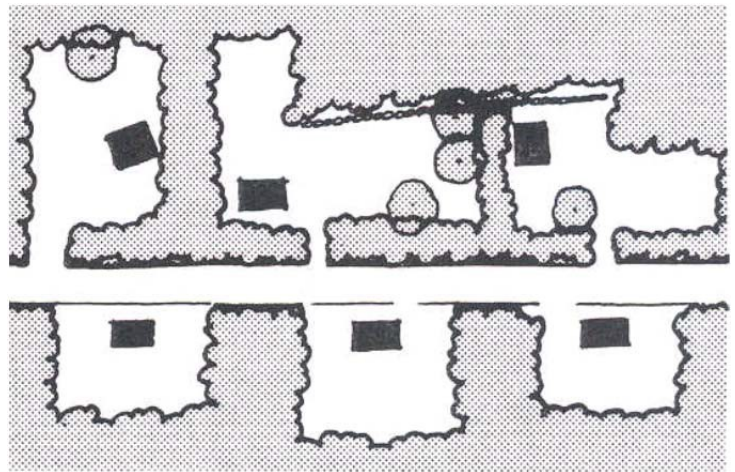
See adjacent Character Areas.

Quality Community Objectives for this Area:

Sense of Place, Regional Identity, Open Space Preservation.

Implementation Measures/Strategies:

- 1. Establish guidelines on development to protect the characteristics deemed to have scenic value.
- 2. Enact guidelines for new development that enhance the scenic value of the corridor and address landscaping and architectural design.
- 3. Manage access to keep traffic flowing; using directory signage to clustered developments.
- 4. Consider providing pedestrian linkages to adjacent and nearby residential or commercial districts.
- 5. Consider Scenic By way nominations for segments of SR 18, SR 190, and Hamilton Pleasant Grove Road.
- 6. Encourage protection of scenic views.



Maintain wooded buffer along road when shaping lots.

Linear Bike/Pedestrian Trail

Vision:

Develop abandoned Georgia Southwestern Rail Line as a bike/pedestrian trail and utility corridor. Once developed, link trail to ecological, cultural and recreational amenities and new residential, commercial and industrial development by utilizing existing greenways, roadways, easements, and bike trails in an effort to provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. The vision also includes:

1. Preserving environmentally sensitive areas by setting them aside as public parks, trails or greenbelts.
2. Using infrastructure improvements to control development along the linear bike and pedestrian trail.
3. Buffering the trail by either requiring larger lot sizes or open space/greenspace next to the trail.



Callaway Gardens Bike Trail

Land Uses or Zoning Categories Preferred: None, see adjacent Character Areas.

Quality Community Objectives for this Area:
Open Space, Alternative Transportation, and Recreation

Implementation Measures/Strategies:
Create these linkages by:

1. Linking green spaces into a pleasant network of greenways.
2. Setting aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
3. Developing a Bikeway Plan providing connectivity to residential neighborhoods, schools, parks, community facilities, retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation in the county.
4. Considering other trails and greenway networks to positively impact individuals and improve communities by providing recreation and transportation opportunities,
5. Ensuring safe, adequate and well-designed facilities for bicycles, including pavement markings, signage and intersections crossings.
6. Identifying areas of planning coordination with other governments, (Columbus, Hamilton, and Pine Mountain and Meriwether County) to coordinate and promote trail expansion.

Other Special

Vision:

Harris County will continue to have public schools, cemeteries, parks and other public buildings and recreational facilities. These are public land uses not likely to change in use over the planning period. The vision includes:

1. Landscaped buffers between the roadways and pedestrian walkways.
2. Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
3. Parks and other recreational facilities will have facilities for bicycles; including bikeways or bike lanes, storage racks, etc.
4. Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
5. Cemeteries will have fences and be landscaped.
6. New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).

Land Uses or Zoning Categories to be Allowed:

Public/Institutional

Quality Community Objectives addressed:

Transportation Alternatives, Educational Opportunities, Growth Preparedness

Implementation Measures and Strategies

1. Conserve, maintain and promote existing recreation areas.
2. Encourage maximum use of natural resources while maintaining sound environmental protection practices.
3. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.

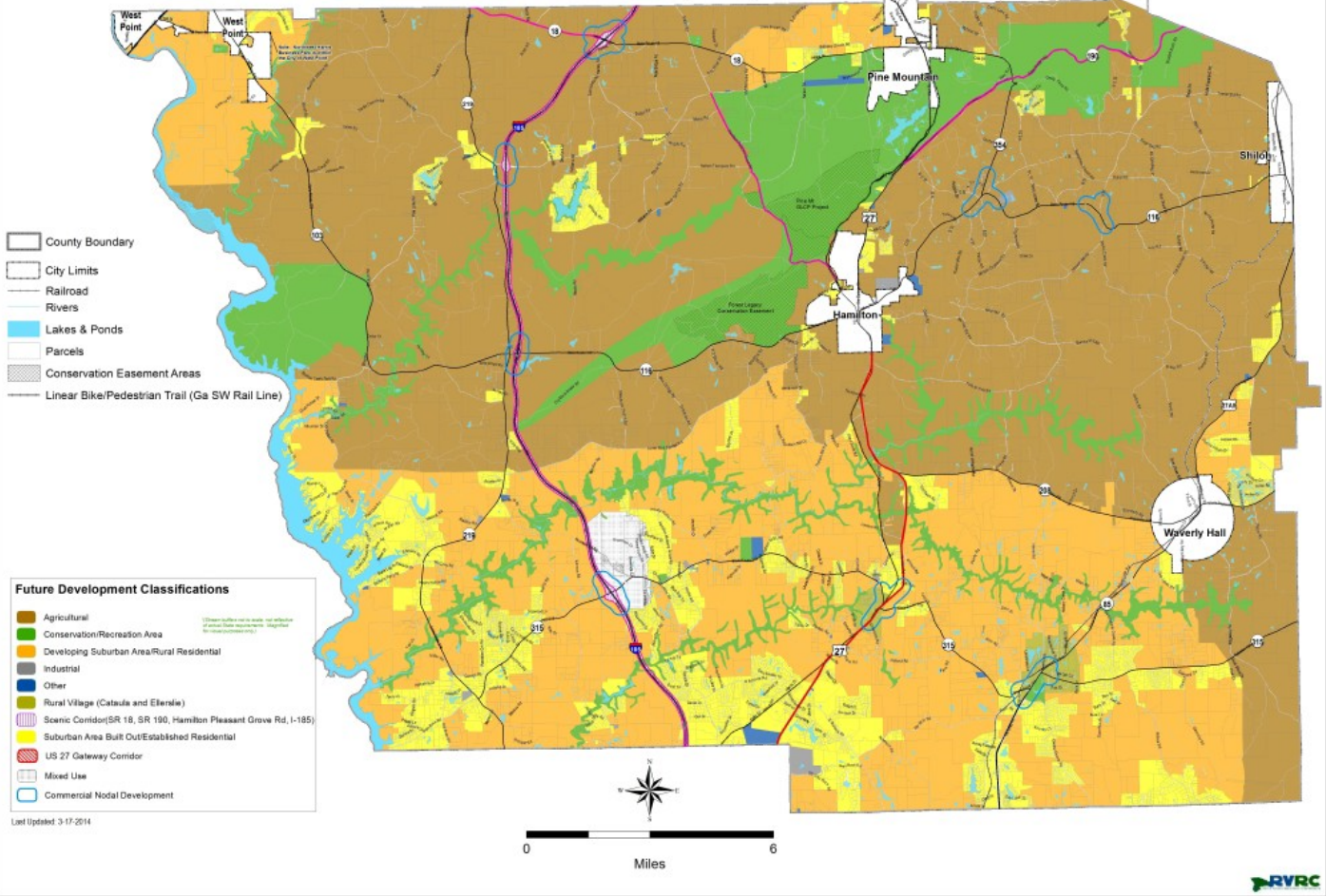
4. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
5. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
6. Improve and extend the public water systems to better serve the current and future population.
7. Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
8. Coordinate between Columbus, Hamilton, Pine Mountain, West Point and Harris County for the possible expansion of the public sewer system. Any sewer system extensions would support new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents.
9. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
10. Provide for safe, efficient movement of people, goods and services in and around Harris County and the cities and towns of Hamilton, Pine Mountain, Shiloh, Waverly Hall and West Point.
11. Minimize conflicts between local and through traffic using available means.
12. Provide for timely maintenance and improvement of streets.
13. Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
14. Encourage and support the provision of educational opportunities for residents of Harris County.
15. Encourage and support the expansion of Adult Education opportunities in Harris County.
16. Encourage and support the expansion of library services.
17. Encourage and support the activities of the Harris County School System to educate the children of Harris County.
18. Support and encourage the provision of recreational and fine arts opportunities for the residents of Harris County and the cities and towns of Hamilton, Pine Mountain, Shiloh, Waverly Hall and West Point.
19. Encourage collaboration between the Harris County Board of Education and the Harris County Board of Commissioners on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
20. Encourage and support the development of a Harris County Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.



Mulberry Creek Elementary School

Harris County, Georgia

Future Land Development Map



Needs and Opportunities

Population

Needs

- Providing Infrastructure for a growing population (water, sewer, schools, transportation, etc.).
- Providing additional classrooms and school facilities for a growing population.
- Paying for growth.

Opportunities

- Diversifying population.
- Expanding tax base from new residential, commercial and industrial growth.
- Expanding local job opportunities.
- Expanding community investment.
- Increase in civilian and military populations.

Economic Development

Needs

- No Business and Retention Plan.
- Lack of continuing education opportunities within the County. Residents must drive to Columbus, West. Point or LaGrange for post-secondary education.

Opportunities

- Hamilton and Northwest Harris Business Parks.
- Capitalize on expanding public facilities and services to attract commercial development.
- Expand upon Entrepreneurial Friendly designation.
- Harris County Tourism.
- Educational Opportunities – excellent K-12 school system.
- Retail/commercial opportunities due to Kia and supplier locations.
- A diverse and educated workforce.
- Many natural resources/Callaway Gardens.

Housing

Needs

- Availability of affordable and adequate housing for future residents.
- Small Areas (pockets) of deteriorating structures.
- Balancing housing cost with housing quality.
- Jobs-Housing balance.

Opportunities

- Construction of additional affordable and adequate housing.
- Diversify housing mix from predominantly single family stick built detached to quality single family attached (townhouse, condominiums).
- Well-trained code enforcement staff.
- Create housing communities in comparisons to housing developments, retrofit existing housing areas.
- Maintain high level of home ownership in Harris County.

Natural and Cultural Resources

Needs

- Harris County has numerous waterways and wetlands. Waterways of importance and their associated wetlands include the Chattahoochee River, Mulberry Creek, Oak Mountain, Flat Shoals, Ossahatchee Creek and Standing Boy Creek. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.
- Management planning for significant community resources is needed.

- There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Ensuring the public has adequate access to community resources.
- Identifying potential brownfield/greyfield areas.

Opportunities

- Harris County should develop more means of protecting significant natural and cultural resources.
- Actively educate the public, local elected officials, developers, economic developers, about resource conservation and protection.
- Improve, enhance, and promote the County's natural and cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Set aside environmentally sensitive areas of the County, such as stream banks, floodplains, or steep hillsides from development.
- Best management practices are required as part of the development process.
- Adopt appropriate site design guidelines for development of sensitive areas (e.g. steep slopes, wetlands).
- Link local trail systems with state designated bike routes and existing trails in neighboring communities.
- Develop programs that encourage infill development or brownfield/greyfield redevelopment.
- Consider developing a greenspace plan.
- Consider developing a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.

Community Facilities

Needs

- Meeting the service demands of aggressive population growth. With expected growth the demand for public services will increase. Careful planning will be required to ensure adequate services are available over the next twenty (20) years.
- Increasing school age population.
- Expanding water capacity to meet projected need.

Opportunities

- Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Service Tax Districts and Capital Recovery fees) to compensate for new growth.
- Availability of public space and determine what needs expansion, renovation or closure.
- Adequate highway system.
- Consider developing a Capital Improvements Program that supports current and future growth.
- Develop abandoned rail line as a north/south bike/pedestrian connector and utility corridor between residential, commercial areas and public uses.

Intergovernmental

Needs

- Water availability and impact of development on local and regional infrastructure systems and natural and cultural resources.

Opportunities

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

Transportation

Needs

- Financing road improvement projects.
- Cost of transportation improvements associated with large developments.
- Controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.
- Alignment and number of curb cuts/driveways along SR 315: Limit curbcuts along all County transportation routes.
- Do not require new development to connect with existing development through a street network, not a single entry/exit.

Opportunities

- Create a Walk/Bike First Community by expanding existing bike/pedestrian trail routes to create land use connectivity.
- Create pedestrian and vehicular Gateways into Harris County.
- Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor.

Land Use

Needs

- Protecting natural and cultural resources.
- Renovating or removing dilapidated structures.
- Lack of commercial uses.
- Protecting existing open space and creating open space in new developments.
- Harris County does not have ordinances to regulate the aesthetics of development in our highly visible areas.

Opportunities

- Expand and appropriately locate commercial land use in Harris County
- Encourage traditional neighborhood conservation/subdivision development. Traditional neighborhood/conservation/subdivision design should be required when developing adjacent to or within a historic district or areas with significant natural resources.
- Protect natural resources within developments. Promote the use of the conservation subdivision ordinance. Provide an incentive to create greenway connections.
- Develop abandoned rail line as connector between land uses.
- Promote in-fill development opportunities in existing Harris County subdivisions.
- Consider developing a guidebook that illustrates the type of new development we want in our county.
- Consider developing a plan to protect designated farmland.
- Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.

2014-2018 Harris County Community Work Program

Report of Accomplishments

Responses

Completed - C

Currently Underway - CU (including a projected completion date and must be included in new CWP)

Postponed - P (explaining why and when the project will resume and must be included in new CWP)

Not Accomplished - NA (activities the local government no longer intends to undertake-explaining why)

Community Facilities		
Activity	Status	Explanation
Working with state agencies to expand water capacity to meet service demands of population growth.	CU	2020
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Special Use Permits and Rezoning fees) to compensate for new growth.	C & CU	New fees effective 01/01/18; will review annually
Assess availability of public space and determine what needs expansion, renovation or closure.	CU	SPLOST 2019 contains several building renovations & new buildings to be completed by 2025
Development abandoned rail line as connector between Hamilton and Pine Mountain, county residential, commercial, public and natural and cultural areas.	CU	Phase I being developed; continue development as funding becomes available
Develop a Capital Improvements Program that supports current and future growth.	C	2018; annually updated
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county website, newspaper, civic organizations, health agencies, and neighborhood meetings.	C	2017; website has continuous updates to include Program of Work detailing various projects
Consider Developing a sidewalk ordinance that requires all new development to provide user friendly sidewalks.	P	Planning Commission discussion ongoing
Airport Improvements to maintain and improve based on 5 year capital plan. Improvements include taxiway and runway upgrade and new hangar spaces.	CU	Most completed; taxiway and runway improvements in 2019, completed new 5 year CIP
Relocate and construct new county library facility.	C	2018
Complete infrastructure additions and improvements in area around the Grove.	C	2016; sewer force main only for development

Economic Development		
Activity	Status	Explanation
Continue expanding tax base and local opportunities with residential, commercial and industrial growth due to Kia and Fort Benning expansion.	NA	Kia work force mostly from Alabama and Troup counties; BRAC expansion did not occur as planned
Expand Entrepreneurial Friendly designation in an effort to create a business development and business retention program as well as entrepreneur support program.	NA	No continued discussion; perhaps something Development Authority could consider
Continue the development of Northwest Harris Business Park and Hamilton Business Park.	CU	Development continues as business interest occurs
Work with Columbus State University and other secondary education providers to develop Continuing Education Opportunities within the county. Residents must drive to Columbus, West Point or LaGrange for secondary education.	NA	Board of Education issue
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	NA	No economic development sources for promotion
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County.	CU	Hotel/Motel tax increased from 3 to 5 percent to further promote tourism.
Housing		
Activity	Status	Explanation
Consider redevelopment options for small areas (pockets) of deteriorating structures.	NA	Lack of interest other than to adopt ordinance regarding dilapidated structures
Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including diverse single-family, attached/detached housing mix in comparisons to housing developments and to seek methodology to increase diversity in housing stock.	CU	To be addressed in revisions to zoning and subdivisions ordinances following Comp Plan Update of 2019
Continue to implement code enforcement program.	CU	Part of everyday practice & activity of Community Development Department
Land Use		
Activity	Status	Explanation
Expand and appropriately locate commercial land use in Harris County.	CU	To be addressed in revisions to zoning ordinance following Comp Plan Update of 2019
Consider developing traditional neighborhood development/conservation subdivision development ordinances. Use when developing adjacent to or within a historic district, cultural resources or areas with significant natural resources. Use to protect open space and create greenway connections.	P	To be addressed in revisions to zoning and subdivision ordinances following Comp Plan Update of 2019

Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but not limited to US 27, SR 80, I-185, etc.	P	Indefinite
Consider developing United Development Ordinance for county to create greater certainty in the development process.	P	No interest; may develop at appropriate time
Change Planned Unit Development ordinances to make more predictable and easier to understand and administer.	CU	Revisions to PRD, which is a PUD, currently underway; completion in 2019
Updated zoning ordinance and other land use regulations for the county.	P	To be addressed following Comp Plan Update of 2019
Consider developing a plan to protect designated farmland.	P	To be addressed following Comp Plan Update of 2019
Consider developing a citizen education program to allow all interested parties to learn about development processes in our county.	NA	No plans
Consider developing a guidebook that illustrates the type of new development wanted in Harris County.	NA	No plans
Continue to enforce zoning ordinance and subdivision regulations.	CU	Part of everyday practice & activity of Community Development Department
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	NA	Lack of staffing/resources
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.	CU	Part of zoning/subdivision review process
Natural and Historic Resources		
Activity	Status	Explanation
Maintain appropriate buffers for creeks and waterways by limiting development in these areas. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Use conservation subdivision ordinance outlined elsewhere to ensure sufficient buffers.	CU	Part of zoning/subdivision review process
Insure the public has adequate access to community resources. Try to increase the number of access points to Lake Harding. Work with state officials to make Blanton Creek WMA more accessible to the public.	NA	Indefinite as land is controlled by Georgia Power Company; no complaints from citizens
Harris County has identified historic resources but does not have a Historic Preservation ordinance or a Historic Preservation Commission. Consider adopting a Historic Preservation Ordinance and creating a Historic Preservation Commission.	NA	Indefinite due to lack of interest
County should consider starting an organized tree-planting campaign in	NA	Indefinite due to lack of interest

public areas.		
County should consider starting a tree preservation ordinance.	NA	Indefinite due to lack of interest
Continue to enforce best management practices.	CU	Ongoing as part of normal development process
Encourage resource management planning in new development to locate in suitable locations in order to protect/enhance/promote natural resources, environmentally sensitive access, historic areas, archaeological or cultural resources from encroachment by: 1. Creating an ongoing and active education program about community resource conservation and protection for the public, local elected officials, developers, etc. 2. Create a county guideline brochure that outlines development steps or procedures and identifies and promotes community natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.	NA	Indefinite due to lack of resources and interest
Identify potential water pollution problems and solutions.	NA	Health Department issue
Continue to enforce soil erosion, stormwater best management practices.	CU	Ongoing as part of normal development process
Develop a Greenspace Plan and actively work to preserve greenspace.	CU	Indefinite due to lack of interest and resources
Develop local land conservation program or work with state and national land programs to preserve environmentally important areas.	NA	Ongoing as part of land conservation
Transportation		
Activity	Status	Explanation
Consider developing a corridor management plan and adopting overlay districts to create a pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as US 27, SR 18, SR 85, etc.	NA	Indefinite due to lack of interest
Look to realign key intersection along SR 315 and limit number of curb cuts/driveways on all transportation routes.	CU	Indefinite; working with GDOT; Planning Commission addresses curb cuts/driveways as part of platting process
Consider creating an ordinance or modify existing ordinances to require new development to connect with existing development through a street network, not a single entry/exit.	CU	To be addressed in revisions to zoning and subdivision ordinances following Comp Plan Update of 2019
Convert railroad overpass in Pine Mountain to appropriate structure for Rails to Trails utilization.	CU	2021; in conjunction with Rails to Trails project
Consider widening of US Hwy 27.	CU	Indefinite; working with GDOT
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use	NA	Indefinite; lack of interest and resources

connectivity.		
Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor and other Harris Bike Routes. Harris Bike Plan should complement regional bike plan and connect local trails with State designated bike trails.	CU	Indefinite; in conjunction with Rails to Trails project

01/25/2019: Randy Dowling, Brian Williams, Nancy McMichael

Harris County Community Work Program 2019-2024

Community Facilities

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Working with state agencies to expand water capacity to meet service demands of population growth.		Harris County	\$5,000,000	Harris County, State, Federal Grants
Growth provides an opportunity to look at various fees (Impact fees, Subdivision Review fees, Special Use Permits and Rezoning fees) to compensate for new growth		Harris County	\$1,000 Annually	Harris County
Assess availability of public space and determine what needs expansion, renovation or closure.		Harris County	\$1,000 Annually	Harris County
Develop abandoned rail line as connector between Hamilton and Pine Mountain, county residential, /commercial, public and natural and cultural areas.		Harris County	\$500,000 Annually	Harris County, DOT TE Grant, DNR Trails Grant
Consider Developing a sidewalk ordinance that requires all new development to provide user friendly walkways.		Harris County	\$1,000	Harris County
Airport Improvements to maintain and improve based on 5 year capital plan. Improvements include taxiway and runway upgrade and new hanger space.		Harris County	\$5,500,000	Harris County, Federal Grants
Continue the rails to trails pedestrian walkway project.	2019-2024	Parks & Recreation Director	\$600,000	
Rehabilitate the old railroad bridge over US 27 as part of the rails to trails project.	2021	Parks & Recreation Director	\$350,000	Grant funds, GDOT funds, General funds
Develop a loop trail around the Community Center and Library property for county-wide outdoor recreation.	2022	Parks & Recreation Director	\$275,000	Grant funds, General funds
Develop the large greenspace on the Community Center property.	2021	Parks & Recreation Director	\$50,000	Grant funds, General Funds
Develop a sidewalk from the High School to the Library and Community Center via Mobley Road to have a safe way for students to get to the Library and Community Center after school.	2022	Parks & Recreation Director	\$125,000	Grant funds, General Funds
Develop a professional Parks & Recreation master plan to guide the future development of new parks.	2021	Parks & Recreation Director	\$60,000	General funds
Partner with the Board of Education to have them construct new tennis courts at the Community Center and the county will maintain.	2021	Parks & Recreation Director	\$100,000	Board of Education funds

Continue to develop Ellerslie Park.	2019-2024	Parks & Recreation Director	\$200,000 per year	Grant funds, general funds, donations.
Develop a county-owned recreational facility on Lake Harding for citizens to use.	2024	Parks & Recreation Director	\$500,000	Grant funds, future SPLOST funds, General funds
Develop a new park in the southern part of the county where the population resides.	2024	Parks & Recreation Director	\$5,000,000	New SPLOST, grant funds, debt
Improve the soccer complex with lights, new pavilions, and other improvements.	2021	Parks & Recreation Director	\$500,000	General funds, grant funds, new SPLOST.
Prepare a professional master plan for the Water Department to guide the development of new water infrastructure.	2021	Water Works Director	\$100,000	Water Works funds.
Prepare a feasibility study on how to begin to implement a county-wide wastewater system.	2022	Water Works Director	\$100,000	Water Works funds
Install generators at Water Works facilities.	2021	Water Works Director	\$635,000	Water Works funds, grant funds
Renovate the county courthouse.	2022-2024	County Manager	\$1,200,000	SPLOST-2019
Renovate the old library into county administration offices.	2020	County Manager	\$350,000	SPLOST-2019
Construct a new Public Works facility.	2022	Public Works Director	\$1,250,000	SPLOST-2019
Renovate the Community Development Dept. facility.	2023	Community Development Director	\$100,000	SPLOST-2019
Prepare and construct a jail expansion.	2024	Sheriff	\$6,000,000	Debt funds
Enlarge the animal control shelter space.	2023	Animal Control Director	\$30,000	General funds
Locate and construct a permanent facility for the Coroner's office and morgue.	2020	Coroner	\$100,000	General funds.
Continue to improve the 911 system by improving county-wide radio coverage.	2019-2024	911 Director	\$2,500,000	General funds

Install a generator at Community Center to use as an emergency shelter.	2021	Parks & Recreation Director	\$235,000	Grant funds, General funds
Construct a sallyport and inmate intake area at the Prison.	2024	Prison Warden	\$350,000	General funds, GDOC funds
Create an Emergency Operations Center.	2024	EMA/911 Director	\$150,000	General funds, grant funds
Expand the Fleet Management Facility.	2022	Fleet Manager	\$300,000	General funds
Expand EMS in the NW part of the county.	2024	EMS Director	\$100,000	General funds
Construct a new 911 Center.	2024	EMA/911 Director	\$6,000,000	New SPLOST
Renovate the old 911/EMS HQ and make it solely EMS.	2024	EMS Director	\$150,000	General funds
Create a back-up 911 Center.	2024	EMA/911 Director	\$500,000	General funds, new SPLOST
Expand the Mt. Hill EMS station when the Grove development occurs.	2024	EMS Director	\$250,000	General funds
Expand the transfer station	2023	Solid Waste Director	\$150,000	Solid Waste funds
Enlarge/improve the three convenience sites.	2023	Solid Waste Director	\$50,000	Solid Waste funds
Develop a marketing plan to market the community center to generate additional revenue.	2019-2024	Parks & Recreation Director	\$5,000	General funds
Implement the airport master plan as funding permits.	2019-2024	Airport Director		GDOT grant funds, General funds, airport
Continue to expand the Sheriff's Office fleet.	2019-2024	Sheriff	\$250,000/year	SPLOST-2019, General Funds
Continue to expand the Public Works equipment fleet.	2019-2024	Public Works Director	\$200,000/year	SPLOST-2019, General funds, debt.
Install prisoner management software for the Prison.	2022	Prison Warden	\$75,000	General Funds
Install Community Development software.	2021	Community Development	\$75,000	General Funds
Restart the GIS function for all county departments to use.	2022	County Manager	\$100,000	General Funds
Conduct an aerial flyover for 911, Tax Assessor, and other departments.	2021	County Manager	\$75,000	General Funds
Replace the county-wide telephone system.	2021	IT Director	\$75,000	General Funds

Expand garbage truck routes.	2021	Solid Waste Director	\$100,000	Solid Waste funds
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue the development of northwest Harris Business Park and Hamilton Business Park.		Harris County, West Point, Hamilton	\$500,000	Harris County, West Point, Hamilton
Continue to work with Harris County Chamber of Commerce to promote tourism in Harris County		Harris County, Harris County Chamber	\$5,000	Harris County, Harris County Chamber
Using general funds from the County Budget, we will pursue Georgia Ready for Accelerated Development (GRAD) certification from the Georgia Department of Economic Development (GDEcD) for Site "A" in the Northwest Harris Business Park.				
Using a portion of the revenue from a future Special Purpose Local Option Sales Tax (SPLOST), we will invest in the Northwest Harris Business Park to make it more attractive for new industries to relocate and existing industries to expand in Harris County.				
Because infrastructure is critical to development, we will seek public/private partnerships with other local governments, economic development organizations, utilities, and private industry to deliver utilities, such as sewer, water, and broadband, to areas with the greatest potential for growth.				
Because sales tax remains an important source of revenue for county government, municipalities, and the Board of Education, we will support near-term efforts to grow current and recruit new retail establishments in Harris County. Where practical, we will encourage development on existing infrastructure and brownfield sites to preserve the county's natural environment.				
Because the Northwest Harris Business Park is in an ideal location for regional partnerships, we will continue to work on an agreement with cities and counties in the region to define the organizational structure, roles, and accountability to market the property to the GDEcD, site selection consultants, utility economic development teams, and others involved in economic development.				
We will establish a public/private partnership to fund activities such as branding, retail recruitment feasibility studies, and other economic and community development services that will strengthen the economic and community development efforts of Harris County.				
Realizing that tourism is the backbone of our economy, we will invest in assets that attract more visitors to our area and provide county residents more amenities.				

Working with our tourism partners in and around our county, we will define a much needed unifying brand for our county to promote Harris County as a destination for travel.				
Representing both the Harris County Board of Commissioners and the Harris County Development Authority, the Harris County Chamber of Commerce will lead the Business Retention & Expansion Program (BREP) by conducting in-person and electronic surveys of businesses and industries currently operating in Harris County. Membership in the Harris County Chamber of Commerce is not required to participate in BREP.				
In the first six months of BREP, the Chamber will conduct fifty (50) surveys and will conduct fifty (50) surveys annually thereafter. The Chamber will report the results of the survey to the Harris County Development Authority quarterly. The Development Authority will make recommendations to the Harris County Board of Commissioners regarding any changes in ordinances, policies, or incentives needed to ensure that Harris County builds business-friendly environment.				
The Chamber will work with the Regional Project Manager with the Georgia Department of Economic Development to connect existing businesses and industries to resources and programs available from the State of Georgia for which they may be eligible to invest in jobs and capital equipment.				
To develop and retain homegrown talent, we will support the efforts of the Harris County School District to establish a College & Career Academy by 2022.				
We will work with Columbus State University, Columbus Technical College, and other regional educational institutions to bring programs to Harris County residents in need of training to upgrade current skills or learn new skills to be competitive in the job market.				
We will support the Business Retention & Expansion program of the Harris County Chamber of Commerce to connect existing employers in Harris County to regional employment resources, such as Georgia Department of Labor, Columbus State University, Columbus Technical College, and Goodwill Industries of the Southern Rivers.				
Develop a marketing and tourism strategy to sell the county and its attributes to increase awareness.	2019-2014	Chamber of Commerce, Development	\$60,000 per year	Hotel-motel taxes
Create a specific economic development strategic plan to target which industries and business to attract to the county.	2019-2024	Chamber of Commerce, Development	\$70,000	General funds.

Market the county's two business parks using web sites and written promotional material.	2019-2024	Development Authority	\$10,000 per year.	General funds, Development Authority funds
Develop a broadband strategy to increase internet availability in the underserved areas.	2019-2024	BOC, Development Authority,	\$1,250,000	SPLOST 2019, General funds, grant funds, EMC donations
Prepare a strategy to use the four empty Interchanges on I-185.	2022	Development Authority	\$5,000	Development Authority funds, GDOT funds
Prepare a feasibility study to create a full-time paid fire department.	2021	Volunteer Fire Depts., Board of Commissioners	\$10,000	General funds, special taxing district

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including diverse single-family, attached/detached housing mix in comparisons to housing developments and to seek methodology to increase diversity in housing stock.		Harris County	\$1,000	Harris County
Continue to implement code enforcement program		Harris County	\$100,000 annually	Harris County

Land Use

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Expand and appropriately locate commercial land use in Harris County.		Harris County	\$2,500	Harris County, Harris County Chamber of Commerce
Change Planned Unit Development ordinances to make more predictable and easier to understand and administer.		Harris County	\$1,500	Harris County, State grants
Update the county's land development codes.	2020	Community Development Director	\$125,000	General funds
Budget for and hire a professional planner to guide the county's impending future growth	2020	BOC/County Manager	\$65,000	General funds
Develop a county-wide Geographic Information System.	2020-2024	Community Development	\$100,000	General funds

Natural and Historic Resources

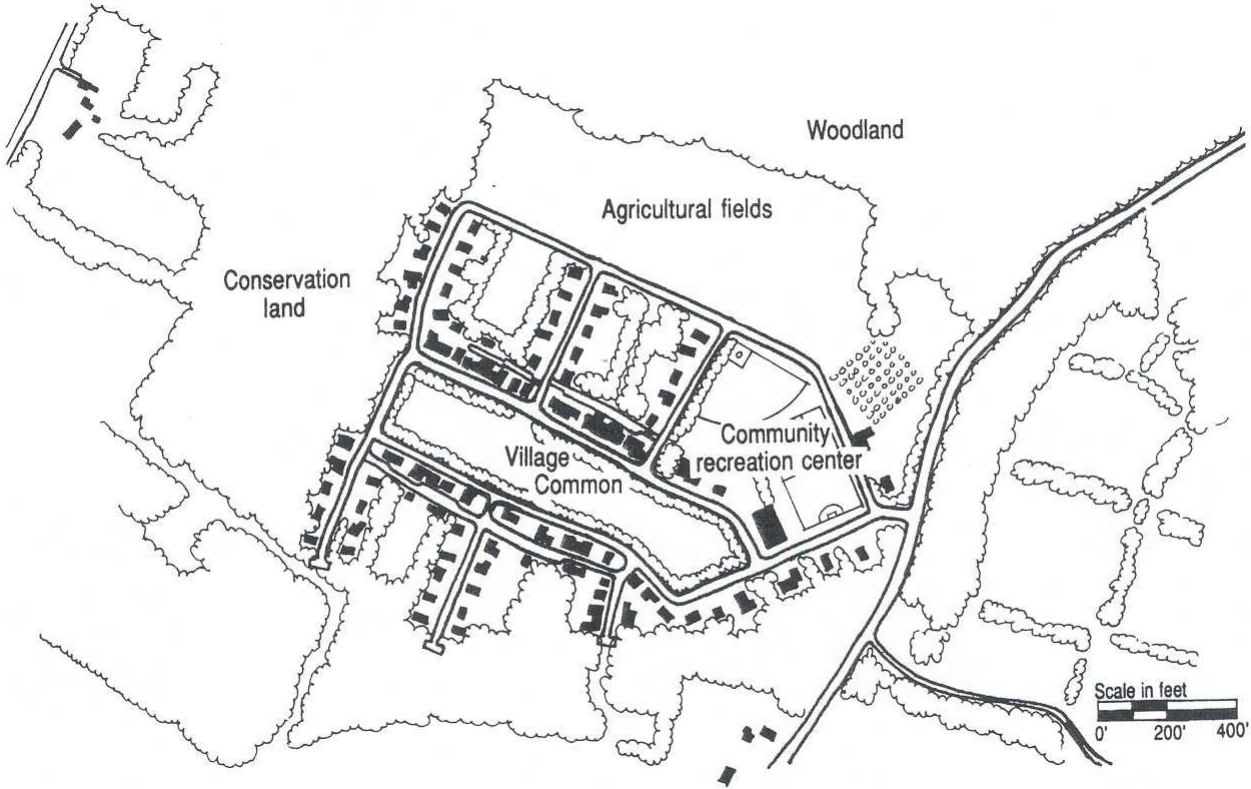
Activity	Years	Responsible Party	Cost Estimate	Funding Source
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Maintain appropriate buffers for creeks and waterways by limiting development in these areas. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Use conservation subdivision ordinance outlined elsewhere to ensure sufficient buffers.		Harris County	\$10,000	Harris Count, DNR (State grants)
Continue to enforce best management practices.		Harris County	\$30,000	Harris County
Continue to enforce soil erosion, stormwater best management practices.		Harris County	\$10,000	Harris County, DNR
Develop a Greenspace Plan and actively work to preserve greenspace.		Harris County	\$10,000	Harris County, DNR

Transportati				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Look to realign key intersection along SR 315 and limit number of curb cuts/ driveways on all transportation routes.		Harris County	\$750,000	Harris County, GDOT
Consider creating an ordinance or modify existing ordinances to require new development to connect with existing development through a street network,		Harris County	\$1,000	Harris County
Convert railroad overpass in Pine Mountain to appropriate structure for Rails to Trails utilization.		Harris County, GDOT	\$500,000	Harris County, GDOT
Consider widening of US Hwy 27		Harris County, GDOT	\$5,000	Harris County, GDOT
Develop a bicycle/pedestrian plan to compliment the redevelopment of the Georgia Southwestern bike/pedestrian/utility corridor and other Harris Bike Routes. Harris Bike Plan should complement regional bike plan and connect local trails with State designated bike rails.		Harris County	\$5,000	Harris County, GDOT, DCA
Prepare a professional transportation master plan to guide the future improvements to the county's roads and bridges .	2021	Public Works Director	\$80,000	General funds.
Create a visually appealing gateway into the county at the intersection of SR 27 and SR 18.	2021	Development Authority	\$100,000	Development Authority funding, grants, GDOT grants

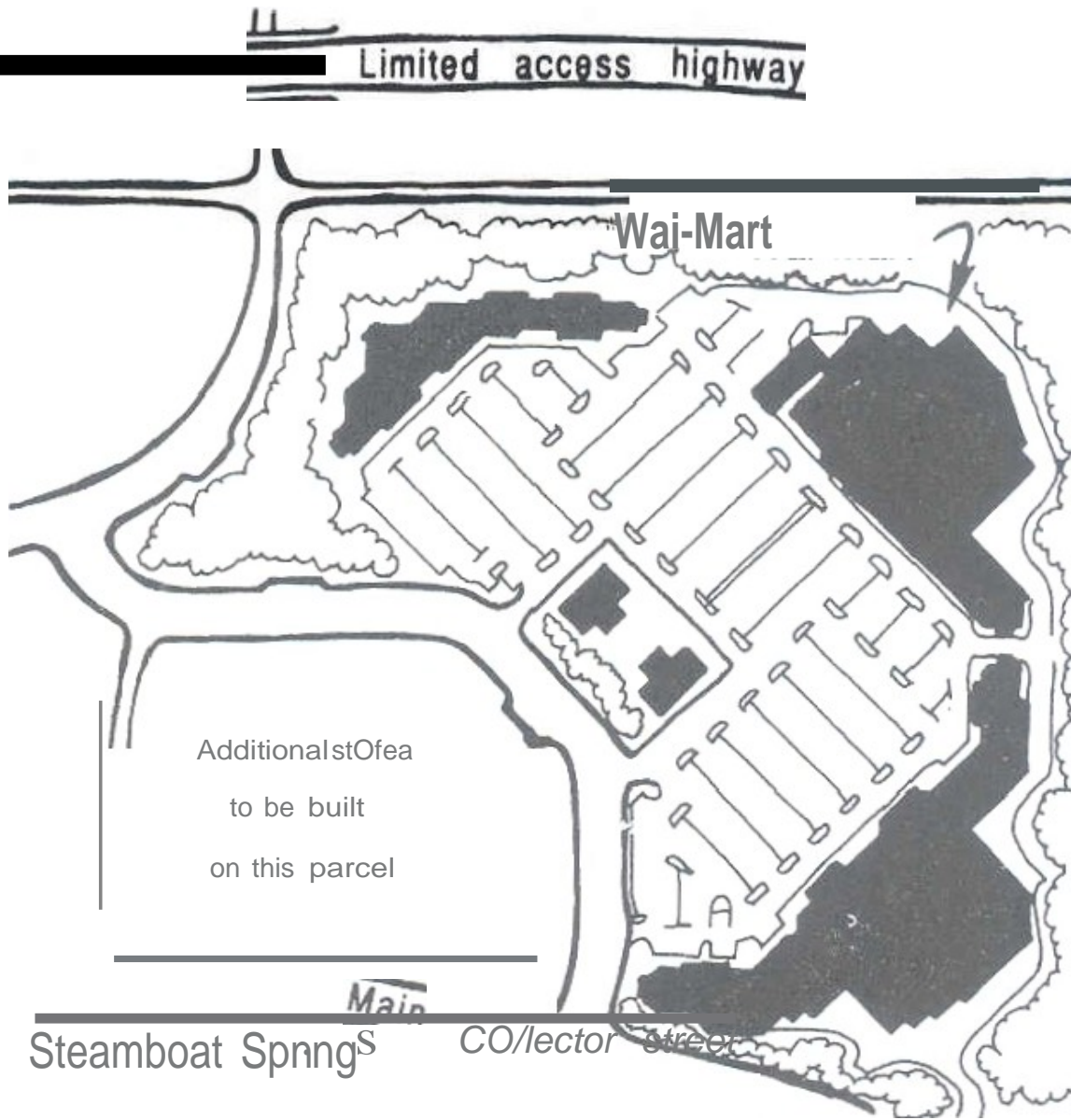
Appendix 1 - Example Design Concepts

Traditional Neighborhood Development

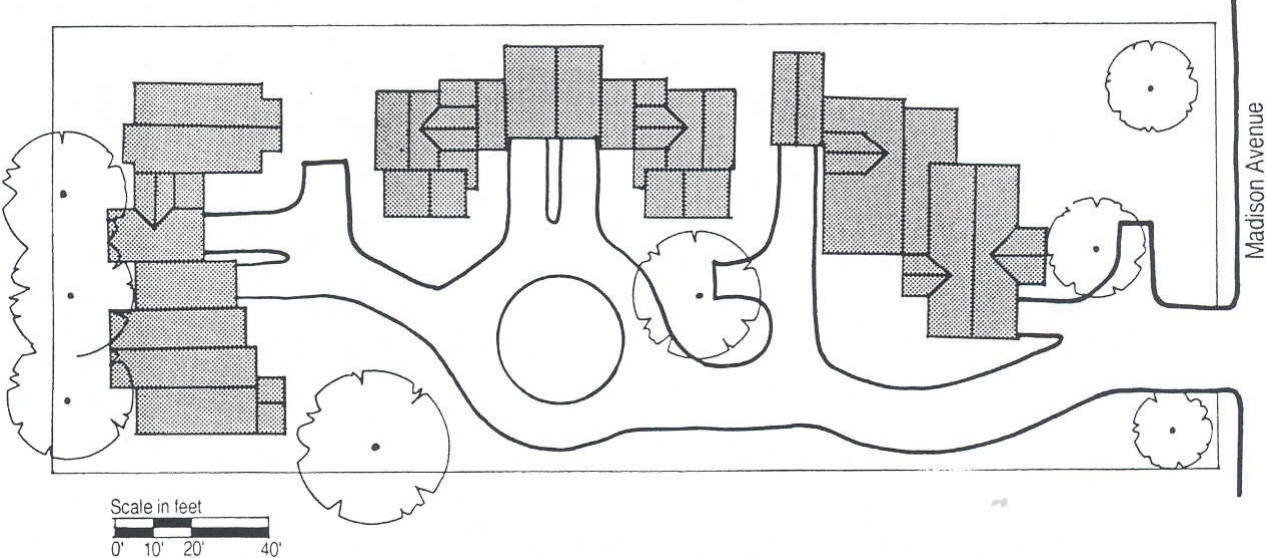


Design Concept incorporates common areas of open space and various residential densities.

Creative Commercial Layout



High Density Residential



Single-Family Attached Residential