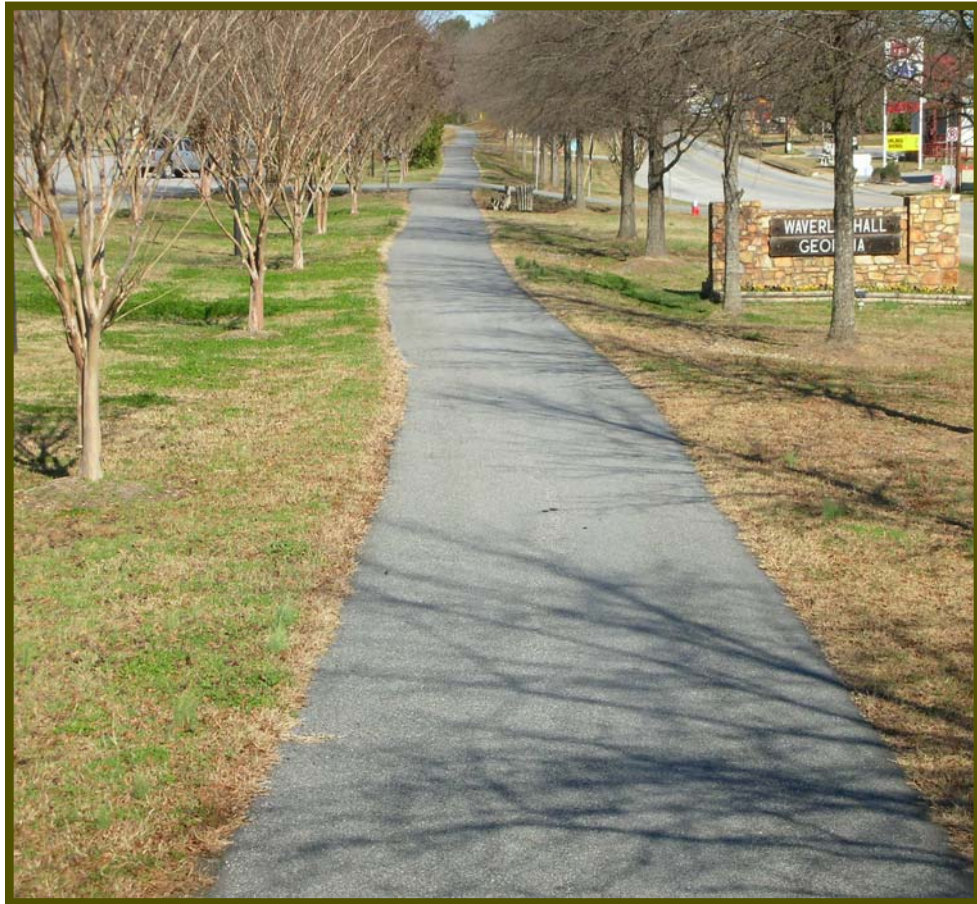


Comprehensive Plan 2014



**Prepared By: The River Valley Regional Commission
For The
Town of Waverly Hall**

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Introduction

The Comprehensive Plan is intended to be 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 the local government officials and community leaders.

The Town of Waverly Hall Comprehensive Plan includes a list of needs and opportunities upon which the community may want to take action. An analysis of data and information including 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 and report of accomplishments. All of the planning documents included in the Comprehensive Plan should be considered in the evaluation of community policies and activities.

Demographics

Population

Population in the Town of Waverly Hall is projected to increase by approximately 58 persons (7.5 percent increase) from 2013 to 2018, and is projected to increase by approximately 302 persons (60.5 percent increase) from 2018 to 2030. From 2013 to 2018, older citizens greater than 65 years of age will increase by 30 persons and will constitute the largest, 21 percent, of total population. The 55 to 64 age group, 16 percent, will be the second largest age class in Waverly Hall.

The largest racial group in Waverly Hall is white. From 1990 to 2013 Waverly Hall's white population on average has been 57% of total population. The white population as a percentage of total growth has gone from 47% in 1990 to 72% in 2013. African Americans have been the next largest racial group from 1990 to 2013. The African American population on average has been 41% of total population. If the Census data is correct, the African American population has decreased substantially from 1990 to 2013; dropping by 227 individuals. The percentage of African American population in 1990 was 53% the percentage of African American population in 2013 is 24%. The percentage of other population (e.g. American Indian, Asian, Pacific Islander, and Alaskan Native) was less than 1% in 1990 and is now 2% of total population. Individuals classifying themselves as two or more races less than 1% in 2000 to 2% of total population in 2013. The two or more race category was not created until the 2000 Census. If current trends continue into the future you should see a continual increase in the white population and other race category; while the African American residents of Waverly Hall continue to decrease.

Overall, the rate of growth in the Town of Waverly Hall depends on local development policies, the availability of infrastructure and the cost of housing. As has been mentioned before, the Town of Waverly Hall is located in an area of Harris County where moderate growth is happening with the rate of growth picking up within the next 10 years. The question is not whether it will grow; but how fast and what type of development will occur. Fortunately, the Town of Waverly Hall has control over future growth by controlling the placement and timing of infrastructure development and by implementing their respective land use policies.

Table 1: Total Population: 1990-2013, Population Projection 2018, 2030

County/ City	1990	2000	2010	2013	2018	2030	% Change 2000-2010	% Change 2010-2013	% Change 2013-2018	% Change 2018-2030
Harris County	17,788	23,695	32,024	33,130	34,940	52606	33.2	3.45	5.46	50.60%
Waverly Hall	769	709	735	772	830	1332	3.66	5	7.5	60.50%
State of Georgia	6,478,216	8,186,453	9,687,653	9,992,167	10,999,820	14687906	26.36	3.14	10.08	33.50%

Sources: U.S. Census 1990-2010; ESRI Business Analysts 2013-2018; RVRC 2030; 2030 Georgia Populations Projection (2010), RVRC Element 1 Population, n.d.)

Table 2: Town of Waverly Hall Population by Age 1990 to 2013, 2018 Projection

Age Category	1990	2000	2010	2013	2018
Under 18	169	159	156	159	161
Over 18	600	550	579	613	669
0-4	35	31	35	36	39
5-14	107	104	86	92	90
15-24	76	59	89	84	88
25-34	106	82	56	73	86
35-44	102	63	83	96	92
45-54	74	116	104	124	127
55-64	85	85	115	120	131
65 +	184	169	167	147	177
Total	769	709	735	772	830

Source: U.S. Census 1990, 2000, 2010. ESRI Community Profile for the City of Waverly Hall 2013, 2018.

Table 3: Town of Waverly Hall Population by Ethnicity and Race 1990-2013, 2018 Projection

	1990	2000	2010	2013	2018
Population Total	769	709	735	772	830
White Alone	359	361	425	556	576
Black/African American Alone	409	337	280	182	210
American Indian/ Alaskan Native Alone	1	1	7	5	7
Asian or Pacific Islander	0	4	3	7	10
Other	0	1	6	6	8
Two or More races	NA	5	14	16	19
Total Hispanic Population*	NA	4	20	24	36

Source: U.S. Census 1990, 2000, 2010. ESRI Community Profile for the City of Waverly Hall 2013, 2018.

* Hispanic Population total not available in 1990 census.

Economic Development

In 2013, the total employed civilian population in the Town of Waverly Hall was 283 persons. In 2010 the total employed civilian population in the Town of Waverly Hall was 450 persons. The Town of Waverly Hall lost 170 civilian employed residents from 2010 to 2013. Considering historical trends, the data should be viewed with some skepticism, but it none-the less indicates at best a stagnant employment while the rest of the state and county continue to add jobs.

The construction industry employed 8.4% of Waverly Hall's residents in 2013. Manufacturing, with 17.2% of the town's employment has seen a slight increase over the past three years. This could be a direct result of the new KIA plant in West Point. Total services account for 53.7% of the total employed population in Waverly Hall. It is expected that these industries will remain the largest employment sectors for residents of the Town of Waverly Hall over the next 20 years.

Jobs in the Town of Waverly Hall are primarily created by Oakview Nursing Home, Southern Research, Cooper's Grocery Store, Dollar General, Waverly Hall Telephone and numerous small businesses providing services to local residents.

Oakview Nursing Home, on average, employs 95 persons. There are approximately 40 small businesses in the Town of Waverly Hall that employees 211 persons. Most of these businesses inside the corporate limits of Waverly Hall are located along the SR 85 corridor.

In 2013, only 35 of 211 employed persons (17 percent) worked in the Town of Waverly Hall, while 176 residents (83 percent) worked outside the town. The Town of Waverly Hall has a low cost of living when compared to the U.S. average cost of living. The cost of living index in the Town of Waverly Hall is 94 compared to the indexed US average of 100.

Table 4: Total Employed 1990-2013

Category	1990	2000	2010	2013
Total Employed Civilian Population –Waverly Hall + 16 Years of Age	304	190	450	283
Harris County	8,253	11,821	14,674	15,766
State of Georgia	3,090,276	3,839,756	4,277,991	4,404,069
United States	115,681,202	129,721,512	141,996,548***	137,386,000

Source: U.S. Census 1990, 2000, 2010. ESRI Community Profile for the City of Waverly Hall 2013

Table 5: Town of Waverly Hall Employment by Industry 1990-2013 Percentages

Category	1990	2000	2010	2013
Total Employed Civilian Population	100%	100%	100%	100%
Agriculture, Forestry, Fishing, hunting & mining	7.6%	1.10%	.4%	0%
Construction	11.2%	17.9%	8.9%	8.4%
Manufacturing	27.0%	17.4%	12%	17.2%
Wholesale Trade	1.0%	4.2%	.6%	0%
Retail Trade	13.8%	9.5%	9.3%	6%
Transportation, warehousing, and utilities	5.9%	6.8%	11.8%	3.9%
Information	NA	2.6%	1.1%	0.4%
Finance, Insurance, & Real Estate	2.0%	7.4%	5.5%	9.5%
Services Including :Professional, scientific, management, administrative, and waste management services	0.7%	11.6%	8%	53.7%
Educational, health and social services	15.8%	13.2%	9.3%	
Arts, entertainment, recreation, accommodation and food services	0%	6.8%	23.3%	
Other Services	11.5%	0.5%	3.5%	
Public Administration	3.6%	1.1%	5.3%	1.1%

Source: U.S. Department of the Census 1990, 2000, 2010. ESRI Business Analyst 2013 Census profile

Housing

Housing stock in the Town of Waverly Hall consists of a mixture of traditional single-family stick-built homes, a small number of multi-family units and a few manufactured and mobile home units. According to the 2000 Census, the Town of Waverly Hall's housing inventory consisted of 273 housing units. The total housing stock consisted of 87% single-family units, 8% multi-family units, and manufactured or mobile home units making up 5% of total housing units. Seventy-five percent of the Town of Waverly Hall's housing units are owner occupied units. Rental units make up 25% of the Town of Waverly Hall's total housing units. In comparison 66% of total units in Georgia were owner occupied while 34% of housing units in Georgia were renter occupied in 2000. Furthermore, 86% of total units in Harris County were owner occupied while 14% of housing units in Harris County were renter occupied in 2010. Additionally, 12% of all housing units in Waverly Hall were vacant in 2010.



The median property value in the Town of Waverly Hall was \$101,600 in 2010 as compared to Harris County's median value of \$214,200 and the state's median value of \$156,400.

Town of Waverly Hall: Occupancy Characteristics				
Category	1990	2000	2010	2013
TOTAL Housing Units Built	252	267	273	282
Housing Units Vacant	12	18	33	30
Housing Units Owner Occupied	198	200	178	202
Housing Units Renter Occupied	42	49	62	50

Source: U.S. Department of the Census 1990, 2000, 2010. ESRI Business Analyst 2013 Census profile

Town of Waverly Hall Recorded Housing Units by Type 2010			
Category	1990	2000	2010
TOTAL Housing Units	275	240	273
Single Units (detached)	218	202	230
Single Units (attached)	2	7	7
Double Units	12	8	22
3 to 4 Units	*Number above depicts 2-4 units)	*Number above depicts 2-4 units)	0
5 to 9 Units	0	2	0
10 to 19 Units	0	0	0
20 or more Units	0	0	0
Mobile Home or Trailer	43	21	14
All Other (Boat, RV, Van, Etc.	0	0	0

Source: U.S. Department of the Census 1990, 2000, 2010.

Intergovernmental

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

Land Use

Analysis of Existing Development Patterns

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

The following table illustrates the acreage and percent of the town's total land dedicated to existing land uses. Acreage totals do not include roads.

Town of Waverly Hall Existing Land Use Table-		
Existing Land Use Classification	Total Acreage	Percentage of Total Acreage
Residential	411.5	19.4%
Commercial	28.9	1.4%
Transportation/Communication/Utility	108.5	5.1%
Parks/Recreation/Conservation	16.0	0.8%
Public/Institutional	54.0	2.5%
Agricultural/Forestry	1444.2	68.2%
Vacant/Undeveloped	55.9	2.6%
Total Acreage	2,119.0	100.0%

Source: U.S. Department of the Census 1990, 2000, 2010

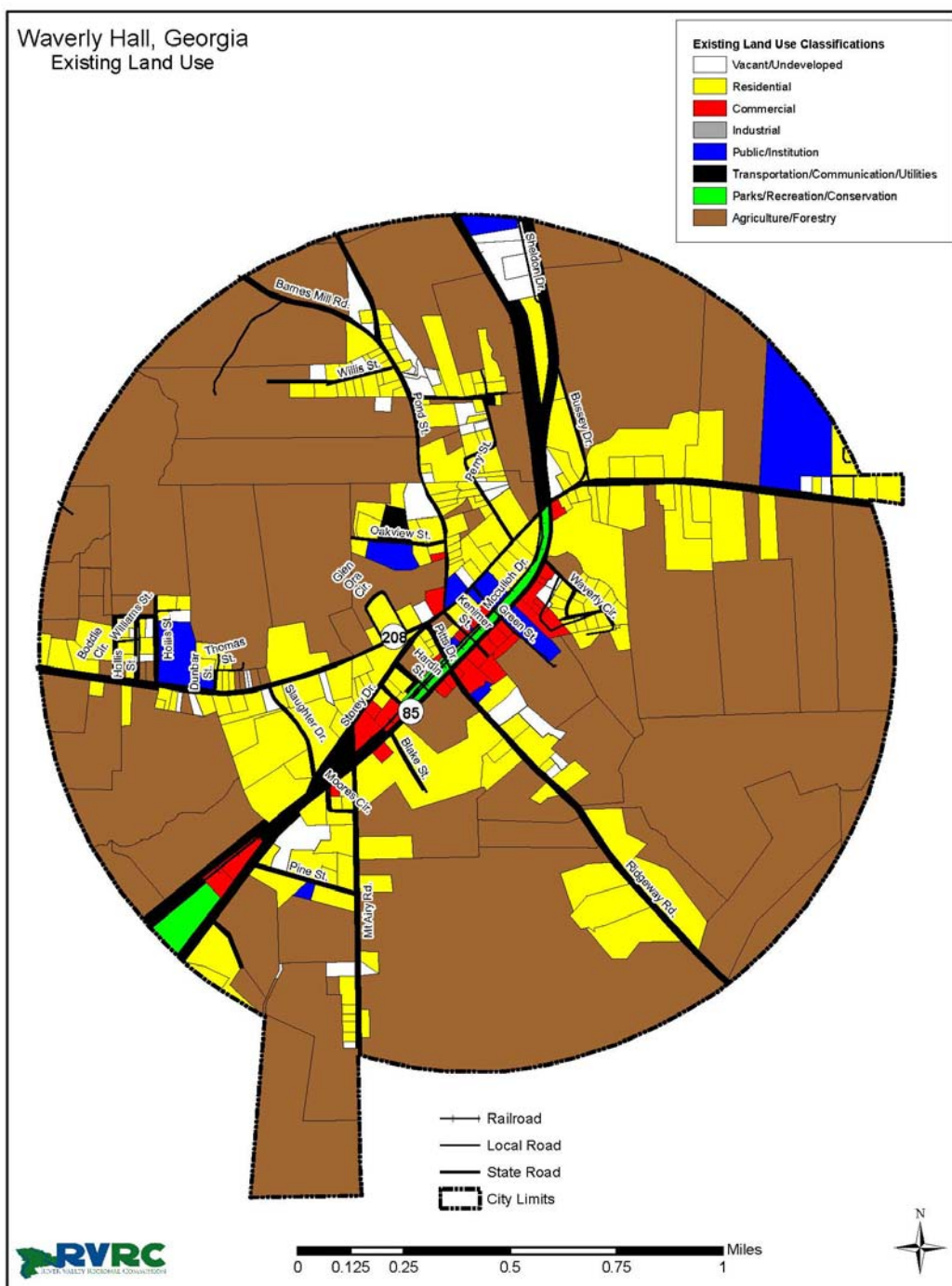
The following table presents the definitions of each of the land use categories.

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

Parks/Recreation/Conservation	State, Federal and local parks, active and passive recreation activities, and protected land; includes land preserved in land trust
Public/Institutional	Community facilities excluding utilities, government (schools, public safety facilities, courthouse, jail, health facilities, churches, and libraries)
Transportation/Communication/Utilities	Land used for transportation, including right-of-way, communication or utility facilities (cell towers, power stations, water tower, and water treatment facilities)
Undeveloped/Vacant	Land where no apparent active uses exist; property with dilapidated or abandoned structures or overgrown vacant lots

Source: U.S. Department of the Census 1990, 2000, 2010

Existing Land Use Map



Areas Requiring Special Attention

Areas Where Development is Likely to Occur

The core area of The Town of Waverly Hall is where development is likely to occur. The core area includes Town Center/Downtown, State Route 208 and State Route 85 from Slaughter Drive to Bussy Road, and runs roughly one-quarter of a mile north of SR 208 and one-quarter of a mile south of SR 85. The core area includes: Oakview Street, Glen Ora Circle, parts of Perry Street, Pond Street, Mount Airy Road, Blake Drive, Green Street and Waverly Circle.

Areas Where the Pace of Development Has Outpaced or May Soon Outpace the Availability of Community Facilities and Services Including Areas with Significant In-fill Development Opportunities

Development in Waverly hall has been limited over the last twenty (20) years and development activity is currently slow. Most development interest in Waverly Hall has happened in the center or core area, also known as the area where development is most likely to occur. In fact, however, any large development or developments in this area or inside the town limits will put pressure on or could outpace existing infrastructure, which is limited to water, drainage and roads. Waverly Hall's major problem is water capacity. Waverly Hall water capacity is limited and any substantial development will require water improvements. Substantial development will also impact all local streets/roads given that many including but not limited to Perry Street, Gordon Road, Overview Street, Ridgeway Road have limited rights-of-way and narrow road width.

Brownfields

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

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

There are no known brownfields in Waverly Hall. Older gas stations could be a concern but all are occupied and operating.

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

Most communities have areas of disinvestment or areas in need of improvement; the Town of Waverly Hall is no different; but the extent of areas of disinvestment or in need of redevelopment is extremely low. Areas needing a residential "face lift" include Dunbar and Thomas Streets, Broddie Circle and parts of Perry Street.

Areas with Significant In-fill Development Opportunities

There are many in-fill development opportunities on small lots in the Town of Waverly Hall. There are approximately 20 vacant sites scattered throughout the Town of Waverly Hall which create opportunities for in-fill development. Most are located in existing residential areas. Half of the 20 vacant lots are located in the previously described core area of Town. A few vacant lots are located in the Town Center area. Water is available to all of the aforementioned areas. Waverly Hall's problem with infill opportunities for commercial or industrial growth is that there are no available large tracts that could be used for development.

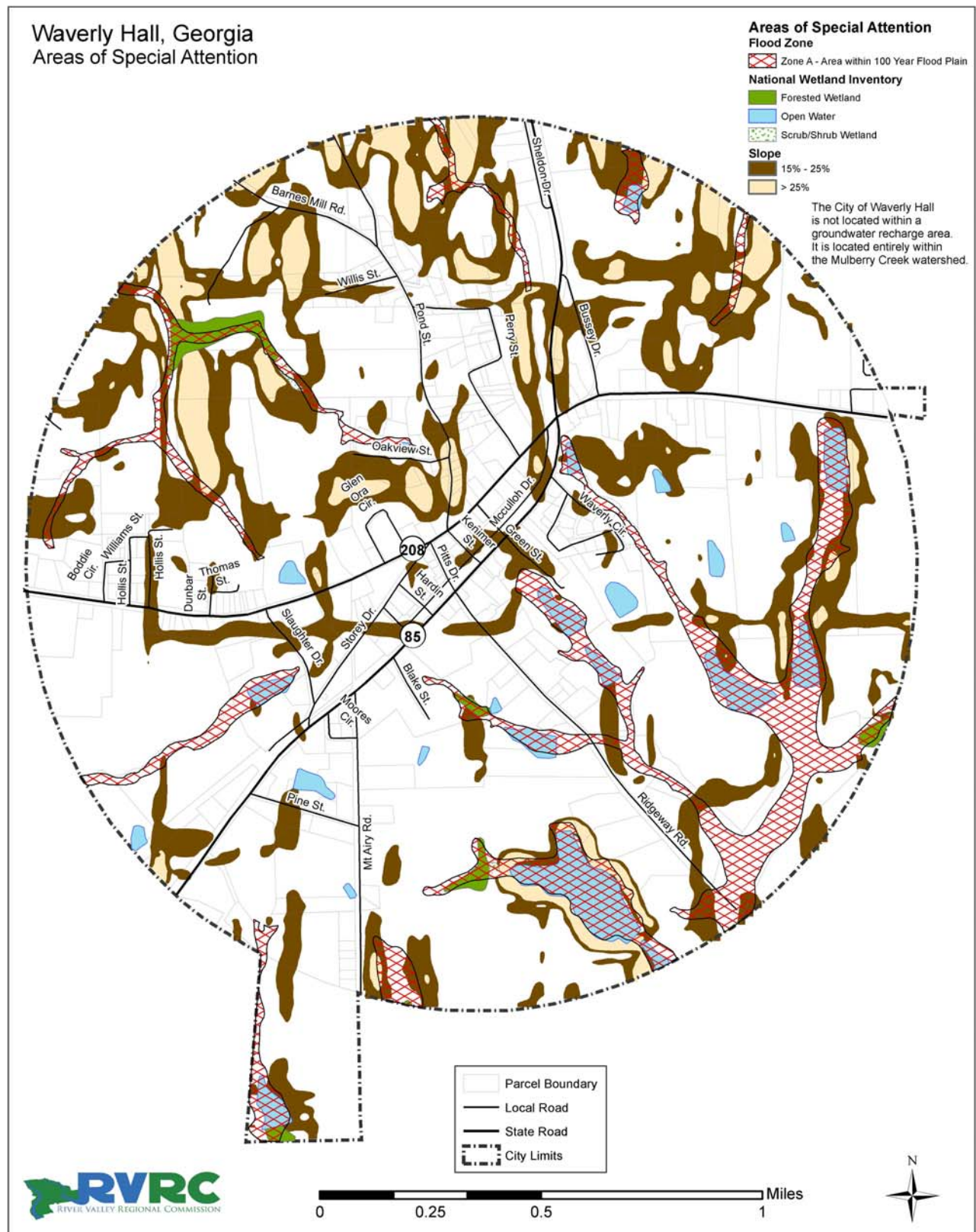
Poverty

Waverly Hall has a higher 2010 poverty rate than both the State of Georgia and the U.S. The poverty rate for individuals in Waverly Hall in 2010 was 16%. The poverty rate in 2010 for Harris County and Georgia were 8% and 17.4% respectively. The highest poverty area in Waverly Hall is located in the northwest section of Waverly Hall.

Significant Natural Resources

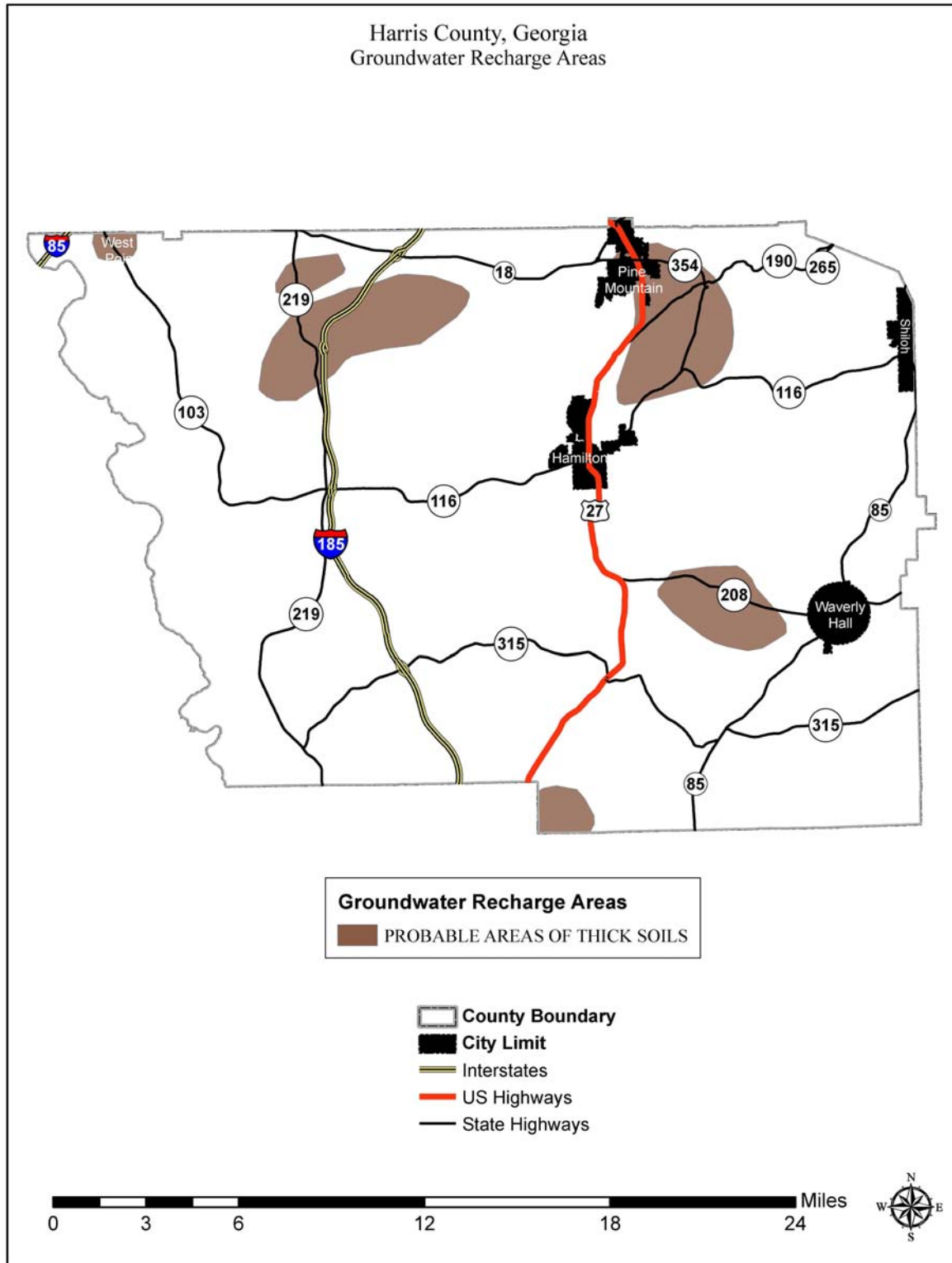
The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. In the Town of Waverly Hall natural resource concerns center on watershed, stream/wetland exposure and areas of ground slope greater than 15 percent. Waverly Hall has a concentration of steep slopes in the northern area of Town. These slopes range from 15% to greater than 25%. Development in areas with slopes 15% to 25% needs to be limited. Development does not need to

occur in areas with slopes greater than 25%. The Town of Waverly Hall has several small streams with 100 year flood zone and small pockets of wetlands associated with many of those stream segments. These streams and wetlands are located throughout town. Floodplain and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.



Groundwater Recharge Area

In the Groundwater Recharge Area there are six areas that may be considered significant recharge areas in Harris County. These are deep-water recharge areas characterized by thick soils/saprolite, low slopes, and are found in certain sections of the county. There is no groundwater recharge area located in Waverly Hall. See Groundwater Recharge Area Map. Thus, the town of Waverly Hall does not have to adopt a groundwater recharge ordinance.

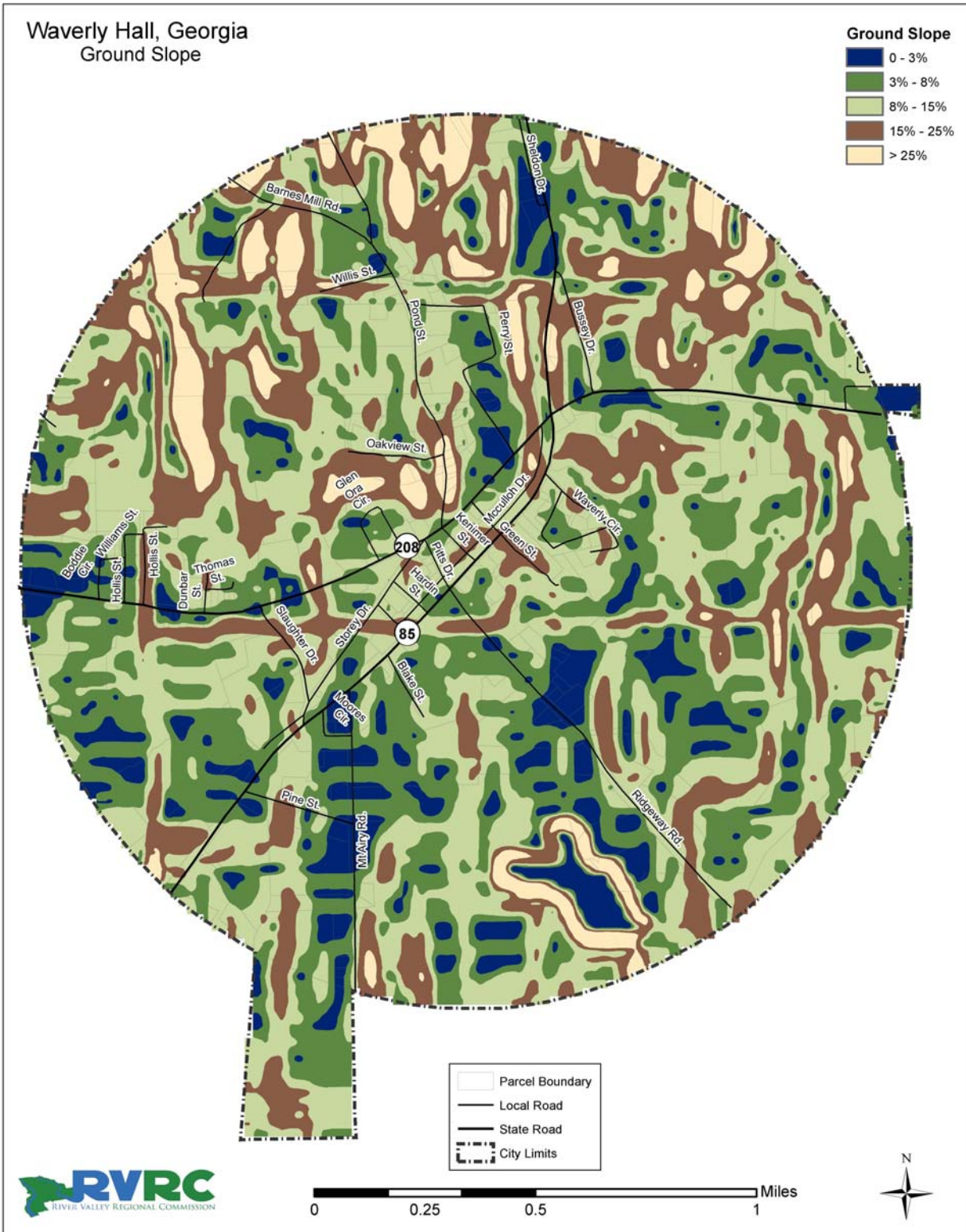


Flood Area

The Town of Waverly Hall has been mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program.



Slope



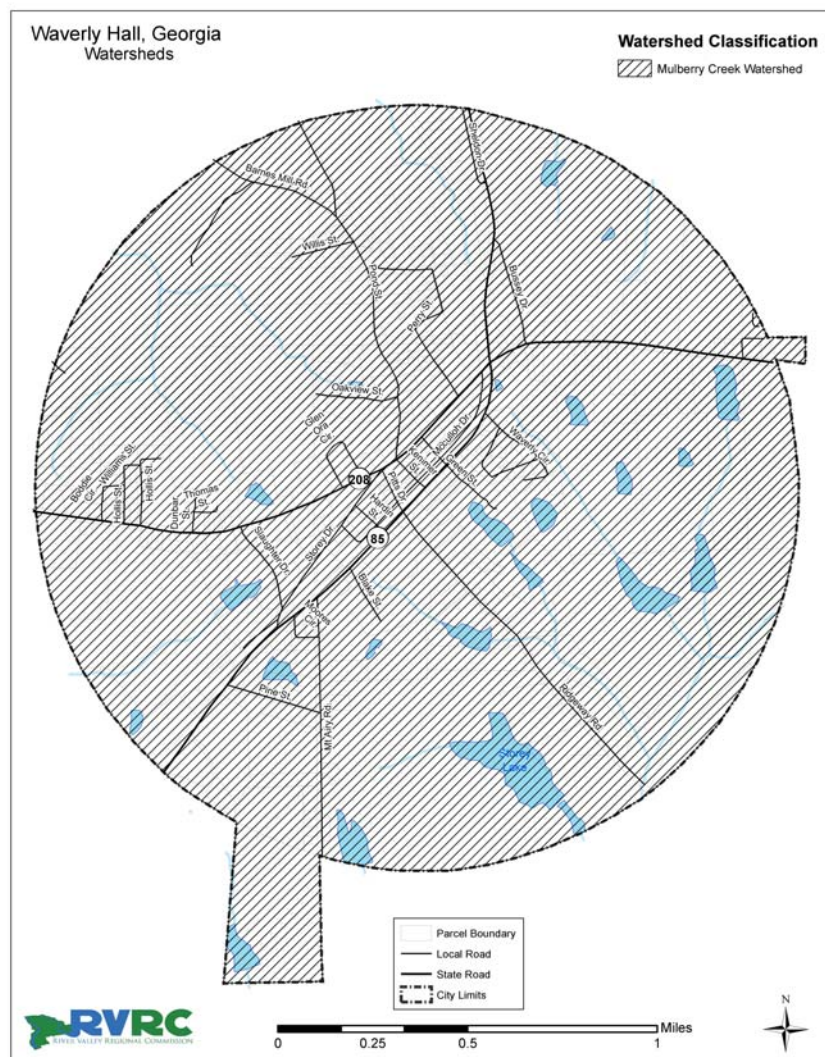
Water Supply Watersheds

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

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

There are seven small watersheds that cross Harris County boundaries. All these are also part of The Upper Middle Chattahoochee Watershed. Three of the smaller watersheds, House Creek, Mountain Oak Creek and Mulberry Creek, are completely enclosed in the county. Standing Boy Creek, Bull Creek and Upatoi Creek all have headwaters that lie within Harris County.

Waverly Hall is in the Mulberry Creek Watershed. All of their water intake systems are wells and thus the state of Georgia Watershed regulations do not apply to the town of Waverly Hall.



Wetlands

Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. They also store water, thereby stabilizing dry weather stream flows and flood hazards. In addition, wetlands serve important functions as fish, wildlife, and plant habitats. To avoid long-term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

Wetlands serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, they 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).



Cultural and Historical Resources

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

Cultural and Historical Resources.

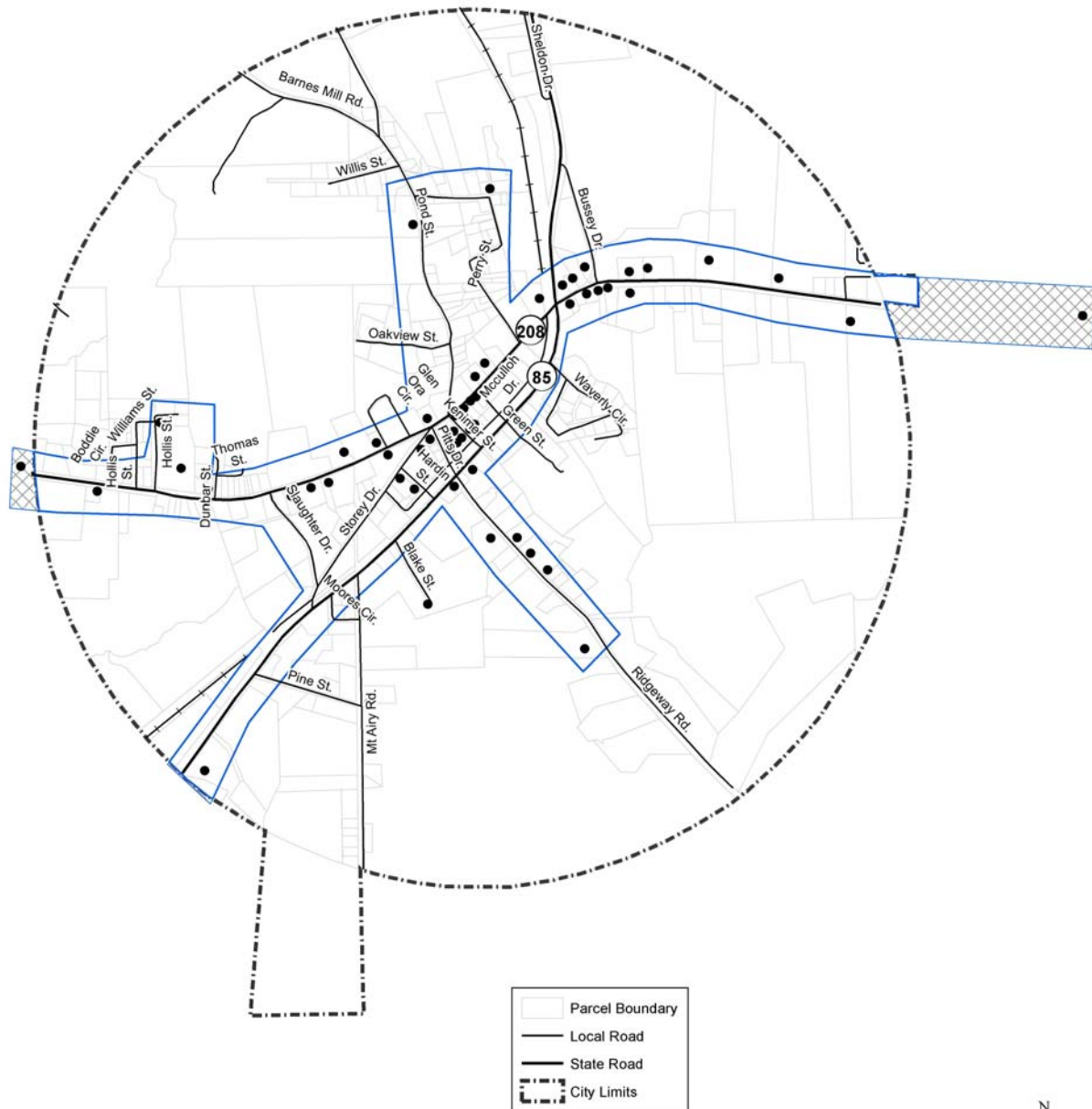
Waverly Hall is located in the southeastern portion of Harris County. Its buildings are primarily residential, but there is an intact historic commercial area that is oriented to the abandoned rail line. Waverly Hall's development is characteristic of late-nineteenth and early-twentieth century growth. Most buildings are representatives of the Queen Anne style of architecture or include features or architectural elements influenced by that style.

Waverly Hall has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, it is not eligible for the Certified Local Government program administered by the National Park Service nor is it eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1994, there is no government entity in the Town of Waverly Hall to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the town. However, the Waverly Hall Village Green Historic Society carries out these goals in the community.



Waverly Hall, Georgia Historic Resources

- Historic Resources
- Historic Resource Boundary Within City Limits
- ▨ Historic Resource Boundary Outside of City Limits



0 0.25 0.5 1 Miles



Character Area Vision Statements

Village Green / Parks, Recreation, and Conservation

Vision: Due to the environmental and cultural significances of Waverly Hall's Parks, Natural and Cultural Resources and its citizenry's desire to protect those attributes, the Town of Waverly Hall will strive to protect its natural resources, to include State, Federal and local parks, conservation areas, and protected open space including wetlands, floodplains, stream corridors, native flora and fauna, natural buffers, fragile topography, and other significant preserves. The vision includes:

1. Limiting new development to only include agricultural uses, public utilities (such as water/sewer lines), bike/ pedestrian paths, and/or other low impact recreation facilities such as baseball or softball fields.
2. Promoting the use of conservation easements.
3. Promoting areas as passive use, such as tourism and recreational destinations.
4. Widening and construction of roadways should only be done only when absolutely necessary, and with careful designs.
5. Preserving environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
6. Utilizing infrastructure availability as a means to steer development away from natural, cultural, and environmentally sensitive areas.
7. Protecting Waverly Hall's viewsheds.
8. Extending the walking trail from the town center to Thomas B. Perkins Park on SR 85.



Land Uses or Zoning Categories preferred: Areas will remain public land uses such as parks, pedestrian trails and public facilities while under ownership of the city. If properties are sold to private land owners, both R-1 and C-1 uses would be considered as a development option.



Implementation Measures/Strategies:

1. Conserve, maintain and promote the natural, historic and cultural resources of the Town of Waverly Hall.
 - a. Encourage and promote land use and development that respects natural limitation of flood plains, wetlands and limiting soil types.
 - b. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
 - c. Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - d. Support regional tourism alliances with other counties and cities (such as Osoahatchee Indian Festival and Rodeo) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
 - e. Promote and Enhance the Outdoor Recreation Industry.

Agricultural Conservation/Rural Residential

Vision: This area will consist of large tracts of forested, family-owned land with both hardwood and pine as well as pasture lands for horses and cattle, and are either undeveloped or have a few residential structures. Maintaining rural agriculture and forested property will protect the area's natural resources as well as maintain the small town charm of Waverly Hall. The goal is to protect forested property while allowing limited residential development located on large tracks to 4+ acres. These areas could also be developed as Conservation Subdivisions that would protect the existing forested areas, wetlands, streams, steep slope, groundwater recharge areas, and greenfields from mass grading, clear cutting, or other damaging development practices. The overall density would be required to remain within the parameters of the existing zoning code. Existing town infrastructure availability and capacity will be a determining factor in the density of development.

Land Uses or Zoning Categories preferred: A-1, conservation subdivision dependent upon available town infrastructure.

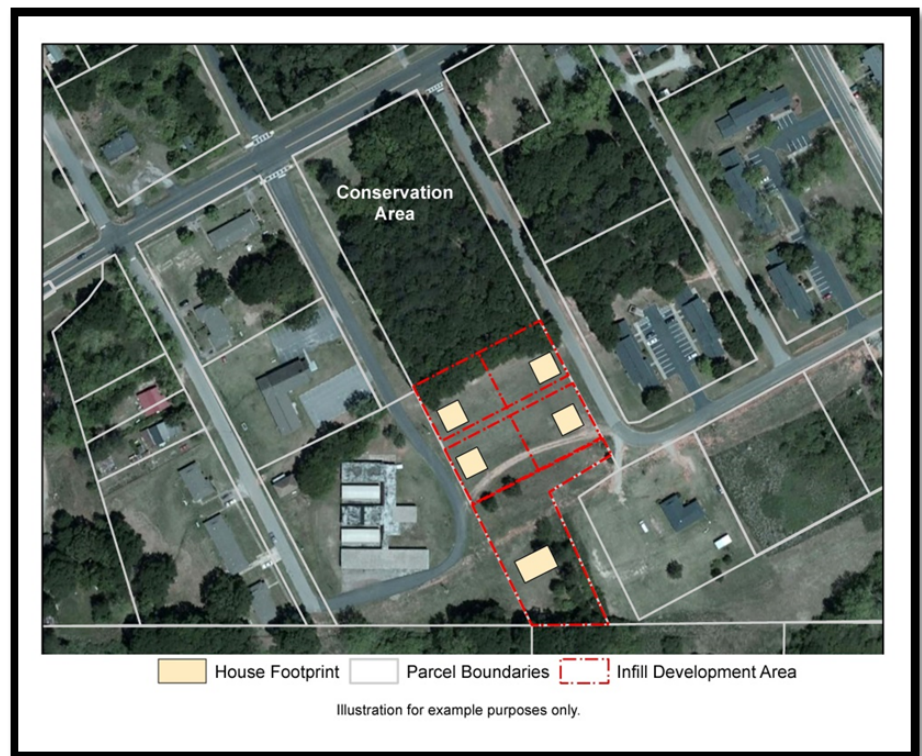


Implementation Measures/Strategies:

1. Maintain rural atmosphere while accommodating new residential development by:
 - a. Permitting rural cluster or conservation subdivision design with approved sewage in an effort to protect existing environmental and cultural resources that incorporate significant amounts of open space.
 - b. Encourage compatible architecture styles that maintain the regional rural character, and should minimize or soften "franchise" or "corporate" architecture.

Established Residential

Vision: These are primarily platted and developed residential areas of the Town of Waverly Hall consisting of existing residential areas. These neighborhoods often have a variety of street patterns, high open space, and a high to moderate degree of building separation. While not as compact as Traditional Neighborhoods, these areas still maintain many characteristics of pre-WWII development, such as a connected street grid, and fairly consistent building setbacks and streetscapes. The larger lots sizes make these neighborhoods not as easily accessible to pedestrians, but can still support walking traffic, and alternative means of transportation. The Established Residential areas will have a majority of owner-occupied single-family homes or stick-built homes constructed on-site, and serve as a continuing example of well-maintained, stable neighborhoods. Any additional development within these neighborhoods should adhere to traditional neighborhood design principles by utilizing the existing street patterns and connecting with larger arterial streets, maintaining comparable lot and building sizes, and integrating sidewalks and streetscaping to cater to pedestrian or bike traffic.



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

1. Foster retrofitting of these areas to better conform with traditional neighborhood development principles:
 - a. This includes creating Town focal points by locating schools or recreational facilities, such as pocket parks, at suitable infill locations within walking distance of residents.
 - b. Add traffic calming improvements, sidewalks, and increased street interconnections to improve walk-ability within existing neighborhoods.
 - c. Permit accessory housing units to increase neighborhood density and income diversity.

*For further information and images, please see the Character Area Design Appendix.

Land Uses or Zoning Categories Preferred: R-1: Single-family detached units on a minimum of one acre lots.

Implementation Measures/Strategies:

1. Permit accessory housing units such as garage apartments, or new well-designed, infill residences to increase neighborhood density.
2. Promote strong connectivity and continuity between developments.
3. Where feasible retrofit subdivisions to better conform to user sensitive design.
4. Encourage residential infill development that is compatible with the existing neighborhood.
5. Use existing design guidelines that ensure that the physical appearance of new development (or improvements to existing properties is compatible with the character of Waverly Hall is built to a high standard has a pleasant appearance.

Established Residential-Revitalization Area

Vision: The established residential declining neighborhoods in the Town of Waverly Hall consist of existing residential areas designed in the same manner as the Established Residential areas, comprising of a variety of street patterns, high open space, and a high to moderate degree of building separation. While not as compact as Traditional Neighborhoods,

these areas still maintain many characteristics of pre-WWII development, such as a connected street grid, and fairly consistent building setbacks and streetscapes. The larger lots sizes make these neighborhoods not as easily accessible to pedestrians, but can still support walking traffic, and alternative means of transportation. The Established Residential Declining areas will also have a majority of owner-occupied single-family homes or stick-built homes constructed on-site, however the housing conditions in these areas are worsening due to neglect of property maintenance and lower levels of home ownership.

The decline of neighborhoods should be stopped before it becomes necessary to redevelop the neighborhood. The vision includes:

1. Encouraging new and affordable development that will match typical densities, housing types and styles



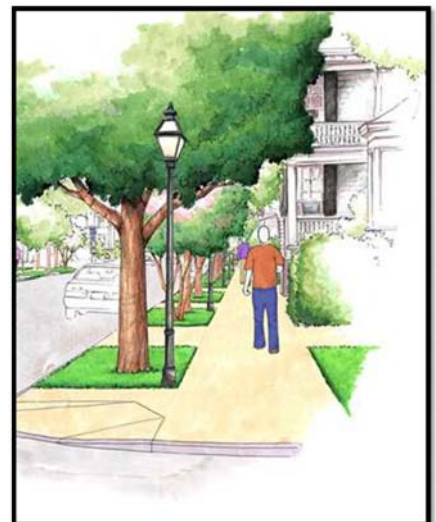
of older centers of the community.

2. Encouraging infill development on vacant sites.
3. New developments will reflect traditional neighborhood design principles, such as closer orientation to street, streetscaping and pedestrian access to downtown and other commercial areas.

Land Uses or Zoning Categories Preferred: R-1, R-2: Single-family residential detached and attached units on a minimum one acre lot.

Implementation Measures and Strategies:

1. Work with owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking state and federal grants including but not limited to CDBG, Section 8, etc.
2. Consider adopting ordinances to allow for development of accessory housing units such as garage apartments.



3. Consider adopting design standards or guidelines that ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of Waverly Hall is built to a high standard has a pleasant appearance.

Town Center

Vision: The Town of Waverly Hall's Town Center is the focal point for the community with a concentration of activities (general retail, professional office, public and open space uses) easily accessible by pedestrians in surrounding residential neighborhoods, commercial and civic areas. The Town of Waverly Hall will ensure proper management of all developed and undeveloped land, in an effort to improve the usability of the area including improvements to traffic flow, landscaping (bike/pedestrian trails, benches, outdoor lighting), signage, façades, parking, and connectivity. Waverly Hall will have a vibrant and active Town Center that has been fully restored and well maintained. By maintaining the traditional storefronts of the commercial buildings, and promoting businesses to locate on the bottom floor, the area will allow pedestrians to interact with the shops, as well as other members of the community. This area will be a focal point for the Town of Waverly Hall and Harris County, offering a concentration of activities to include general retail, professional offices, live/work loft housing and appropriate public and open space uses, which will all be easily accessible by pedestrians. The Town Center will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment. The Town Center is the key component to maintaining Waverly Hall's unique sense of place, and must be protected from architecturally incompatible development. Waverly Hall will protect the Town Center by:



Façade Detail

1. Softening "corporate" architecture and promoting turn of the century style architecture to match existing buildings;
2. Regulating signage within the Town Center corridor;
3. Utilizing existing or available parking in Town Center Corridor;
4. Requiring buildings in the Town Center to be architecturally integrated with the site and one another and developed at a scale sufficient in size, bulk and height to provide image identification for the Town Center area and surrounding community;
5. New buildings/commercial structures will be located near street front with parking in rear of buildings in an effort to be more pedestrian friendly and keep the Town Center aesthetically pleasing.

Land Uses or Zoning Categories Preferred: C-1, R-1, R-2, Commercial, Single Family detached, Single Family attached.

Implementation Measures/Strategies:

1. Encourage attractive streets with signage guiding visitors to Town Center and scenic areas around the community.
 - a. Enhance corridor appearance through streetscaping (streetlights, landscaping), sidewalk improvements and sidewalk construction.
 - b. Encourage a mix of residential, commercial uses, and community facilities at small enough scale and proximity to encourage walking between destinations.



2. Support economic development that is compatible with existing businesses and the tourist industry.
 - a. Encourage the rehabilitation of storefronts in the Town Center.
 - b. Encourage cultural events, i.e. art shows, small fairs, and other attractions in the Town Center.
 - c. Encourage adaptive re-use of historic structures.
 - d. Continue clean-up services in the downtown areas.
3. Create usable spaces by renovating deteriorating structures and tearing down dilapidated structures (those beyond repair or renovation).
4. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.

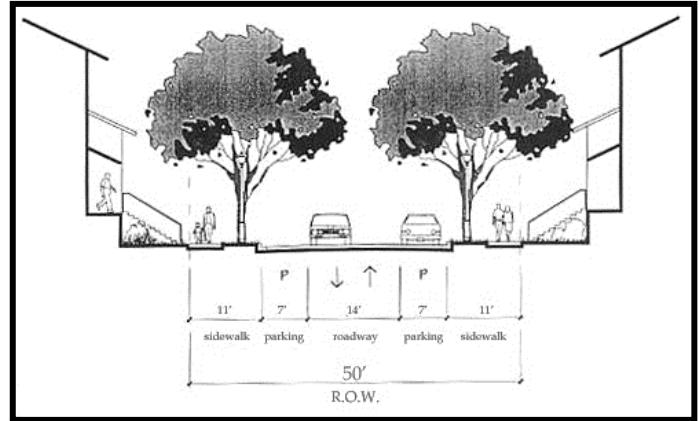
Historic Corridor/ Traditional Neighborhoods

Vision: The Town of Waverly Hall's Historic Corridor, located along U.S. Highway 208 maintains significant historic features, housing, landmarks, civic and cultural uses. Consisting of several blocks of turn of the century civic buildings, including churches and cemeteries, as well as traditional neighborhoods, this area promotes walkability through its compact development. The residential areas of the Historic Corridor, typically developed prior to WWII, Waverly Hall should aim to preserve the pedestrian orientation, sidewalks, street trees, on-street parking, small regular lots, buildings close to or at the front of property line, low degree of building separation, and businesses well within walking distance, characteristic of historic areas. Maintain existing density and development by:

1. Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
2. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
3. Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.



Rendering by Kelly Carson, RWD



Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area. This corridor should be preserved to maintain not only the cultural heritage of Waverly Hall, but also to solidify the sense of place that makes Waverly Hall unique.

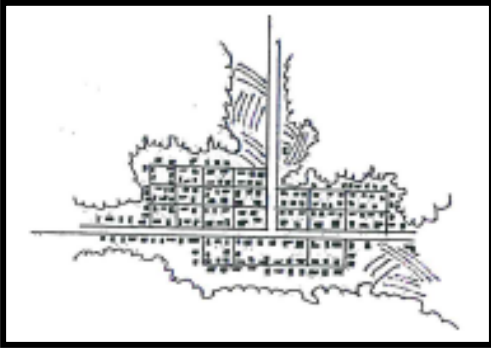
Land Uses or Zoning Categories preferred: R-1, R-2, Single-Family detached, Single-Family attached.

Implementation Measures/Strategies:

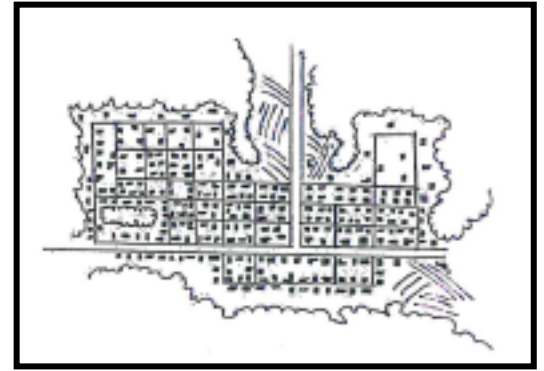
1. Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs.
2. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
3. Use the Design Appendix and Reference guide as a means of guiding development aesthetics within the community.

New Residential/ Traditional Neighborhood Developing

Vision: Vacant, or underdeveloped properties located further from the



Town Center, these areas are most susceptible to typical suburban development, characterized by low pedestrian access, varied street patterns, and a high to moderate degree of building separation. The town should consider alternative means, such as infill development or conservation subdivisions, of creating additional housing



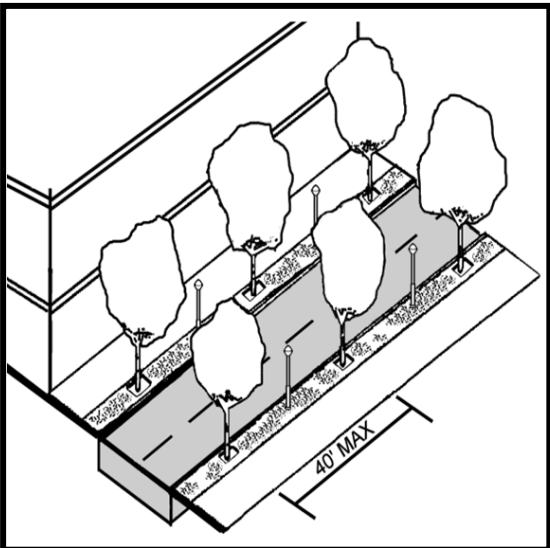
options without destroying environmental resources, or the sense of place. Conservation Subdivisions would protect the existing forested areas and greenfields from mass grading, clear cutting, or other damaging development practices. The overall density would be required to remain within the parameters of the existing zoning code and available infrastructure. Any infill development should strive to not only utilize the existing street pattern, but also match the existing lot sizes and architecture of surrounding neighborhoods. Areas located within walking distance of the Town Center should consider incorporating higher density residential development to encourage walkability neighborhood connectivity to commercial resources. The vision includes:

1. Sidewalks with street lighting and landscaping to encourage pedestrian access;
2. Street layouts that match those in the older parts of the community and connect to the existing street network; street and building layout will be site sensitive in order to protect existing natural and cultural resources.
3. Well-designed development that blends into existing neighborhood development;
4. Developments with mid-block alleys; and
5. Houses located near the street, with large front porches that encourage interaction with neighbors.

Land Uses or Zoning Categories preferred: R-1, R-2: Conservation subdivision, Single-family attached and detached units on a minimum of a one acre lot.

Implementation Measures/Strategies:

1. Promote moderate density, traditional neighborhood style residential subdivisions.
2. There should be strong connectivity and continuity between each development.
3. Encourage compatible architecture styles that maintain and reflect the local character, and should include scaled down or softened "franchise" or "corporate" architecture.
4. Promote street design that fosters traffic calming such as narrower residential streets, on-street parking.



Major Highway Gateway Corridor

Vision: This is developed and undeveloped land paralleling both SR 85, and SR 208 that serves as an important entrance or means of access to the Town of Waverly Hall. Gateway Corridor South will extend from the town limits along SR 85 and terminate at the intersection of Blake Dr. The Gateway Corridor North will extend from the intersection of SR 85 and Waverly Circle and will continue north to the town limits. The land adjacent to and fronting SR 85 shall be developed in a manner that is visually pleasing to residents and visitors of Waverly Hall by:

1. Focusing on appearance with appropriate signage and signage control, landscaping and other beautification measures.
2. Managing access to keep traffic flowing; using directory signage to community facilities, developed commerce, streets/state routes and recreational facilities.
3. Adding buffer where appropriate between new bike/pedestrian trail and SR 85.
4. Placing new development on property adjacent to SR 85 behind a landscaped buffer.

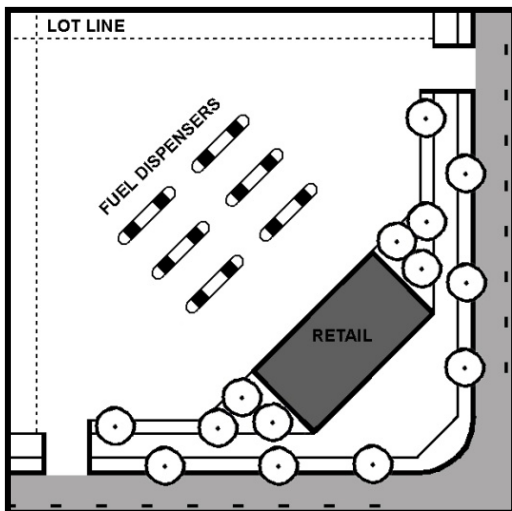
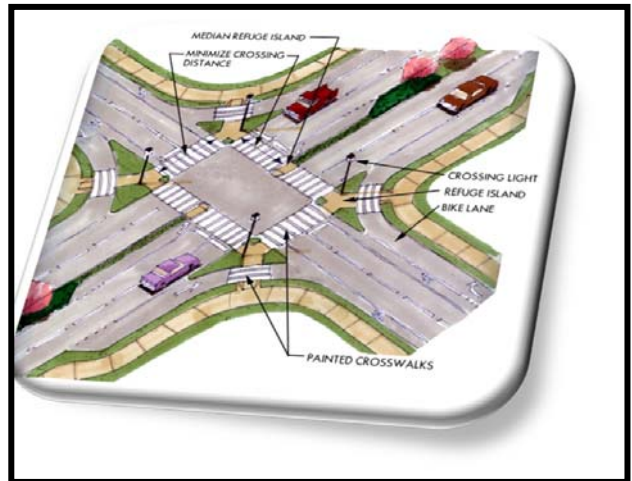
Land Uses or Zoning Categories Preferred:

Gateway Corridor South: C-1, R-1, R-2, Commercial, Single-family attached and detached units.

Gateway Corridor North: C-1, R-1, R-2, Commercial, Single-family attached and detached units.

Implementation Measures/Strategies: Focus on appearance with appropriate signage, landscaping and other beautification measures.

1. Maintain a natural vegetation buffer 25 feet in width along the corridor, depending upon lot size.
 - a. Ensure all new developments are setback behind the buffer inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highways.
2. Encourage landscaping, raised medians to provide vehicular and pedestrian safety, and aesthetics.
3. Provide pedestrian facilities behind drainage ditches or curbs.
4. Consider the development of corridor management plans for US 85 and other major corridors into and out of the Town of Waverly Hall. Overlay districts are used as tools to implement lighting, landscaping, buffers.
5. Keep sign regulations updated.



Other / Special

Vision: These areas of the Town of Waverly Hall include public or semi-public areas with single characteristics such as town hall, fire station, public safety facilities, churches, cemeteries, or others that are not likely to be replicated elsewhere within the community and not likely to change use over the 20-year planning period. Waverly Hall will continue to have a cemetery, parks, other public buildings and recreational facilities to serve its citizens. Waverly Hall will also seek to provide better land use connectivity between town public facilities and adjacent neighborhoods by creating pedestrian/communities, bike/walking trails, bike access, improving visual



appearance, scale of facilities, and landscaping. The vision for these public land uses and/or recreational facilities includes:

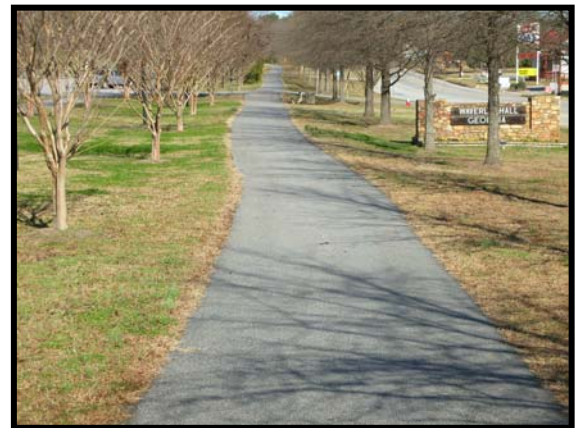
1. Landscaped buffers between the roadways and pedestrian walkways will be constructed.
2. Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
3. Parks and other recreational facilities will have facilities for bicycles, including bikeways or bike lanes, frequent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

Land Uses or Zoning Categories to be Allowed:

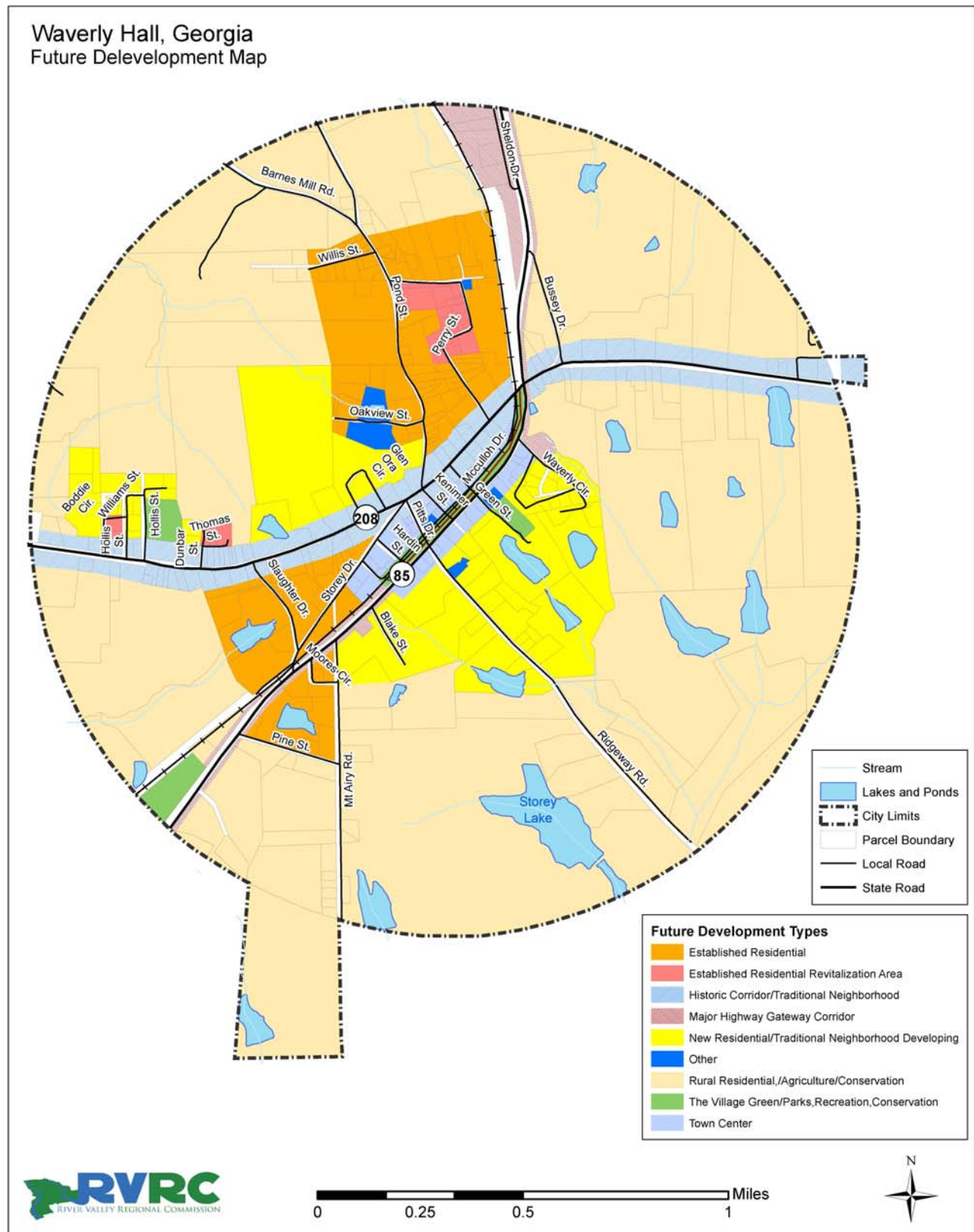
Public/Institutional

Implementation Measures and Strategies:

1. Encourage and support the development of a Harris County and Waverly Hall Recreational Program that will provide opportunities for both passive and active recreational activities.
2. Encourage maximum use of natural resources, while maintaining sound environmental protection practices by encouraging and promoting land uses and development that respects the natural limitations of flood plains, steep slopes, wetlands and soil types.
3. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions, as well as providing for timely maintenance and improvements.
4. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the Town of Waverly Hall and on through routes for local and regional travelers.



*For additional information and images see the Character Area Design Appendix.



The Town of Waverly Hall

Final Needs and Opportunities

Economic Development

Needs

- Business/Job Diversification
- Need to better maximize what business incentives we have.
- Find business use for vacant buildings in the town center area.
- Need available land for businesses

Opportunities

- Low cost housing compared to Harris County
- Educational Opportunities – excellent K-12 Harris County school system
- Downtown Revitalization programs
- Expanding local job opportunities
- Create a business friendly attitude

Housing

Needs

- Lack of available housing. Structures that are vacant are not livable
- Small Areas of vacant/deteriorating structures
- Balancing housing cost with housing quality

Opportunities

- Construction of additional affordable/adequate housing
- Diversify housing mix from predominantly single-family site built housing units to quality single-family attached (town house, condominiums)
- In-fill development

Natural and Cultural Resources

Needs

- The Town of Waverly Hall has several small streams with 100 year flood zone and small pockets of wetlands associated with many of those stream segments. These streams and wetlands are located throughout town. Floodplain and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers.
- Waverly Hall has a concentration of steep slopes in the northern area of Town. These slopes range from 15% to greater than 25%.
- The Town of Waverly Hall draws its water from a well system. Areas around wells need protection from development.

Opportunities

- The Town of Waverly Hall has many historic resources located in close proximity to each other which have a high level of historic integrity. These would be appropriate for inclusion in a locally, state, and nationally designated historic district.
- Draft appropriate site design guidelines for developing on sensitive areas (e.g. steep slopes, wetlands).

Community Facilities

Needs

- Maintaining infrastructure for a growing population (water, street and drainage, etc.)
- Maintenance cost for water system, drainage system, and road maintenance.

Opportunities

- Water system provides needed infrastructure for meaningful infill development and revenue opportunities.

- Water lines are currently in place in 100 percent of the town. Growth means adding customers to the existing system which should increase water revenues.
- Good state highway system.

Intergovernmental

Needs

- Water availability and impact of development on local system

Opportunities

- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan process.

Transportation

Needs

Congestion in downtown area during morning and evening commute times

Opportunities

- Creating pedestrian and vehicular Gateways into the Town of Waverly Hall
- A lot of traffic through Waverly Hall during the morning and evening rush hours.
- Good state highway system.
- Interest in golf cart travel

Land Use

Needs

- Encroachment of non-compatible land use in historic areas.
- Lack of available vacant land.
- Land use mix is heavily favored towards residential and commercial use. There is a need to further diversify land use base by adding light industrial and single family attached (Townhomes.)

Opportunities

- Small infill lots in old neighborhoods.
- Include adequate space for the growth of employment-related uses within the Future Land Use Plan/Development Map.

Town of Waverly Hall: Report of Accomplishment

Community Facilities		
Activity	Status	Explanation
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.	Completed	
Assess availability of public space and determine what needs expansion, renovation or closure.	Completed	
Consider developing a Capital Improvements Program that supports current and future growth.	Not Accomplished	Has been carried over to the new STWP.
Increase community and program knowledge, cooperation among local leaders and volunteers by utilizing county and Pine Mountain Chamber of Commerce website, newspaper, civic organizations, health agencies, and neighborhood meetings.	Completed	
Consider developing a sidewalk ordinance that requires all new development to provide user friendly walkways.	Not Accomplished	Has been carried over to the new STWP.
Consider creating a street tree ordinance that requires new development to plant shade bearing trees appropriate to climate.	Not Accomplished	Has been carried over to the new STWP.
Economic Development		
Continue expanding tax base and local opportunities with residential and commercial growth due to Kia and Fort Benning expansion.	Completed	
Work with Harris County to expand Entrepreneurial Friendly designation in an effort to create a business and retention program and entrepreneur support program.	Not Accomplished	County is the lead agency.
Increase local job opportunities which will require less access to transportation by in-filling existing urban areas and creating job opportunities in those areas by continuing the development of desired commercial/ recreational facilities.	Completed	Added a Dollar General within Walking distance of 95% of Waverly Hall
Develop a business and retention plan.	Not Accomplished	Not needed. Resources are limited. Town is small businesses go directly to Council if there is an issue or if they need help.
Support Harris County efforts to 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.	Completed	
Continue to support primary educational opportunities – excellent K-12 school system.	Completed	
Use ongoing educational opportunities to attract and enhance a diverse and educated workforce.	Completed	
Continue to work with Harris County and Waverly Hall Chamber of Commerce to promote tourism in Harris County	Completed	
Strive to connect with the surrounding region for economic stability and stimulus by promoting businesses that process local agricultural products	Completed	
Aim to diversify the job base in the community to provide greater stability to the local economy.	Completed	Dollar General

Housing		
Consider redevelopment options for small areas (pockets) of deteriorating structures.	Underway	2011 CDBG is being used to replace faulty septic Tanks in one of our neighborhoods as well as take care of flooding issues. Project will be completed in 2015.
Decrease the jobs-housing imbalance by increasing job opportunities in Harris County and Pine Mountain and by balancing housing cost with housing quality.	Completed	
Utilize existing zoning and subdivision ordinances or develop new ordinances to create housing communities including single-family, detached housing mix in comparisons to housing developments and to retrofit existing housing areas when possible.	Not Accomplished	Lack of Public Sewage limits attached single-family units and Multi-family. New Mayor is interested in getting more affordable townhome type development.
Continue to implement code enforcement program with Harris County.	Completed	
Seek out grant opportunities and support that could provide assistance and/or aid to households with special needs	Not Accomplished	Similar project has been added to the 2014-2018 STWP. Will explore grant opportunities in 2015-2016
Ensure that the community has sufficient housing options available for a range of income levels.	Underway	Develop an Area Plan to identify vacant lots, vacant buildings in the Town Center area as well as along the Highway corridors in an effort open up space for new commercial single-family attached residential rental and homeowner units, and light industrial development. 2016-2017
Land Use		
Inventory potential brownfield sites; connect property owners to the Federal and State incentives for cleaning up brownfields. Educate public on brownfields and greyfields.	Completed	Waverly Hall is not aware of any Brownfield Sites.
Protect historic areas and structures from non-compatible land uses. Evaluate impact on said areas and structures during the zoning/subdivision review process.	Postponed	Carried Over to new STWP. Finish date 2014
Consider developing ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but no limited to US 27, SR 18.	Postponed	Carried Over to new STWP. Finish date 2014
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 conservation subdivisions or traditional neighborhood type developments to protect open space and create green way connections.	Not Accomplished	New Council does not have an interest in such a project.
Promote in-fill development opportunities in existing Waverly Hall subdivisions. Develop a vacant land inventory to aide with infill development for residential and commercial properties. Expand and appropriately locate commercial land use in Waverly Hall.	Not Accomplished	Carried Over to new STWP. Finish date 2014

Consider developing a guidebook that illustrates the type of new development wanted in Waverly Hall.	Not Accomplished	New Council has no interest do in the next 5 years.
Consider developing a citizen education program to allow all interested parties to learn about development processes in our town.	Completed	
Pursue more effective water conservation and aquaculture techniques, resource conservation and protection in the town. Look to develop landscaping measures that require drought resistant plants, or measures to promote water saving appliances or other water conservation techniques.	Not Accomplished	No interest in new Council to carry this project forward.
Continue to enforce zoning ordinance and subdivision regulations	Completed	
Encourage new residential development to follow the pattern of the original town by utilizing the existing street grid while aiming to achieve a walkable pedestrian friendly development.	Completed	Only had one new development in the last five years. The project was never built.
Natural and Cultural Resources		
Waverly Hall has waterways and wetlands. Waterways of importance and their associated wetlands include the Turkey Creek and Mountain Oak. Waterway and wetland integrity needs to be maintained by limiting development in these areas and maintaining appropriate buffers. Management planning for significant community natural and cultural resources is needed. Continue enforcement of existing state and local regulations. Consider developing a conservation sub. Ordinance to help protect valuable resources and guide development away from important resources.	Not Accomplished	
Waverly Hall 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.	Not Accomplished	Not a priority with the new council.
Waverly Hall should consider starting an organized tree-planting campaign in public areas.	Not Accomplished	Project has been carried over to the new STWP.
The City of Waverly Hall should consider starting a tree preservation and tree re-planting ordinance for all new development.	Not Accomplished	Project has been carried over to the new STWP.
Continue to enforce best management practices.	Completed	
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	Not Accomplished	Not enough staff. New Council has no interest yet to do within the next five years.

natural and cultural resources. Make brochure available to the public by posting it in public places and on websites, newsletters, etc.		
Identify potential water pollution problems and solutions	Completed	Work with EPD on well Monitoring every year.
Look at regulations and/or adopt appropriate site design guidelines that set aside, protect, or minimize environmentally sensitive areas such as stream-banks, steep slopes, wetlands, etc.	Not Accomplished	Waverly Hall Council decided that existing state regulations are all they need. New council will not carry over to new STWP.
Continue to enforce soil erosion, stormwater best management practices.	Completed	
Develop a Greenspace Plan and actively work to preserve greenspace.	Not Accomplished	Council decided it was not a project priority> will not be carried to the new STWP.
Consider developing ordinances and design guidelines to complement our historic areas and match our existing architecture	Completed	
Consider working with state or national land conservation programs to establish a program that would preserve environmentally sensitive areas in the community.	Completed	
Transportation		
Consider developing a corridor management plan and adopting overlay districts to create pedestrian and vehicular gateways by controlling development/signage and maintaining traffic flow along major arterials, such as SR 208 and SR 85.	Postponed	New council will review draft ordinances in the next 5 years. Completed by 2018.
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.	Underway	Will review in 2017 as part of new STWP
Lack a good network of sidewalks to allow people to walk to a variety of destinations. Consider adding to the existing sidewalks system.	Completed	Add and repair sidewalks as funds allow.
Waverly Hall should consider a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.	Underway	Will be carried over to the new STWP. Completion Date 2018
Create a Walk/Bike First Community attitude by promoting walking and bicycling. Expand existing bike/pedestrian trail routes to create land use connectivity.	Not Accomplished	Looked to use TE funds to extend walking trail but could not get it done and had to give the money back.
Develop a bicycle/pedestrian plan to complement 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.	Not Accomplished	Priority was to expand their walking trail north of town. Had to give back their TE money.

Waverly Hall: Community Work Program Update 2014 to 2018

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Apply for CDBG funding to improve water system and street and drainage system needs. A new well and better water pressure to hydrants is needed. Ditch systems need improvement	2015	Waverly Hall	\$1,000,000	Waverly Hall, CDBG
Draft a Capital Improvements Document for Council Review	2017-2018	Waverly Hal	\$3,000	Waverly Hall, CDBG

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop an Area Plan to identify vacant lots, vacant buildings in the Town Center area as well as along the Highway corridors in an effort open up space for new commercial single-family attached residential rental and homeowner units, and light industrial development.	2016-2017	Waverly Hall	\$6,000	Waverly Hall general fund or RVRC work item out of DCA contract
Do a simple market analysis to identify retail leakages and thus potential future businesses.	2016	Waverly Hall	\$6,000	Waverly Hall general fund or RVRC work item out of DCA contract

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Redevelop areas of deteriorating structures with local and state (CDBG) grant funds.	2017	Waverly Hall	\$500,000	CDBG or CHIP
Utilize existing zoning and subdivision ordinances or develop new ordinances to create more housing options such as single-family detached and attached (Town Home) housing.	2018	Waverly Hall	\$6,000	Waverly Hall general fund or RVRC work item out of DCA contract

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Protect historic areas and structures from non-compatible land uses. The Harris County Planning Commission and the Waverly Hall Town Council need to start using the Waverly Hall's Design Guidelines during the zoning/subdivision review process.	2014	Waverly Hall	\$400	Waverly Hall
Develop simple draft ordinances such as overlay districts to regulate the aesthetics of development in our highly visible areas such as but no limited to Alternative US 27, SR 85 and SR 208.	2017	Waverly Hall	\$6,000	Waverly Hall general fund or RVRC work item out of DCA contract

	Natural and Cultural Resources			
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Waverly Hall should start an organized tree-planting campaign in public areas. Contact Trees Columbus, Roosevelt Soil Conservation Service for information on Free Trees, and how to organize a "Planting Event."	2015	Waverly Hall	1,000 (Plan Programming)	Waverly Hall
The Town of Waverly Hall should draft a tree preservation and tree re-planting ordinance for all new development.	2017	Waverly Hall	\$3,000	Waverly Hall General Fund

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Draft ordinance changes to existing subdivision ordinances to limit single entry/exit subdivisions to those situations where two points of ingress and egress is not possible.	2017	Waverly Hall	1,000	Waverly Hall
Waverly Hall should adopt draft and review a policy requiring that newly built sidewalks connect to existing sidewalks wherever possible.	2018	Waverly Hall	1,000	Waverly Hall
Expand existing bike/pedestrian trail routes to create land use connectivity.	2018	Waverly Hall	300,000	Waverly Hall and TE Funding

Appendix I: Character Area Design

Waverly Hall 2014

**Harris County and Cities
Comprehensive Plan 2014
Character Area Design**

Purpose

The goal of the Character Area Design Appendix is to provide town officials, as well as potential developers and citizens with a visual guide. This guide will aid in ensuring that any future development meets the vision of the community, and aims to create quality development that will meet aesthetic as well as functional considerations.

Commercial Development Facades

Description: The architectural character of new commercial development should mimic the characteristics of the existing architectural fabric of the downtown. Maintaining traditional storefronts promotes walkability within the community by inviting pedestrians to interact with the shops, as well as other pedestrians. The inclusion of awnings as part of the façade allows for variety and signage along the downtown, while providing some protection from the elements. Street trees also protect pedestrians from the elements by providing shade while helping to create a more attractive and comfortable pedestrian environment. The new buildings could be either single or multiple stories, but should include architectural features typical of the turn of the century style and meet the Town of Pine Mountain's lot coverage and neighborhood requirements.



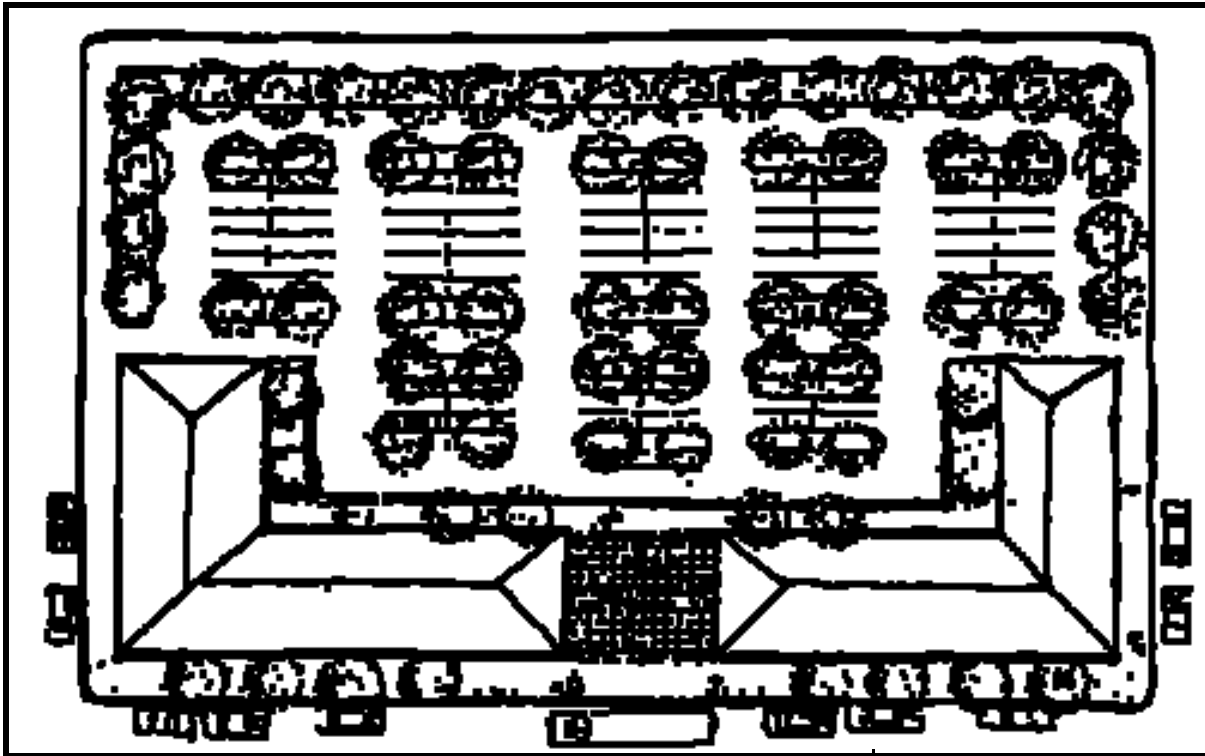
See Figure 1: Façade detail in Additional Images section.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance. These standards provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners and businesses.
2. Create a Design Review process that reviews architecture, aesthetics, and site characteristics of new development to achieve compatibility with existing development and maintain community character.
3. Perform a Local Parking Study to determine areas that have parking problems, including analysis of where parking is adequate and where it is in short supply, projections of future parking supply/demand, and review if local programs and policies affecting parking.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Commercial Development Site Plan



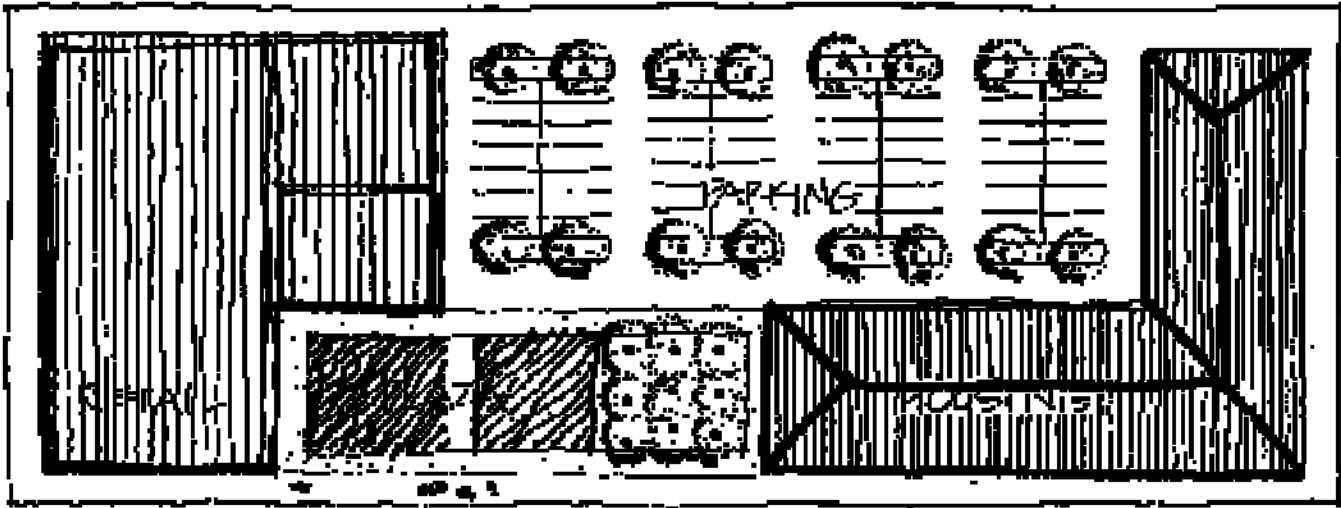
Description: In this site plan, the buildings are located close to the street to invite and promote pedestrian interaction. This arrangement allows patrons to choose between vehicular and alternative means of transportation, by making the building, not the parking lot, the focus. The majority of parking is moved to the rear of the building; however some on street parking is maintained along the roadway as a traffic calming measure. Trees are also included along the sidewalk, as well as in the parking lot to provide sun and wind protection. A centralized, open plaza allows for easy access from rear parking to storefronts, and allows for greater pedestrian interaction.

Implementation Measures:

1. Consider setting a Maximum Block Length, Width, and/or Perimeter to keep the scale of development small and allow for short distances walkable by pedestrians.
2. Consider performing a Walkability Audit to assess connectivity within the community based on commonly used measurements such as connected street networks, high densities of intersections, few-dead ends, short block lengths, and mixed land uses in close proximity to each other.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor

Mixed-Use Development Site Plan



Description: Like the commercial development on page 4, this mixed-use development arranges the site so that parking is located to the rear of the building. This allows the buildings to sit closer to the street. Building setbacks are fairly close to the sidewalk, creating a stronger relationship between the pedestrian and street. Different functions such as Housing, Office, or Commercial elements could be included as part of the development. A shared plaza area makes the development inviting to pedestrians by providing open space as well as more protected space from tree plantings.

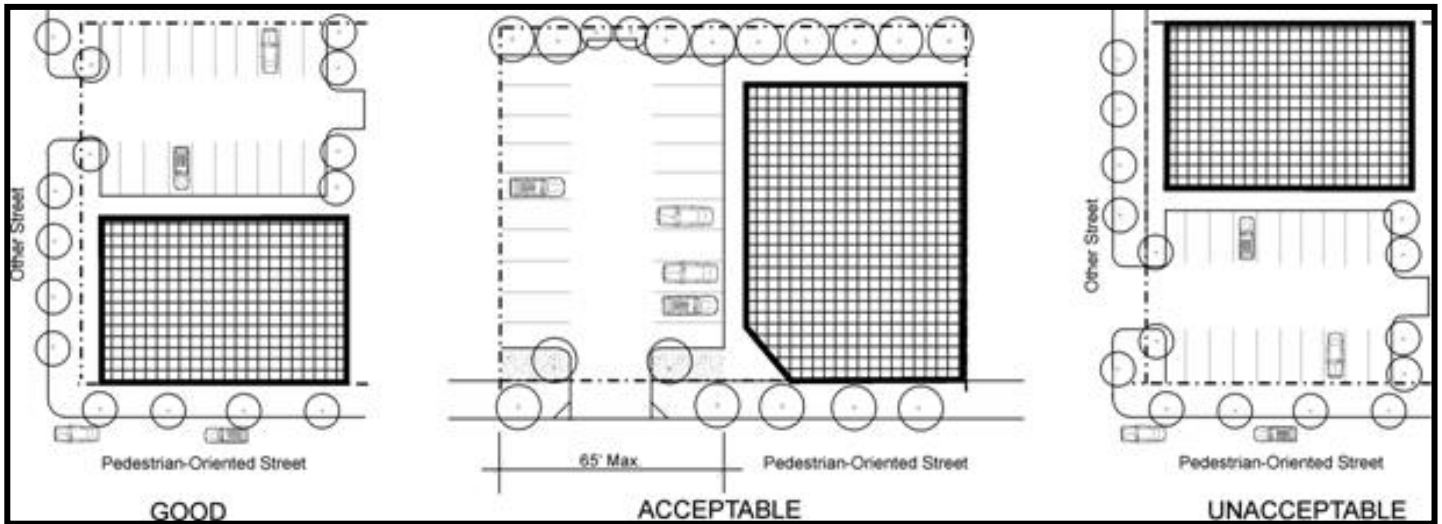
See Figure 3: Mixed-Use Development in Additional Images section for more examples.

Implementation Measures:

1. Adopt Mixed-Use Zoning that allows different types of uses such as housing, retail, and office space to locate within the same district, provided these uses are reasonably related and compatible.
2. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.

Appropriate Character Areas: Town Center, Commercial Corridor, Gateway Corridor, Conservation/Resort

Building Frontage Diagram



Description: These diagrams illustrate possible configurations of buildings and parking lots on a site, to provide a more pedestrian friendly commercial development. Moving commercial buildings to the street provides more visibility, and allows facades to include storefronts to engage passing pedestrians. Rear access for vehicles allows retailers to maintain a necessary amount of parking, without compromising elements needed to maintain pedestrian-friendly streets.

Implementation Measures:

1. Consider setting a Maximum Setback Requirement that requires that the distance between right-of-way and buildings be at a maximum distance rather than a minimum distance. Setting maximums forces development to come closer to the street for walkability, traffic calming, higher density and a more traditional urban feel.

Appropriate Character Areas: Town Center, Commercial Corridor

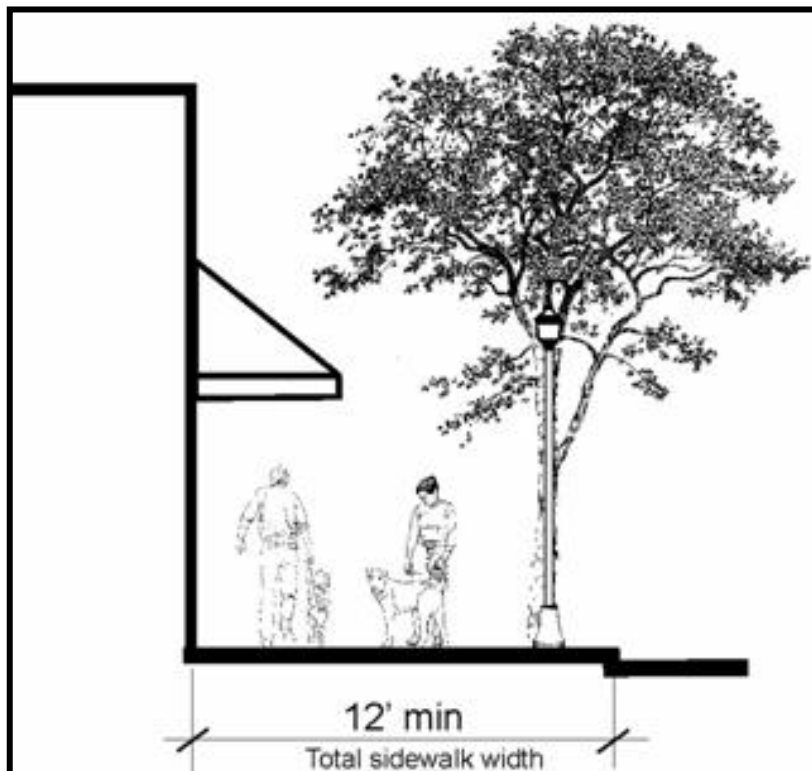
Commercial Street Cross Sections

Description: These street sections illustrate the relationship between building, pedestrian and automobiles. Close building frontage provides scale for the pedestrian, while a wider sidewalk with street trees and lampposts allows a more interactive pedestrian environment. Lampposts help ensure safety, while the street trees give protection from the sun and elements. On-street parking helps to slow traffic, while providing a buffer between cars and pedestrians.

Implementation Measures:

1. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.
2. Consider On-Street Parking Enhancement to identify and take advantage of opportunities to add on-street parking in areas where additional parking is needed most. This could include converting parallel parking to angle parking, converting underused medians, loading areas, turn lanes or traffic lanes for parking.

Appropriate Character Areas: Town Center, Commercial Corridor



Live/Work Units



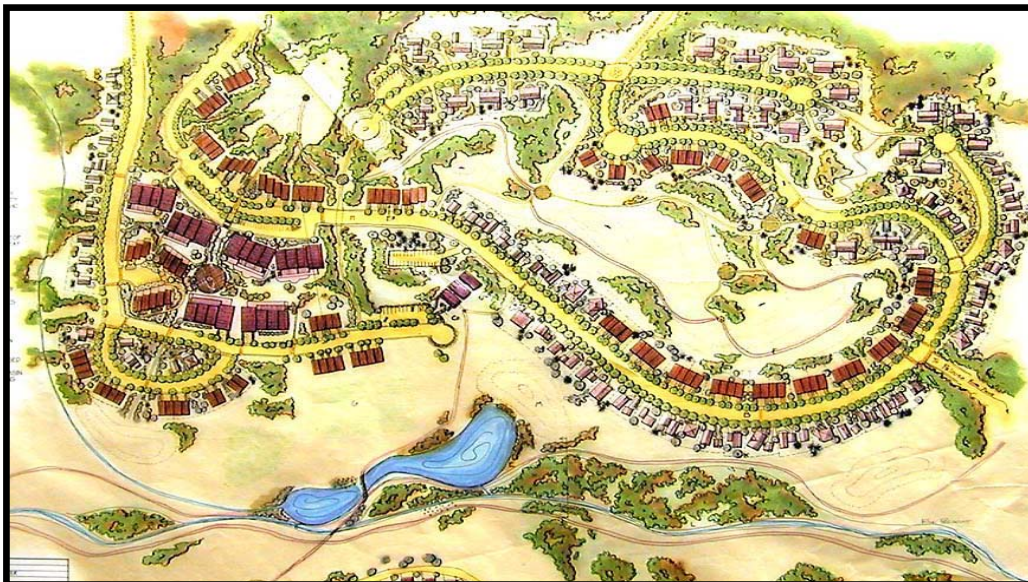
Description: Designed using turn of the century architectural features and design, these units can accommodate higher density development that maintains the overall character of the existing downtown. By allowing commercial/retail uses below with residential units above, the live/work units help maintain activity at different times of day, keeping the streets more vibrant and safe.

Implementation Measures:

1. Consider utilizing Overlay Districts as a way to allow for a mixed- use developments that might include units similar to those shown above. The Overlay District would be a mapped area allowing special regulations and development within the area. These districts are often superimposed over conventional zoning districts, but can also be used as stand-alone regulations to manage development in desired areas of the community.

Appropriate Character Areas: Town Center, Gateway Corridor, Commercial Corridor, Conservation/Resort

Conservation and Cluster Subdivision



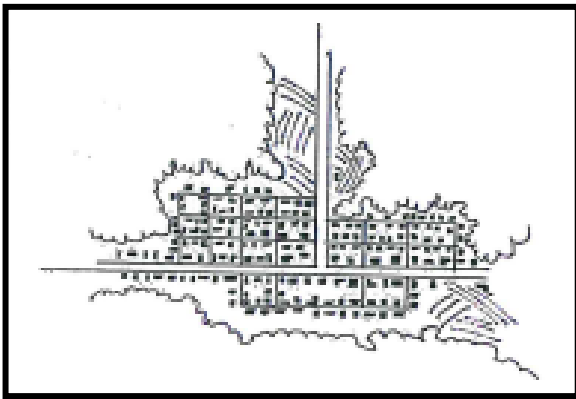
Description: Conservation subdivisions are often characterized by common open space and clustered compact lots. The conservation subdivisions aim to identify unique, scenic, or significant natural features of a site and protect them in large contiguous blocks. Lots are then laid out to maximize the residents' visual and physical access to the open space. By clustering homes around the environmental features, residents can enjoy benefit from the open space, while protecting it for the future. Open space within the subdivisions may include agriculture, forestry or outdoor recreation areas. The clustering pattern combined with the protected open space results in a density that is found in conventional subdivisions. See Figure 2: Conventional vs. Conservation Subdivision in Additional Images section for a design example.

Implementation Measures:

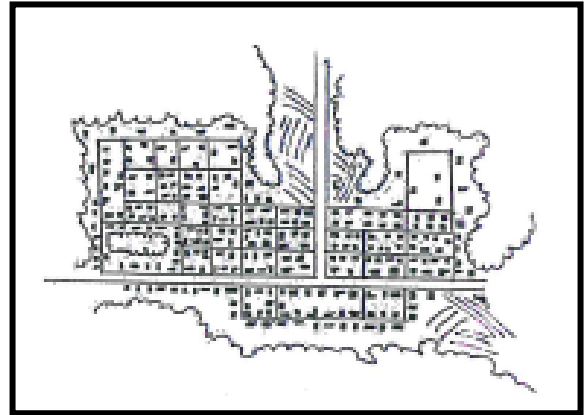
1. Promote Environmentally Sensitive Site Design that will protect environmentally sensitive areas and prevent mass grading and clear cutting.
2. Promote Cluster Development that sets aside a significant portion of the site as undivided, permanently protected open space, while the buildings (residential, office, or retail spaces) are clustered on the remained of the property.
3. Adopt Cluster Zoning as a means of ensuring the type of development described above.
4. Create Conservation Easements as a means of protecting natural resources or open space. Often donated by a private land owner in exchange for income tax, property or estate tax benefits, conservation easements are a legally binding agreement between a property owner and a government body or land trust that limits the type and amount of development and use that may take place on the property.

Appropriate Character Areas: Conservation/Resort

Extension of Existing Traditional Neighborhoods



Existing Traditional Neighborhood

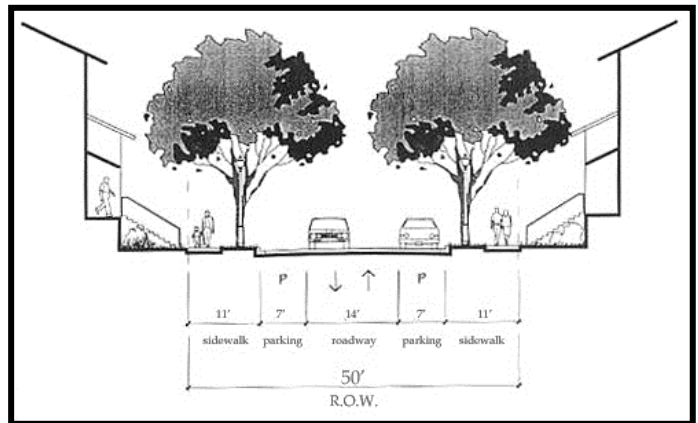


Extension of Existing Neighborhood

Definition: Expanding and developing the existing neighborhood fabric is a sustainable and economic alternative to creating new subdivisions. By expanding the existing street grid, additional residential units can be incorporated into a neighborhood without destroying the character of the area. Protecting any environmental features in the area, such as wetlands, forested areas, and sensitive native plants will also allow for the addition of a common greenspace or park.

Implementation Measures:

1. Adopt Design Standards or Guidelines to ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of the Town of Pine Mountain, is built to a high standard, and has a pleasant appearance.
2. Adopt a Landscaping Guidelines/ Ordinance that would include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments.



3. Promote Environmentally Sensitive Site Design to protect sensitive areas and prevent mass grading and clear cutting.
4. Promote Sustainable/Green Design for Development to create environmentally sound and resource efficient buildings.

Appropriate Character Areas: Traditional Neighborhood Developing

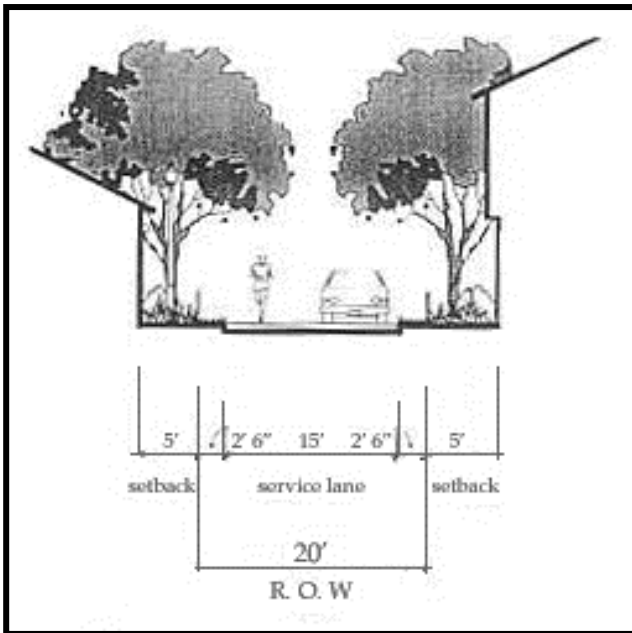
Residential Street Sections

Description: The image above illustrates a cross-section of a neighborhood street. Houses are set slightly further back than commercial buildings to maintain privacy, but close enough to allow interaction with pedestrians. Trees planted along the sidewalk provide shade, and create a buffer between traffic and the pedestrian. On street parking is maintained as a traffic calming measure, while serving as an additional buffer between passing cars and people.

Implementation Measures:

1. Consider creating a Sidewalk and Pedestrian Network Design to begin linking neighborhoods with schools, downtown, and other community facilities. These networks create more healthy and pedestrian friendly street environments and afford appropriate access for bicyclists.

Appropriate Character Areas: Traditional Neighborhood Existing, Traditional Neighborhood Developing



cyclists, as well as provide a trail for those traveling in golf carts. The trail is wider than most rail trails to accommodate the different uses safely. The trail will provide an option for people traveling by alternative means of transportation, and support recreational activities. Buffer areas located along either side of the trail will provide park benches, lampposts, trash cans and water fountains to keep the trail safe and clean.

Implementation Measures:

1. Enact a Bikeway Plan to provide connectivity to residential neighborhoods, schools, parks, rails-to-trails, community facilities, and neighborhood-related retail centers and ensuring that bicycling is a convenient, safe and practical means of transportation throughout the community.

Appropriate Character Areas: Linear Bike/Pedestrian Trail

Bike/Pedestrian Path

Description: The image illustrates a multi-functional trail to accommodate pedestrian activities such as runners, walkers, and



Additional Images

Figure 1: Façade detail

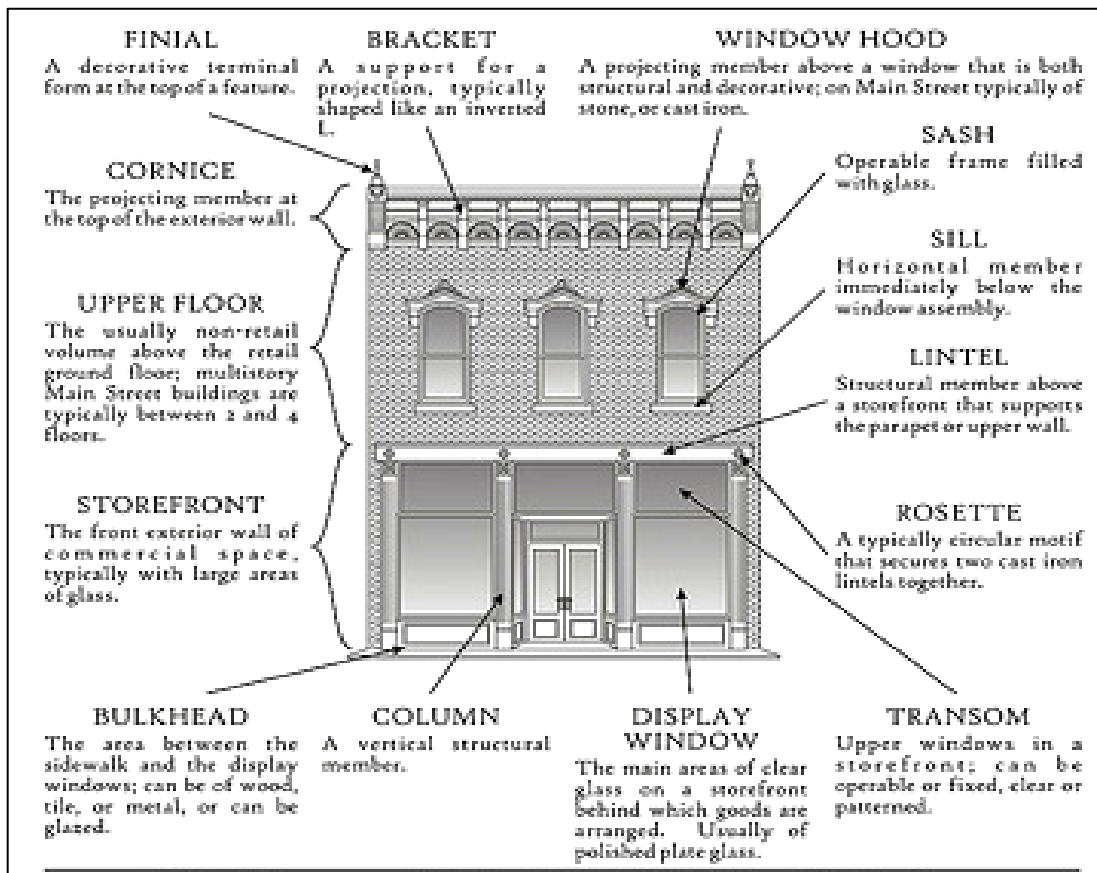


Figure 2: Conventional vs. Conservation Subdivision

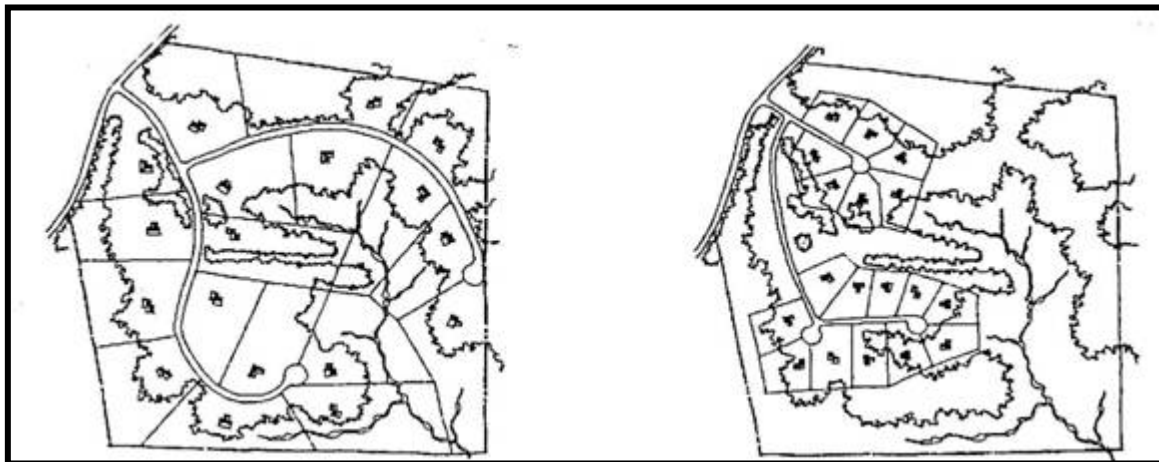
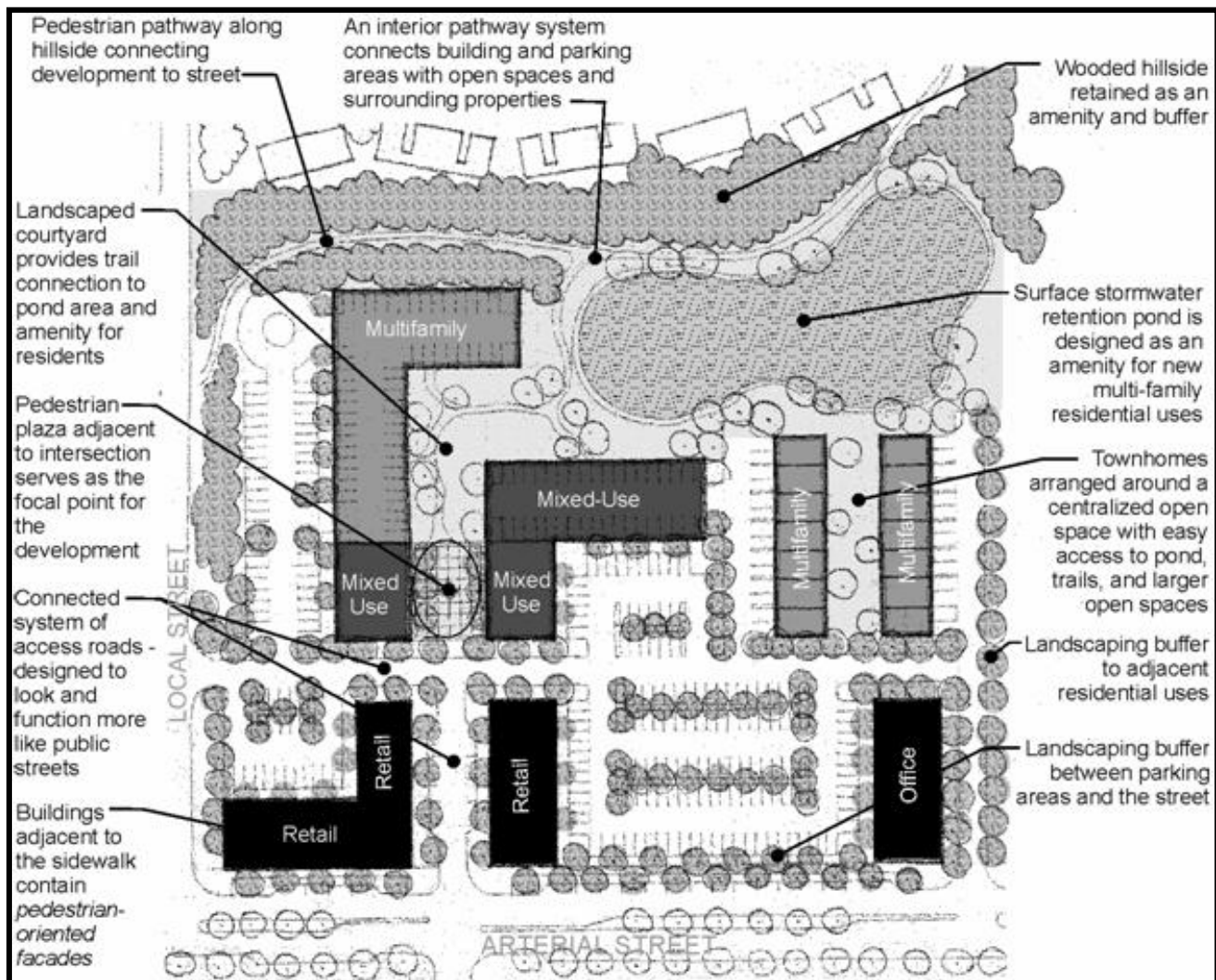


Figure 3: Mixed-Use Development



Appendix II: Public Participation

Waverly Hall 2014

**Harris County and Cities
Comprehensive Plan 2014
Community Participation Program**

Introduction

The development of a meaningful Comprehensive Plan begins with the insightful input of a community's citizens, government officials and staff addressing the issues of today, the opportunities of tomorrow and the steps necessary to effectuate positive change over the next twenty (20) years. The Harris County Community Participation Program was designed to encourage as much public participation, open dialogue and communication as possible. All in an effort to achieve a Community Plan consensus that translates into better government decisions and greater community agreement with those decisions.

Our Community Participation Program for this plan combined new and old technologies and techniques to ensure we reached a broad constituency. We blended traditional public meetings with outreach, not just to the identified stakeholders for the community, but to a broader population. We found a citizenry who was very well informed, very passionate, and eager to participate in some of the alternative input sources we provided as a part of this plan. Our meeting participation was not remarkable, but overall, we have had almost 200 people participate in our process through our surveys, meetings and hearings for each of the cities and Harris County.

One of the challenges we knew we were going to have in our planning process was a planning fatigue. Harris County has been anticipating rapid growth for several years, and has seen steady increases in their population. We have been working on plans for the county for over 20 years, and as the Planning Commissioner for Harris County said at one of our public meetings, "Haven't we done this before?" We knew and anticipated a limited response from both the stakeholder list as well as at our public meetings, so we worked to create different avenues for the public to participate. Our online and on the street surveys were very informative and provided the level of engagement that the citizens of Harris County needed for the process.

We ensured that all documents were posted on our website as soon as they were ready for public consumption, and used an extensive e-mail network as well as social media tools like Facebook and Linked-In to distribute information that the updates to the plan were ready for review. The County Commissioners, mayors and Chamber of Commerce all sent notices to their e-mail networks, greatly extending our reach beyond the names we collected on the Stakeholder List.

Identification of Harris County Stakeholders

The following is a list of Stakeholders for Harris County, Hamilton, Pine Mountain, Shiloh and Waverly Hall. A "stakeholder" is considered to be someone who has a vested interest in the process. It may include an individual, an organization, community, agency, etc. Stakeholders are an integral part of the community planning process, and the Community Participation Program should include tools to identify and engage representatives who have a present or future stake in the community. We used this list as a guide to ensure we were speaking to people who would be impacted by the decisions made on what to include in the Comprehensive Plan. We used this as a guideline, but as noted earlier, we also used social networks to reach the public.

Key stakeholders include: 1. the community residents representing a diverse range of backgrounds and interests; 2. residents, specifically those that have been historically left out of the decision making process, like members of low-income communities, immigrant communities, and ethnic and minority groups; 3. business, industry and civic leaders; 4. the development community including real estate professionals, media representatives; and 5. city and county staff and elected officials. Other key stakeholders include agriculture and forestry interests, banks, churches and church leaders, civic clubs, students, tourism officials and service organizations with a vested interest in the community. Local property owners, local business owners, as well as representatives from Callaway Gardens and the Georgia Conservancy have also been identified as key stakeholders.

Stakeholders are vital to the process, because they create and are affected by change. Participation of these groups can help foster community understanding and support for the Comprehensive Plan document and provide fuel for the implementation of the plan.

The initial list was not inclusive. As more organizations and interested parties were identified throughout the process, names were added to the list. Where elections or appointments overlapped in the process, both names are included.

The following list is a list of identified stakeholders and was reviewed by the County Manager, County Staff, and councilors, mayors and staff from the individual towns and cities.

Harris County Board of Commissioners

J. Harry Lange, Chairman
Jim Woods, Commissioner
Becky Langston, Commissioner
Charles Wyatt, Commissioner
Joey M. Loudermilk, Commissioner

The Harris County Planning Commission

James Rodgers, Chairman
Tom Chambless
Ron Gibson
Chad Kimbrough
Chris Lintnet
John Britt
Willie Rutledge, Vice Chairman

Harris County Staff

Greg Wood, County Manager
Nancy McMichael, Assistant County Manager, County Clerk
Jeff Culpepper, Water Works Director
Alex Haden, CI Warden
James York, Public Works Director
Tracie Hadaway, Planner

Harris County Sheriff

Mike Jolley

Harris County Chamber of Commerce

All members (Jayson Johnston - Contact Person)

Harris County School Board

All Members (Glenda Johnson-Contact Person)

Harris County Leadership Class

All Members (Jayson Johnston – Contact Person)

Developers/Builders/Realtors

Harris County: Craig Greenhaw – Homebuilders Association, WC Bradley Company, Bob Patterson Realty, Tammy Pierce - Waddell Realty,

Waverly Hall: None

Hamilton: Bob Dixon, Greyhawk Homes, Hughston Builders, Bob Paterson

Pine Mountain: Peggy and Spencer Lyda, John and Lisa Scully, Cousins Properties, Pine Mountain Builders

Shiloh: None

Developers/Builders/Realtors

Callaway, Meade-Westvaco, Jeff Foxworthy, Rogers

Social Services

Josephine Bray, Former Director, DFACS

Family Connection

John Winchester, Contact Person

Harris County Senior Center

Bell Walker, Director

Harris County Housing Authority

Josephine Ramsey, Contact Person

Health Department

Sandra Wilson, Director Environmental Health

Christi King

Agricultural /Forestry

Pine Mountain Soil Conservation (Jack McClung-Contact Person), Forestry Commission, Plum Tree Timber, MeadWestvaco, Saunder's Family Holdings, F.D. Roosevelt State Park, Harris County 4-H Club (Steve Morgan, Contact Person) etc.

City of Hamilton Council

Rebecca Chambers, Mayor

Cindy Jolley, Councilor

Roberta Alston, Councilor

Ann Bacher, Councilor

Alvin Howard, Councilor

The City of Hamilton Planning Commission

Glenda Pilkington – Chairman

Lee Sallas

Faith Birkhead

Joan Kurtz/Keith Hammond

Claudette Boelter

City of Hamilton Staff

Buddy Walker, City Manager

Diane Geter, City Clerk

Rick Hood, Assistant Director of Public Works

Gene Allmond, Police Chief

Ricky Hood, Fire Chief

Town of Waverly Hall Council Members

Thomas (Rusty Bowden) Jr. – Mayor

Pat Lowman, Councilor

Daniel Akin/Kenny Taft, Councilor

Michael Harris, Councilor

Donna McPherson/Jan Vardeman, Councilor

Jack Moore, Councilor

Town of Waverly Hall Staff

Kim Bussey, Town Clerk

Robert Isaacs, Utility Superintendent/Public Works Director

Archie Hand, Police Chief

Alex Lawski, Fire Chief

Town of Pine Mountain Council Members

Joey Teele/James Trott – Mayor

Warren Aldrich, Councilor

Jerry Teasley, Councilor

Bob Frey/Keith Pendergrass, Councilor
Tammy Pierce, Councilor
Josephine Bray

Town of Pine Mountain Staff

Brent Bullington, Utility Superintendent/Public Works Director
Betsy Sivell, Town Clerk
John W. Bramell, Pine Mountain Police Chief
Wayne Holloway, Pine Mountain Fire Chief

Town of Pine Mountain Chamber of Commerce

All members (Lee Hale - Contact Person)

City of Shiloh Council

Jesse Lee Ellison, Mayor
Monty Hale, Mayor Pro-Tem
Billy McDaniel, Counselor
Timothy Carlisle, Counselor
Sheron Cross, Counselor

City of Shiloh Staff

Bertha Mae Haggas, City Clerk, Court Clerk
Christine Armstrong, Assistant City Clerk
Rick Herman, Maintenance Supervisor
Ron Arndt, Police Chief
John Gilson, Municipal Judge
Travise Hardgrove, City Attorney

Shiloh Volunteer Fire Department

Steve Ogle, Fire Chief

Harris County Steering Committee

To assist with the daily needs for the planning process, a steering committee structure was used to help guide the process, set meeting dates and identify initial issues and concerns within the communities. An overall steering committee was identified to set broad agendas, with the individual plans using internal steering committees to identify specific plan objectives.

2014 Overall Steering Committee

Harry Lange – Harris County Commission Chair
Greg Wood – Harris County Manager
Rebecca Chambers – Hamilton Mayor
Joey Teel/Jim Trott – Pine Mountain Mayor
Jesse Ellison/Monte Ball – Shiloh Mayor/City Councilor
Thomas Bowden – Waverly Hall Mayor

Harris County Steering Committee

Greg Wood – Harris County Manager
Harry Lange – Harris County Commission Chair
James Rodgers – Harris County Planning Commission
Tom Chambless – Harris County Planning Commission

Ron Gibson – Harris County Planning Commission
Chad Kimbrough – Harris County Planning Commission
Chris Lintnet – Harris County Planning Commission
John Britt – Harris County Planning Commission
Willie Rutledge – Harris County Planning Commission

Hamilton Steering Committee

Rebecca Chambers – Hamilton Mayor
Faith Birkhead – Hamilton Planning Commission
Robert Alston – Hamilton Mayor Pro-Tem
Bob Patterson – Hamilton Realtor

Pine Mountain Steering Committee

Joey Teele/James Trott – Mayor
Warren Aldrich, Councilor
Jerry Teasley, Councilor
Bob Frey/Keith Pendergrass, Councilor
Tammy Pierce, Councilor
Josephine Bray, Councilor

Shiloh Steering Committee

Jesse Lee Ellison – Shiloh Mayor
Monty Hale – Shiloh Mayor
Billy McDaniel – Shiloh Councilor Pro-Tem
Bertha Mae Haggas – Shiloh City Clerk
Christie Armstrong – Shiloh Asst. City Clerk

Waverly Hall Steering Committee

Thomas (Rusty) Bowden Jr. – Waverly Hall Mayor
Pat Lowman – Waverly Hall Councilor
Michael Harris – Waverly Hall Councilor

Participation Techniques

Community Involvement

Preparation of the plan was undertaken with community involvement in reviewing source documents for the plan, surveys to help determine needs, opportunities and confirm the community vision. Presentations on the plan were made before civic groups and at several public meetings, using existing schedules and meetings rather than require new meetings for an already busy and engaged community in Harris County. Presentations were made to the Harris County Chamber of Commerce and individuals in the county to ensure buy-in and participation in the planning process and that the plan will be followed after adaptation.

Public Hearings

The State of Georgia rules and regulations for Local Comprehensive Planning require that two (2) public hearings be held in association with the development of a Comprehensive Plan. The public hearings were held jointly for all jurisdictions in Harris County, with sites selected to maximize participation.

The first required public hearing was held at the inception of the planning process. The hearing informed the public that the planning process was underway, the list of stakeholders and steering committee members, and the timeline to complete the plan. The hearing also went over the process to develop the plan and the 2009 plan, including the Community Assessment, Vision Statement and Future Development Map, and Public Participation Program. The public hearing was held on Monday, October 14, 2013 from 6:00 p.m. to 7:00 p.m. at Hamilton City Hall.

The second required public hearing was held once the plan was drafted and made available to the public for review. The public hearing was held in Waverly Hall on March 17 from 6:00 p.m. to 7:30 p.m. At this hearing, the community was briefed on the contents of all plans, provided an opportunity for residents to make final suggestions, additions, and revisions, and given an update of the schedule to submit the plans for review.

Community Goals & Needs and Opportunities Meetings

A meeting to review the community Vision Statement, Draft Future Development Map and to discuss Needs and Opportunities was held in all jurisdictions in Harris County. Each city or community had an opportunity to focus on their individual community needs and opportunities, reaffirm their community vision statement and review and propose changes to the Future Development Map. A full schedule of these meetings can be found on the Schedule of Completion for the Joint Comprehensive Plan Update.

Surveys

-In-Person Surveys

The in-person surveys were conducted over the course of several weeks from several locations in Harris County. RVRC staff conducted an informal, but extensive interview with 15 people at different retail locations in the county to get open-ended information from the residents on what they saw as the needs and opportunities in Harris County and the individual cities. The responses were then used to serve as a discussion point for our public meetings with elected officials and the public. Many of the responses that were collected as a part of this surveying effort are reflected in the Needs and Opportunities and Community Work Program. For instance, one item that came up in several surveys was a need to find activities for the youth in the county. The Community Work Program suggests building a playground in Shiloh, Pine Mountain, and Waverly Hall to address this need as initially identified in the in-person surveys.

-Online Visual Preference Survey

The Online Visual Preference Survey was created to provide the residents of Harris County another opportunity to quickly and easily register their preferences for development patterns by using pictures instead of text to describe what they want types of development they want to see in the future. The survey was administered through Survey Monkey, with the link being distributed through social media and social networks throughout the county. We had over 130 people respond to the survey, with over 50 written comments at the end of the survey to further express their opinions.

The survey was designed to be visual to break out of technical planning jargon and give residents an opportunity to express their preferences visually. Photos were either originals taken by RVRC staff or were local landmarks where possible. Other images were selected because they were representational of the type of development being described.

Participants were asked to select between two appealing and relatively similar images, and then asked to rate their preference for their choice. We selected appealing photos of various land use choices that would not bias the respondent in order to capture an honest representation of what the residents of Harris County want to see.

We also asked the respondents where they were from in the county. This allowed us to see the differences in responses from people in the more rural northern part of the county from the more suburban southern part of the county. The difference in these responses led directly to the short term work program recommendation to explore a revised zoning ordinance that differentiated between different parts of the county.

A fact sheet was created to disseminate the key findings from the different surveying processes to the public. The fact sheet, survey and unedited survey results are shown at the end of this appendix.

Community Work Program Meetings

Community Work Program Meetings followed the success of the Needs and Opportunities meetings. They were held individually in all communities and coincided with existing council or commission meetings. As such the public was asked to come to fewer meetings and to have greater participation in those meetings. Because the community has met so often to discuss their plans over the past 10 years, and because the public continues to affirm their wishes in these plans, fewer meetings have provided better information to evaluate and make more nuanced and refined Needs and Opportunities which have created a more community-centric Community Work Program. For Pine Mountain, Hamilton, and Harris County, we conducted several individual work sessions with their commissioners, planning commission and councilors.

Joint Comprehensive Plan Update Schedule of Completion

For Harris County, Hamilton, Pine Mountain, Shiloh, Waverly Hall

FY 2014 Work Session Schedule

Plan Element	Required Update Elements	Optional Update Elements	Work Session Agenda	Date
1 st Public Hearing	✓		Plan Update Process/Meeting Schedule.	October 14, 2013 Hamilton, Georgia
Community Goals	✓		Develop Vision Statement. List Community Goals. Community Policies. Character areas and define narrative.	Harris County – Nov. 20 Hamilton – Nov. 11 Pine Mountain – Dec. 9 Shiloh – Dec. 3 Waverly Hall – Dec. 2
Needs and Opportunities	✓		Develop this list using a S.W.O.T analysis. Provide supplemental planning recommendations. Analysis of data and information. Analysis of consistency with Quality Community Objectives	Harris County – Nov. 20 Hamilton – Nov. 11 Pine Mountain – Dec. 9 Shiloh – Dec. 3 Waverly Hall – Dec. 2
Community Work Program	✓		Define activities that each city plans to undertake during the next 5 years to address priority Needs and Opportunities.	Harris County – Dec. 17 Hamilton – Feb. 3 Pine Mountain – Jan. 16 Shiloh – Feb. 27 Waverly Hall – Jan.
Economic Development Element		✓	Use CEDS information to develop this section. Tier 1 Job Tax Credit Communities (required).	Not Required
Land Use Element	✓		Character Area Map and defining narrative. Future Land-Use Map and narrative.	As Necessary with communities. Land Use Element discussed at all public meetings.
Transportation Element		✓	Discuss with Planning and Zoning Commission any updates to prior plan. Elements required for local governments in a MPO.	Not Required
Housing Element		✓	Discuss with Planning and Zoning Commission any updates to prior plan. Required for HUD Entitlement Communities.	Not Required
Service Delivery Schedule (SDS)	✓		Harris County and cities, including West point, need to update SDS.	Not Required
Final Public Hearing	✓		Final plan review and comments	March 17, 2014 Waverly Hall, Georgia

Notes:

Plan date of adoption June 30, 2014. Plan is due to DCA 60 days before plan adoption date by DCA rules. Last scheduled Harris County commission meeting is June 17. Need commission approval to submit plan by April 15 meeting. Cities and towns will need to have their approvals and adoptions on similar timeline.

Combination of the Mayor/Council and Planning and Zoning Commission members (where applicable) will act as steering committee.

RVRC will email stakeholder list to the mayor and city staff for update.

RVRC is responsible for scheduling and documenting two (2) public hearings during the Comprehensive Plan Update process.

The graphic below shows the schedule for completion of the Comprehensive Plan Update.

	Oct. 2013	Nov.	Dec.	Jan. 2014	Feb	March	April	May	June
Community Participation									
Public Hearing									
Community Agenda									
Future Development Map/Design Meeting									
Final Review Meeting									
Second/Final Public Hearing									
Hearing to Transmit Agenda to RVRC/DCA									
Submit to DCA									
Adoption									

Appendix III: Visual Preference Survey

Waverly Hall 2014

**Harris County and Cities
Comprehensive Plan 2014
Community Participation Program**

1. Where do you live?

- ☐ Hamilton
- ☐ Waverly Hall
- ☐ Pine Mountain
- ☐ Shiloh
- ☐ Harris County - North of 315 (Hamilton)
- ☐ Harris County - South of 315 (Hamilton)

Rural Farmland vs. Hobby Farm

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Rural Farmland



Hobby Farm



1. Rural Farmland or Hobby Farm

- ☐ Rural Farmland
- ☐ Hobby Farm

2. Rate your preference of the image selected.

- ☐ Strongly prefer
- ☐ Somewhat prefer
- ☐ Little preference

Rural Neighborhood vs. Cul de sac Subdivision

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Rural Neighborhood



Cul de sac Subdivision



1. Rural Neighborhood or Cul de sac Subdivision

- ☐ Rural Neighborhood
- ☐ Cul de sac Subdivision

2. Rate your preference of the image selected.

- ☐ Strongly prefer
- ☐ Somewhat prefer
- ☐ Little preference

Cul de sac Subdivision vs. Apartment Complex

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Cul de sac Subdivision



Apartment Complex



1. Cul de sac Subdivision or Apartment Complex

- ☐ Cul de sac Subdivision
- ☐ Apartment Complex

2. Rank your preference of the image you selected.

- ☐ Strongly prefer
- ☐ Somewhat prefer
- ☐ Little preference

Detached House vs. Cul de sac Subdivision

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Detached House



Cul de sac Subdivision



1. Detached House or Cul de sac Subdivision

- ☐ Detached House
- ☐ Cul de sac Subdivision

2. Rank your preference of the image you selected.

- ☐ Strongly prefer
- ☐ Somewhat prefer
- ☐ Little preference

Small in-town Apartment vs. Large Apartment Complex

In the set of photographs below, select which image best represents the type of development or neighborhood you would prefer to see in Harris County.

Small in-town Apartment



Large Apartment Complex



1. Small in-town Apartment or Large Apartment Complex

- ☐ Small in-town Apartment
- ☐ Large Apartment Complex

2. Rank your preference of the image selected.

- ☐ Strongly prefer
- ☐ Somewhat prefer
- ☐ Little preference

Main Street Commercial vs. Highway Commercial

In the set of photographs below, select the image that best represents the type of development or neighborhood you would prefer to see in Harris County.

Main Street Commercial



Highway Commercial



1. Main Street Commercial or Highway Commercial

- ☐ Main Street Commercial
- ☐ Highway Commercial

2. Rank your preference of the image selected.

- ☐ Strongly prefer
- ☐ Somewhat prefer
- ☐ Little preference

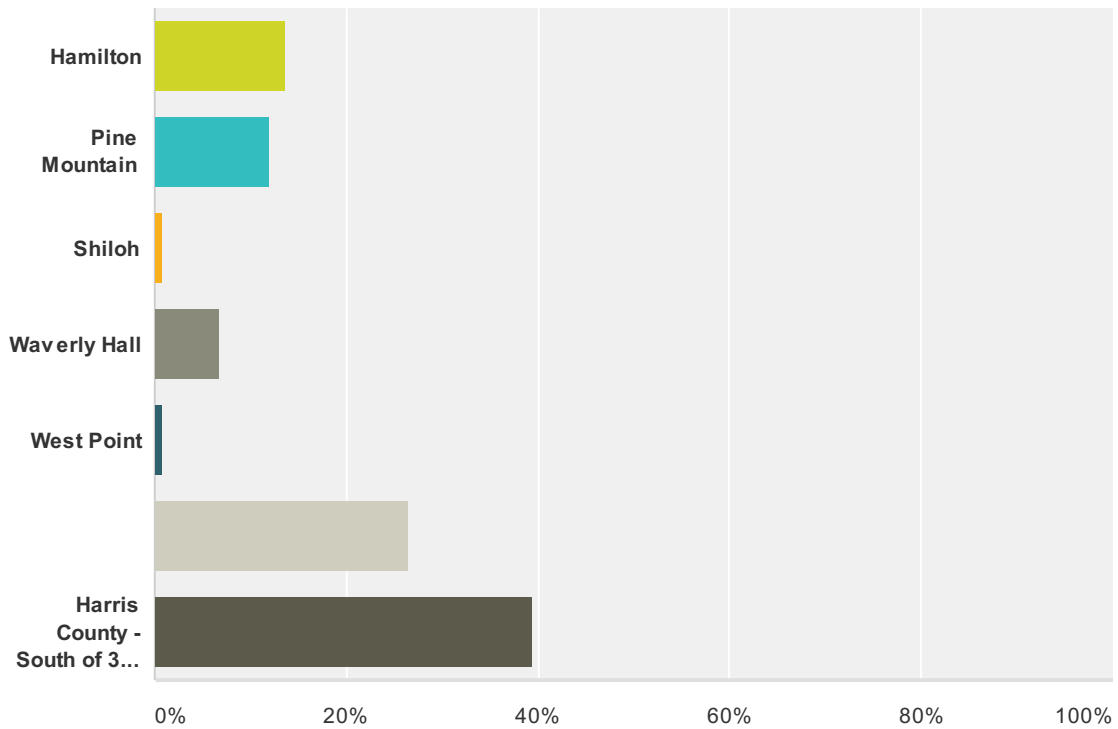
Comments

1. Please enter any comments you have about the Harris County Comprehensive Plan.

The Harris County Comprehensive Plan is available for review on the Downloads section of the River Valley Regional Commission website, www.rivervalleyrc.org.

Q1 Where do you live?

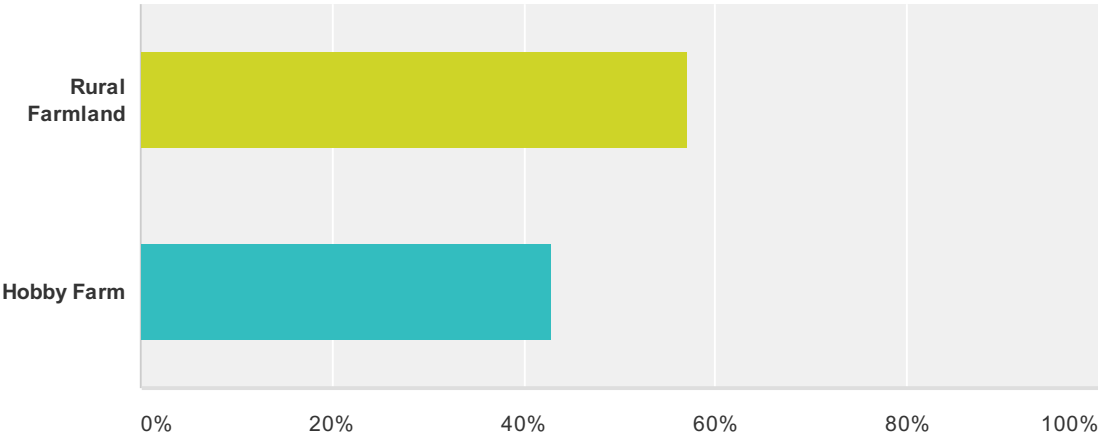
Answered: 132 Skipped: 2



Answer Choices	Responses	
Hamilton	13.64%	18
Pine Mountain	12.12%	16
Shiloh	0.76%	1
Waverly Hall	6.82%	9
West Point	0.76%	1
Harris County - North of 315 (Hamilton)	26.52%	35
Harris County - South of 315 (Hamilton)	39.39%	52
Total		132

Q2 Rural Farmland or Hobby Farm

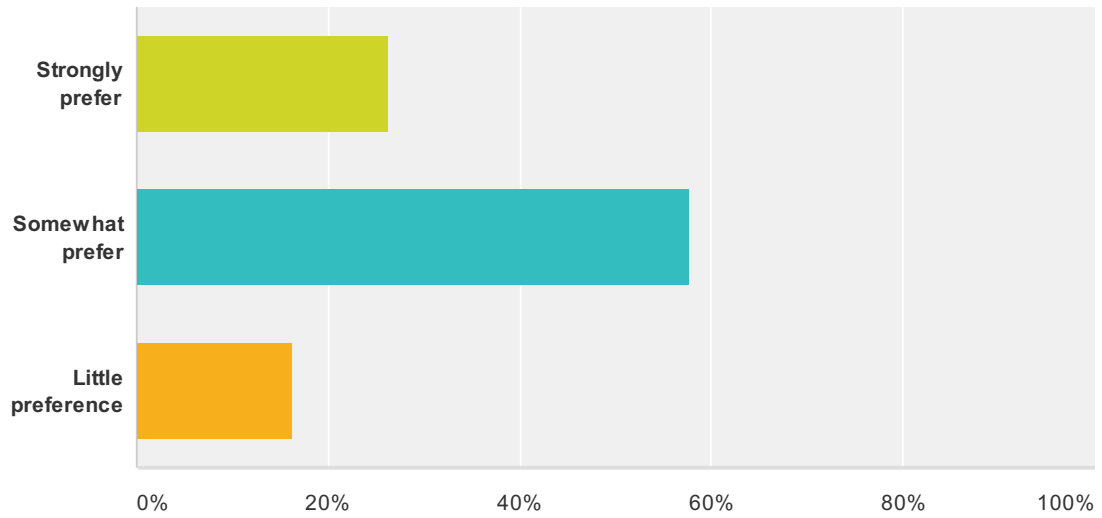
Answered: 128 Skipped: 6



Answer Choices	Responses	
Rural Farmland	57.03%	73
Hobby Farm	42.97%	55
Total		128

Q3 Rate your preference of the image selected.

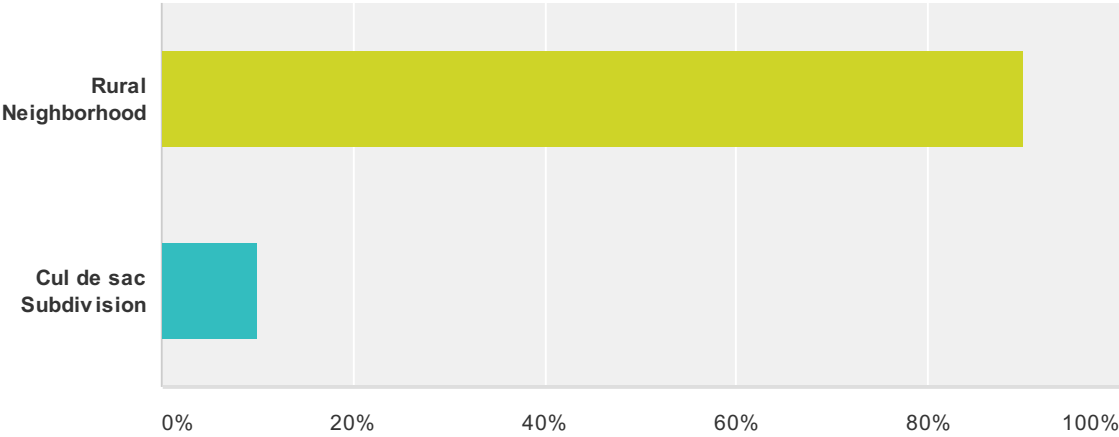
Answered: 130 Skipped: 4



Answer Choices	Responses	
Strongly prefer	26.15%	34
Somewhat prefer	57.69%	75
Little preference	16.15%	21
Total		130

Q4 Rural Neighborhood or Cul de sac Subdivision

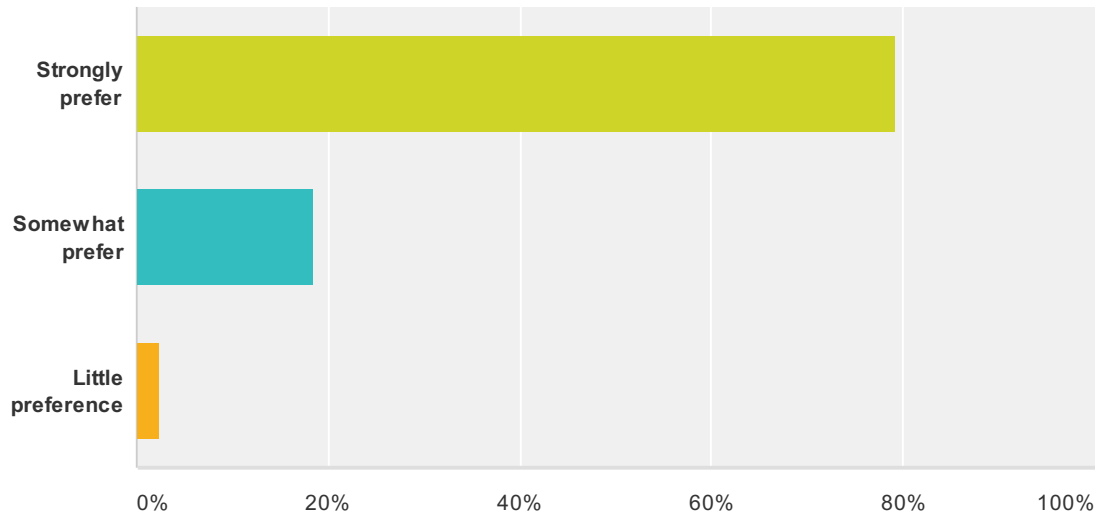
Answered: 130 Skipped: 4



Answer Choices	Responses	
Rural Neighborhood	90%	117
Cul de sac Subdivision	10%	13
Total		130

Q5 Rate your preference of the image selected.

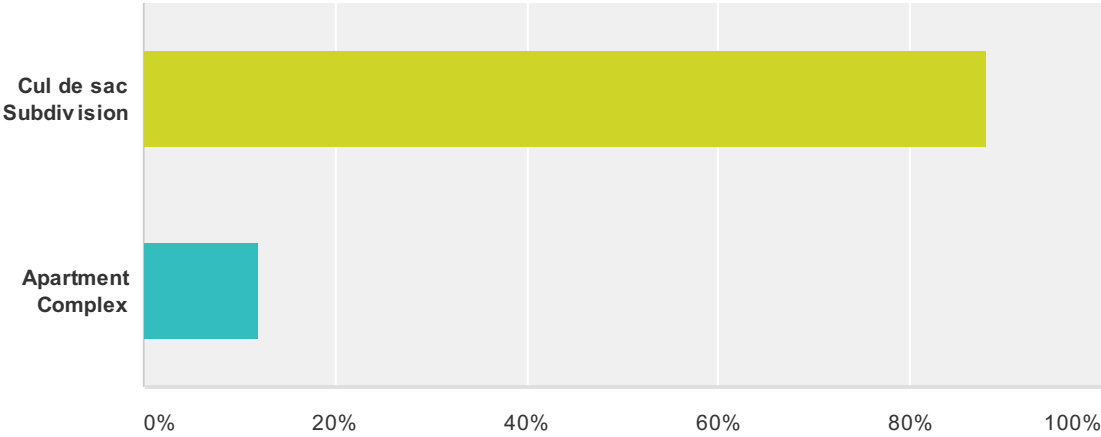
Answered: 130 Skipped: 4



Answer Choices	Responses	
Strongly prefer	79.23%	103
Somewhat prefer	18.46%	24
Little preference	2.31%	3
Total		130

Q6 Cul de sac Subdivision or Apartment Complex

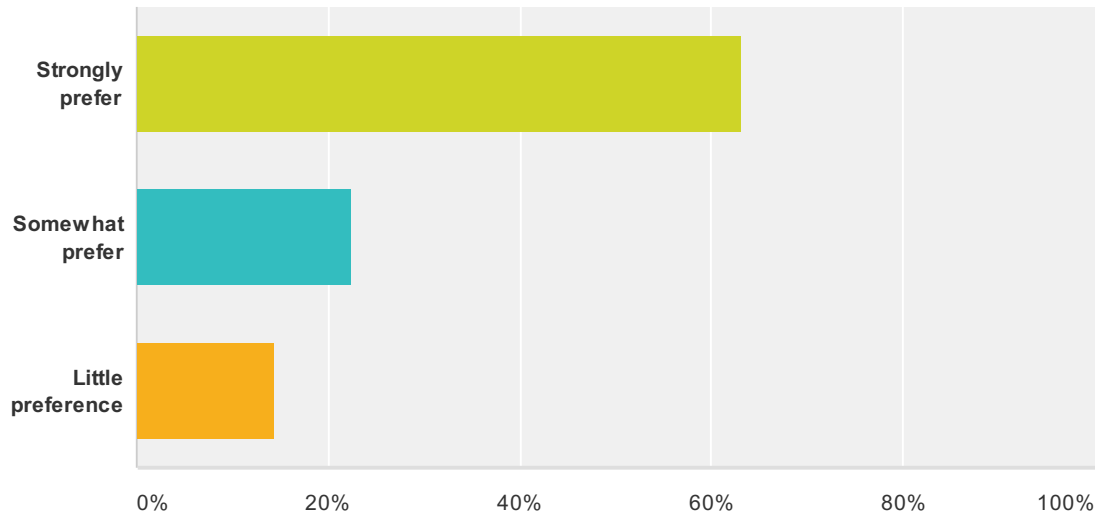
Answered: 124 Skipped: 10



Answer Choices	Responses	
Cul de sac Subdivision	87.90%	109
Apartment Complex	12.10%	15
Total		124

Q7 Rank your preference of the image you selected.

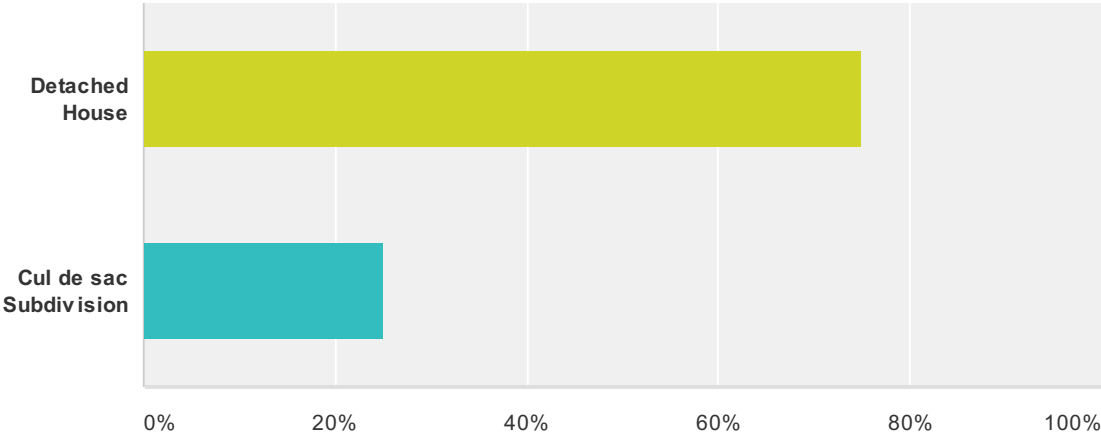
Answered: 125 Skipped: 9



Answer Choices	Responses	
Strongly prefer	63.20%	79
Somewhat prefer	22.40%	28
Little preference	14.40%	18
Total		125

Q8 Detached House or Cul de sac Subdivision

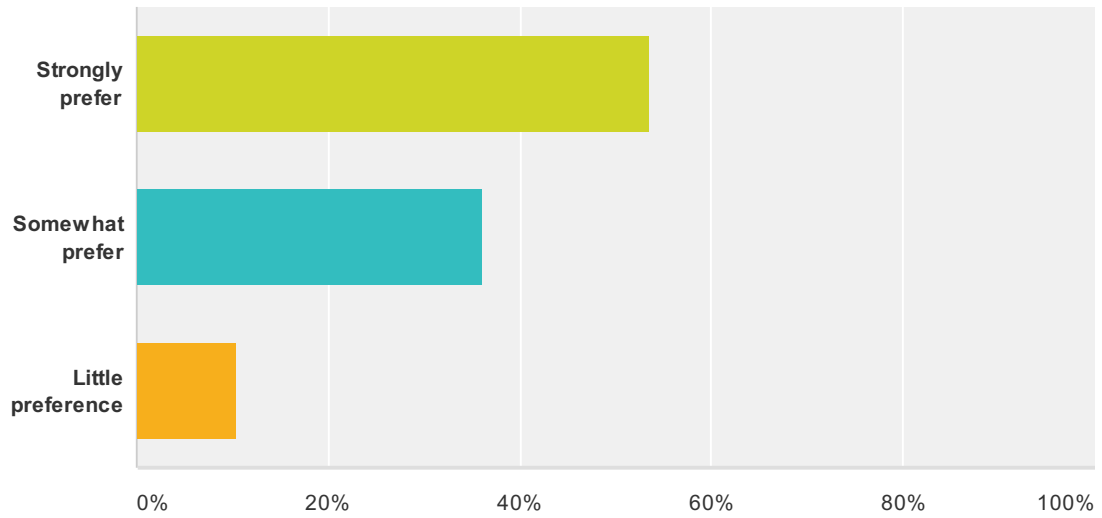
Answered: 124 Skipped: 10



Answer Choices	Responses	
Detached House	75%	93
Cul de sac Subdivision	25%	31
Total		124

Q9 Rank your preference of the image you selected.

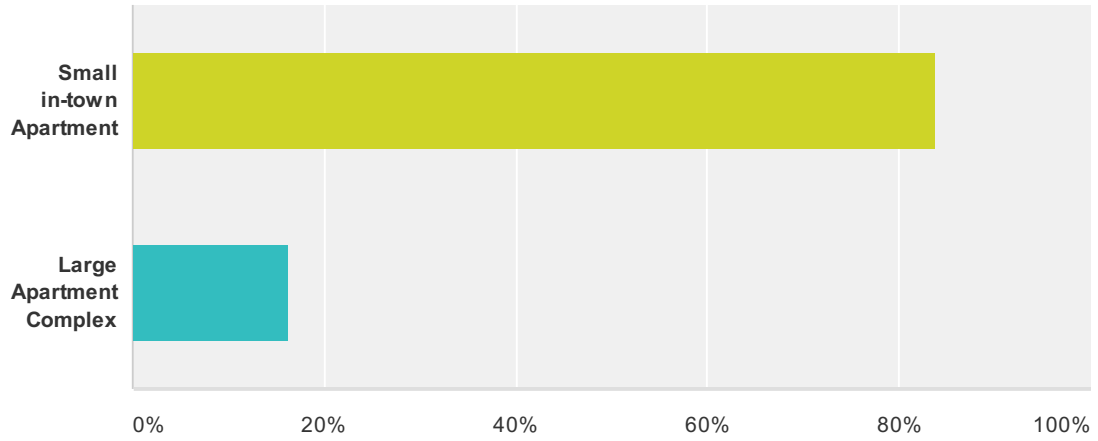
Answered: 125 Skipped: 9



Answer Choices	Responses	
Strongly prefer	53.60%	67
Somewhat prefer	36%	45
Little preference	10.40%	13
Total		125

Q10 Small in-town Apartment or Large Apartment Complex

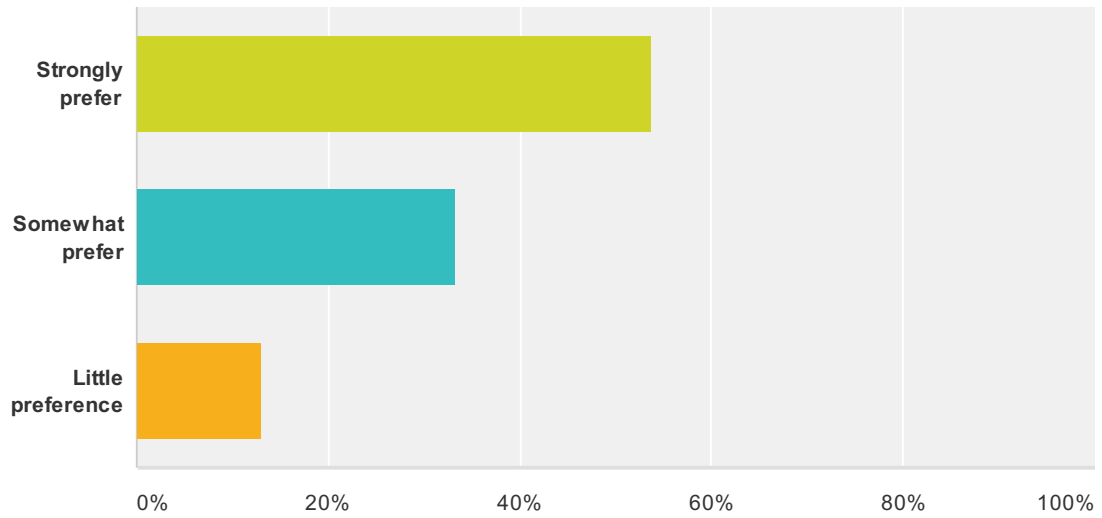
Answered: 123 Skipped: 11



Answer Choices	Responses	
Small in-town Apartment	83.74%	103
Large Apartment Complex	16.26%	20
Total		123

Q11 Rank your preference of the image selected.

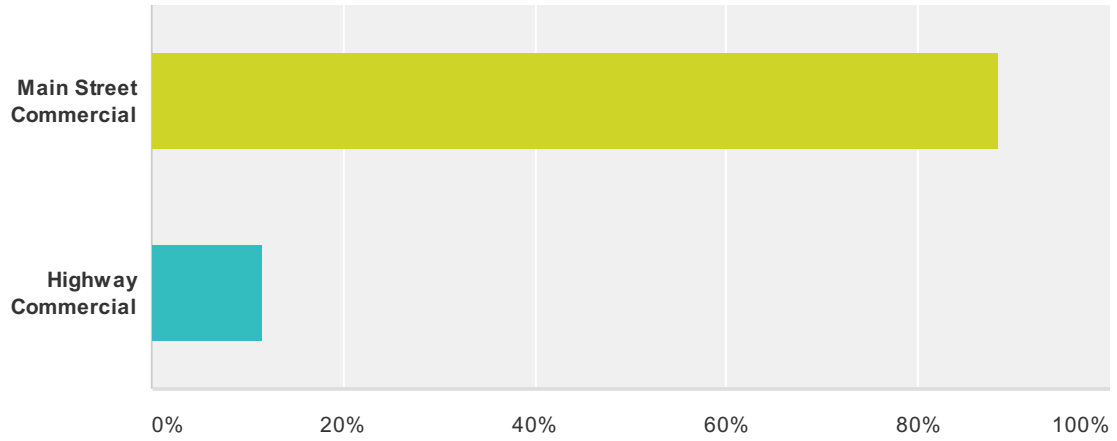
Answered: 123 Skipped: 11



Answer Choices	Responses	
Strongly prefer	53.66%	66
Somewhat prefer	33.33%	41
Little preference	13.01%	16
Total		123

Q12 Main Street Commercial or Highway Commercial

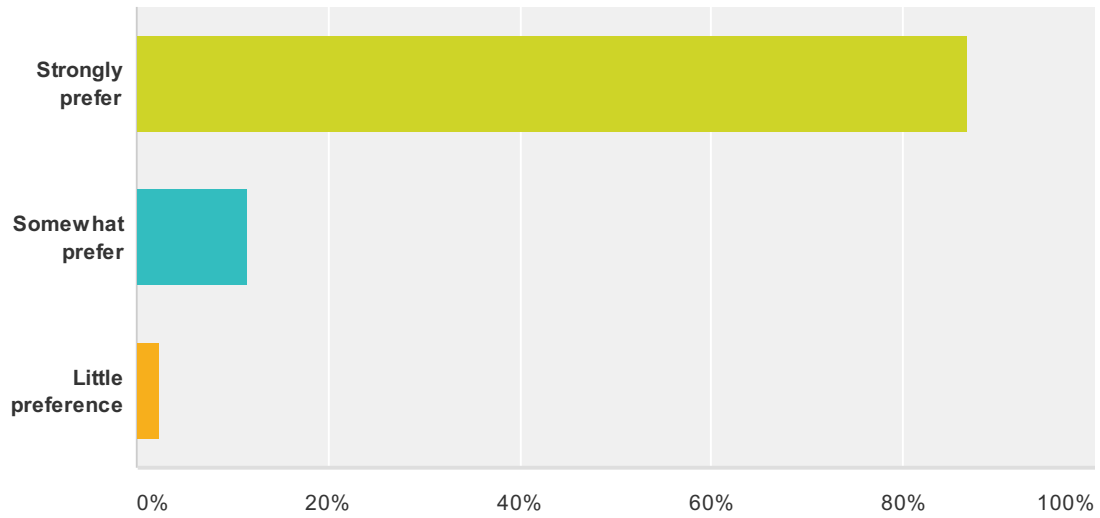
Answered: 128 Skipped: 6



Answer Choices	Responses	
Main Street Commercial	88.28%	113
Highway Commercial	11.72%	15
Total		128

Q13 Rank your preference of the image selected.

Answered: 128 Skipped: 6



Answer Choices	Responses	
Strongly prefer	86.72%	111
Somewhat prefer	11.72%	15
Little preference	2.34%	3
Total Respondents: 128		

**Q14 Please enter any comments you have
about the Harris County Comprehensive
Plan.**

Answered: 54 Skipped: 80

Harris County Comprehensive Plan

Q14 Please enter any comments you have about the Harris County Comprehensive Plan.

Answered: 54 Skipped: 80

#	Responses	Date
1	Harris County needs commercial development off Exit 19 I-185/Hwy315 and/or Exit 25 I-185/Hwy 116. Anchor Store such as Bass Pro, Cabelas, Academy, with some nicer chain restaurants, and grocery stores, and convenience stores such as Publix, Kroger, etc. Build it and the people will come not only from Harris Co. but surrounding counties. Tax dollars would remain here in Harris County and not go to Muscogee or Troup.	2/11/2014 4:27 PM
2	My husband and I chose to build our home in Harris County because of the quieter, safer environment of being in the country. We enjoy the small community feel and the fabulous school system. Having a little commercialization is okay, but if folks want to have city conveniences, then they should move to the city.	2/7/2014 3:28 PM
3	please don't turn harris county into columbus!!!	2/7/2014 7:45 AM
4	Would like to see more commercial activity in Harris county.	2/6/2014 10:39 PM
5	I DO NOT want cookie-cutter subdivisions like Ivy Park! I also DO NOT want apartment complexes that will end up empty and government subsidized in 5 or 10 years.	2/6/2014 10:32 PM
6	Please keep the trees from being cut down	2/6/2014 8:13 PM
7	Please bring more economic opportunities to our county. This will not only boost the overall economic portrait of our county - it will provide part time jobs to our high school kids - local jobs keeps money local - less guys for them to purchase traveling into Columbus - thus more money for them to spend on non-gasoline purchases.	2/6/2014 4:24 PM
8	Prefer the small town look and feel, with neighborhoods with trees. Don't make it look like a huge parking lot. Keep as much nature/trees as possible.	2/6/2014 4:01 PM
9	I strongly prefer the rural feel of living in Harris County with limited development. We live in Harris County to avoid commercial development, houses right next to another, etc. I strongly prefer rural housing developments versus cul de sac developments. I hope that Harris County will preserve the land and rural feel of living in such an area. I understand some development is good for the community from an economic standpoint, but if the County begins to fill up land with commercial properties, apartment complexes, and cookie cutter homes, then the quality of rural living will begin to decline.	2/6/2014 3:56 PM
10	I did not rate one of the selections offered (cul-de-sac or apartments) because I would prefer not to have either type of development in Harris County. Growth, I realize is inevitable, but I would hate to see apartments thrown up along every major highway. Same goes for commercial development. It has been said that it is rare to visit a unique town any more because of so many of the commercial developments and franchise stores - many of them are all the same stores, restaurants and even the structures look the same. If we want to keep tourism a major industry of Harris County, we will need to maintain the unique qualities and characteristics that make it attractive and different. If it looks the same as other cities, what would be our draw? Every city now has a Starbucks, but not every city has a Rose Garden Tea Room. It would be difficult to put a Butts Mill Farm in Columbus, but we have that in Harris County. I want the quality of life in Harris County to remain at the high standard it is today, and restricting dense housing and sprawling commercial growth will ensure that for us and future generations.	2/6/2014 3:40 PM
11	My husband nor I care to see any apartment complexes or major subdivisions in our county. The reason we live in Harris County is quality of life, our beautiful rural spread, and property taxes.	2/1/2014 5:30 PM
12	Harris County has become a preferred market by focusing on schools and not trying to be all things to all people. It would be unfair to current residents to be burdened with costs of building infrastructure for high density housing which many residents moved here to avoid.	1/26/2014 9:13 PM

Harris County Comprehensive Plan

13	I hear a lot of people, young and old, asking why we can't have a major restaurant or major grocery stores, or apartments in the county. They just don't understand that the county will need a sewer system for any of these projects. It is amazing how many people don't understand the infrastructure needed for these things to be built in the county.	1/26/2014 4:13 PM
14	Need more public facilities west of 185	1/25/2014 7:35 PM
15	The plan represent the much needed modernization/improvement in the county.	1/25/2014 1:17 PM
16	Get the rails to trails going	1/23/2014 10:08 AM
17	Exit 19 has room to grow we really need a Large Grocery store Publics, Kroger, etc... Also need more Restaurants we continue to give all the revenue to Columbus and Lagrange. Lets bring it back to Fortson...	1/18/2014 1:04 PM
18	The Harris County plan seems to be manipulated by the larger River Valley RC....This cannot be good for the citizens of Harris County.	1/13/2014 9:13 PM
19	Complete the rails to trails throughout Harris County. Encourage national retail and restaurants to open locations in our county. Continue to seek clean industry and other job opportunities that are not just seasonal or tourist-related.	1/13/2014 11:50 AM
20	We need to keep a small home town atmosphere for Harris County. Most people who reside in Harris County do so to get away from the big cities, commercial traffic, and high crime rates of larger cities such as Columbus, GA. Harris County is our "Mayberry" of sorts -- and keeping it small attracts residents who don't want to live in a big city. Small towns are safer and a better place to raise and educate children	1/13/2014 10:19 AM
21	Cul de sac development option was not a good choice...dense development similar to Longleaf can be done well in Harris County to avoid sprawl chopping up the wooded vistas (rather than only farmland options) and to consider Harris County as one unit is too simplistic. There are locations in southern and eastern Harris County in towns and interstate exits where more urban development is reasonable, as opposed to many of the rural roadway sections where forests and field viewscapes in northern and central areas should be protected as Harris County's attractiveness	1/10/2014 2:43 PM
22	Include all foreseeable residents and industry. Plan, plan, plan.	1/7/2014 10:25 AM
23	So far so good. Keep the traffic under control...	1/5/2014 7:24 PM
24	High density neighborhoods or high density apartments are not preferred. Neighborhoods should be not less than 1 acre if on sewers, 2 acres if no sewers. Commercial property is important, but must be compatible with the surrounding neighborhoods and older buildings. Taxes on commercial property must be keep low. Harris County needs an industrial park on the south side towards Columbus and on the north side towards LaGrange/West Point.	12/31/2013 3:35 PM
25	Increase acres required to build a house.	12/31/2013 11:08 AM
26	I'd like to see areas of EACH type of housing, including apartment complexes, cul de sac neighborhoods and other high-density developments, as long as they are planned and placed in a sensible way. I'd also like to see the development of white-collar business parks and complexes that mix multi-family housing with commercial and light industrial/office/call center-type businesses within designated areas. In my opinion, Harris County is big enough to accomodate several different types of developments, as long as they are planned and placed in a way that compliments the terrain, the surrounding developments and the wishes of forward-thinking and informed citizens.	12/30/2013 7:53 AM
27	If you really want constructive feedback, you should package this plan in an executive summary covering all areas briefly, with a "bottom line" conclusion for each. Most residents don't have the time to read all this or the knowledge base to full understand all aspects.	12/30/2013 7:46 AM
28	Keep the commercial to a minimum - prefer the small town atmosphere	12/29/2013 8:48 PM
29	Want to keep small town, neighborly environment.	12/29/2013 4:54 PM
30	We have lived in Harris County for 10 years (as of 2014) and would love to see it maintained as we have found it. This, of course, is not possible, so the comprehensive plan appears on initial reading as a viable means of keeping "the dream" of a rural living and working area alive.	12/29/2013 9:48 AM
31	harris county is a rural community, always will be. We would prefer that it stay that way, otherwise we will move back to muscogee county.	12/28/2013 8:27 PM

Harris County Comprehensive Plan

32	I am very concerned about the pending development of The Grove. The commission needs to ensure the developers don't destroy the "county" setting home owner near this development move to Harris County to enjoy. If we wanted a Walmart in our backyard we would live in Columbus.	12/28/2013 7:32 PM
33	We moved to Harris County to get away from the city life of Columbus, however, I would like to see our dirt roads get paved.	12/28/2013 12:38 PM
34	I moved to a rural area because I was trying to leave the city. I don't want the city to follow me or I will have to look for another rural area. Thanks for asking.	12/28/2013 12:37 PM
35	Building and Zoning coeds need to be updated and changed and they need to be most of all clearly defined as in specific's on what type structures can be located on a person's property, especially in a subdivision so that Property Values aren't hurt by an owners LACK of VALUES!!!!!!!!!!!!!!!!!!!!!!!!!!!!	12/28/2013 11:28 AM
36	If Harris County is to grow it must become more senior friendly, i.e. more affordable.	12/28/2013 10:39 AM
37	I wish for reduced school tax for seniors 65 and over.	12/28/2013 9:56 AM
38	Harris county is starting to look and feel like Columbus. More stringent building code ENFORCEMENT would benefit the county more than anything. Builders in Harris County can do anything they wish without fear, you know that and I know that-everyone knows that.	12/28/2013 9:29 AM
39	Provide county water and sewer throughout county.	12/28/2013 8:45 AM
40	get water and sewer to all first that are in housing developments and put thru tax paying concerns--shopping(food and Drug)property owners pay taxes apartment renters don't	12/28/2013 7:33 AM
41	Need fire protection for area south of 315. This is a critical issue for a comprehensive plan.	12/28/2013 7:13 AM
42	I believe the survey presented was rather deceptive. I am sure most people surveyed felt as though they had to answer each category presented to them. It would seem that had you opted on either of the first two choices, (rural or mini fam) that any of the choices beyond that such as congested neighborhoods, apartments, condos, etc., would even enter the picture for further consideration. The ambiguity of the options for answers is inane. If you want to know the truth than ask a question that requires a yes or no answer. I do agree with you on thing. Only a Survey Monkey could have come up with such a stupid survey.	12/27/2013 11:45 PM
43	More efforts should be made to protect the environment while developing parts of the county. Exceptions to zoning are too often made - this needs to stop. While more apartment housing is needed, it should be confined to city limits who have resources (water, sewage etc.) to deal with it.	12/27/2013 11:01 PM
44	Preference is for the rural subdivision only, and definitely no apartment complexes. Absolutely 'main street' style for shopping!	12/27/2013 10:51 PM
45	We moved to Harris County to get away from the city. We welcome small businesses and neighborhoods like what we have now. Two acres per lot seems about right for neighborhoods. We do live on a gravel road that we have been told for 10 years would be paved, but it hasn't. That's frustrating, especially when we have small children who frequently ride a bus down slippery, muddy roads. Thank you all for taking this survey and for all your hard work.	12/27/2013 10:36 PM
46	Emphasis on environmental issues.	12/27/2013 10:08 PM
47	Fortson wasn't included as an option for indicating residency.	12/27/2013 9:41 PM
48	I moved to Harris County because I love the rural neighborhoods and the wide open spaces. Please do not over develop the county like they have done in Columbus.	12/27/2013 8:01 PM
49	I would like to see Harris County remain a rural setting with only low or medium density housing. Commercial development should be highly restricted.	12/27/2013 7:56 PM
50	Harris County would do well to offer its residents reasons not to do all of their shopping in Columbus or LaGrange. A mainstream supermarket and a couple of known places to eat would be a welcome addition to the area.	12/27/2013 7:43 PM
51	I live west of Ga HWY 315. Survey is way to general. Pictures should be Harris County pictures.	12/27/2013 7:35 PM

Harris County Comprehensive Plan

52	I would like to see more focus on recycling, walking trails, bicycle trails, dog parks. I want to see more economic development and a focus on recruiting businesses. We have to stop depending on tourism , we need more business to come to our county. We need to attract more technical companies. We need to develop better paying jobs in the county. People need to earn a living wage. The county jobs available are not market comparable . They are extremely low paying-why is that? Our county offices need an HR person...our county govt. seems unorganized and inefficient and very "good old boy" oriented.	12/27/2013 6:58 PM
53	Harris County really needs some commercial development, as well as residential, to continue to grow and prosper. We need jobs and housing to accommodate!	12/26/2013 1:36 PM
54	Controlled growth is necessary for our community.	12/20/2013 9:58 PM