

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

COMMUNITY AGENDA - HOUSTON COUNTY



**Prepared by
The Comprehensive Planning Committee
with Assistance from
The Middle Georgia Regional
Development Center**

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THE COMMUNITY AGENDA FOR HOUSTON COUNTY, GEORGIA

Community Vision

General Vision Statement

To provide and promote a road map for a thriving community in making sound decisions that will enhance the quality of life for all citizens of Houston County—today and tomorrow.

Future Development Map

The Future Development Map (Map 23a) for Houston County presents a pictorial view of the future land use patterns for the entire county. This Community Agenda will focus on only those land use categories that have been recommended for the unincorporated area of the county. In addition, the Future Development Map presents as an overlay the final character area boundaries.

Future Land Use

Outlined below are the residential, commercial, and industrial categories used to depict future land use development in the unincorporated area of Houston County through the 2030 planning period.

Rural Residential

- District meant to preserve rural character of outlying areas of WRATS Study area.
- Homes on large-lot subdivisions (one unit per acre) and agricultural/forestry uses are expected in this district.
- Small retail and service centers in the crossroad communities and the nodal points at major highways to serve local residents and the traveling public.
- Public sewer is not anticipated in this district.

The area south of Felton Road, Firetower Road, Pyles Road, and Grovania Road to the county line and the area south and east of Highway 247 to the Ocmulgee River have been mostly classified as rural residential. The Oaky Woods area has also been recommended for rural residential use. At the present time, the Houston County water systems serving these areas appear to have adequate capacity to handle the growth in the areas designated for rural residential in the foreseeable future. This will provide opportunities for citizens who want to have a residence on a large lot or who want to farm or harvest timber to do so.

Suburban Residential

- District promotes single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations.
- Mixed-use developments that are predominately single-family in nature but may include single-family attached.
- Smaller single-family lots that are ½ to ¾ acres in size would be appropriate.
- Mixed use developments, which contain small scale commercial or office in addition to residential uses, may be allowed where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Suburban Residential is planned to expand south and west of the City of Perry and east of Highway 247 Spur to Highway 247. The southern boundary will be Felton Road, Firetower Road, Pyles Road, and Grovania Road. To accommodate the growth, Houston County will more than likely have to expand the water systems that serve the southern section of the county. It would be desirable that this type growth not occur in this area until much later in the planning period, and instead focus the growth and public water/sewer infrastructure investment in the urban residential areas, including redeveloped areas of the older sections of the WRATS Study Area.

Urban Residential

- District may include such residential uses as single-family houses and single-family attached, along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed-use village development concept should be considered, which allows a variety of residential uses along with small-scale retail and office uses that are blended together under a specific design concept.

Urban Residential land use is expected by Year 2030 to encompass the area from the Bibb/Houston County line south to Dunbar Road; Highway 96 south to the Highway 341S/Highway 247 Spur; and all of the area north and east of Highway 247 to the Ocmulgee River floodplain. It is assumed that some of the existing agriculture/forestry and undeveloped land that has been designated as urban residential uses will still remain in that use.

Because there is a considerable amount of land designated as urban residential does not give license to the continuation of the existing sprawl development. Instead, Houston County should establish a policy statement that calls for a phased expansion of the urban development boundary line that is coordinated with water and sewer infrastructure expansion.

Community Commercial

- Retail sales, office, and service uses with the largest establishments being less than 100,000 square feet of floor area, and whose market is primarily community-oriented are expected in this district.
- Mixed use center concept that allows a variety of retail and office uses with limited residential development that is brought together by a specific design concept on a large tract may be expected.

As growth expands in the urban boundary area, there will be a need for additional retail and service uses to meet the needs of the new residents. As was briefly mentioned in the Community Assessment, lessons from the past are learned and the existing strip-type commercial should not be duplicated in the future. Instead, **community commercial** areas should be concentrated along specific nodal points (intersections) on major thoroughfares, and possibly these nodal commercial areas be connected to the residential areas by bicycle/pedestrian trails eliminating the need for the automobile. Community commercial areas have been recommended in the Future Land Use Plan on Highway 96, Highway 127, Highway 247, US 41 at Dunbar and White Roads, and Saddle Creek Road at Arena Road. It is strongly suggested that in this area, a design plan be developed to give specific details on how this area should be developed, and an overlay district be established along this corridor to implement this design plan.

Heavy Industrial

- Contain most of the fabrication, processing, storage, and assembly operations in the community.
- Areas designated for heavy manufacturing may generate noise, odors, and smoke that are detectable beyond the boundaries of the property.

Heavy industrial uses are recommended in the Highway 247/Highway 247 Spur and Highway 341 corridor that includes Frito-Lay, Clinchfield Plant, and Perdue Farms.

Parks/Recreation/Conservation

- Includes land dedicated to active or passive recreational uses. These areas may either be publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.

Parks/Recreation/Conservation uses identified in the Future Land Use Plan for unincorporated Houston County include the area along the Ocmulgee River, Oaky Woods WMA, the new State Park south of Perry, and several private golf courses.

Character Areas

Seven character areas have been identified for the unincorporated area of Houston County:

- Suburban Residential

- Rural Residential
- Crossroads Community
- Regional Activity Center
- Parks/Open Space/Conservation
- Base Environs
- Outlying Corridor

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the existing development patterns;
- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives that will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Suburban Residential

The **Suburban Residential** character area includes the area shown on the Future Land Use Plan as urban residential and suburban residential from approximately Highway 96 to Felton Road, Firetower Road, Pyles Road, and Grovania Road; the area north and east of Highway 247 to the Ocmulgee River floodplain; and the area north of Dunbar Road.

Existing Development Patterns

The existing development patterns within this character area are as follows:

- Between Highways 96 and 127 between Moody Road and US 41 there are single-family detached subdivisions located fairly close together, but there are still some infill lots that have potential for new development. Densities range from two to three units per acre.
- East of Moody Road and south of Highway 127, the subdivisions are more scattered, the densities are less, and there are numerous infill lots that could be developed.
- South of Perry, the development pattern is predominately rural with several very low density single-family and mixed-use (single-family detached and manufactured home) subdivisions widely scattered throughout the area.
- North of Dunbar Road, the pattern is generally rural and undeveloped with several low-density subdivisions present along with a few light commercial and institutional uses.

Every existing subdivision in this character area has its own unique design and street pattern. These subdivisions do not offer any amenities such as sidewalks, bike trails, greenspace, or open space in the development for residents' use, traffic-calming measures, special lighting, or architectural elements.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- An urban growth boundary that discourages development outside the border;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Traffic-calming measures, such as narrower street widths, raised pedestrian crossings, etc.;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;
- New developments that contain a mix of residential, commercial uses, and community facilities at a small enough scale and proximity to encourage walking between destinations (future urban residential areas only);
- Use of village centers in new developments that accommodate residents’ commercial and service needs (future urban residential areas only);
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation;
- Use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in area that must be served by septic tanks.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Suburban Residential** character area will be as follows:

Future Urban Residential Area

- Single-family houses and single-family attached along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.

- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed-use village development concept should be considered which allows for a variety of residential uses along with small-scale retail and office uses that are blended together under a specific design concept.

Future Suburban Residential Area

- Single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations.
- Mixed-use developments that are predominately single-family in nature but may include single-family attached.
- Smaller single-family lots that are ½ to ¾ acres in size would be appropriate.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Residential Character Area.

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

Houston County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions; (consult Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances);
 - Cluster development;
 - Mixed-use developments and village centers;
 - Residential infill development; and
 - Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:

- Innovative lot and street layout to protect critical natural resources and promote energy conservation;
- Creation of open space within neighborhoods and buffers between different uses;
- Minimizing the destruction of trees during housing construction;
- Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
- Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the gradual expansion of the urban development boundary recommended in the Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Houston County School Board that integrates new housing development with new school construction.
- Prepare and implement, in coordination with the Warner Robins Area Transportation Study, a bicycle and pedestrian plan for Houston County.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Rural Residential

The **Rural Residential** character area includes the area south of Felton Road, Firetower Road, Pyles Road, and Grovania Road to the Dooly County Line and the Oaky Woods area.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- Area between Felton Road, Firetower Road, Pyles Road, and Grovania Road to Highway 26 outside of the crossroad communities of Haynesville, Grovania, Elko, and Henderson consists primarily of farming and other agricultural uses with scattered single-family detached or mixed-use (including manufactured homes) rural residential subdivisions with densities of one unit per acre or less, and single-family detached dwellings and manufactured homes on lots of one acre or more.
- South of Highway 26 - consists mostly of forest land with some scattered single-family dwellings and manufactured homes on lots of one acre or more. The latter is concentrated along Highway 26.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development;
- Provide greater design flexibility in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development;

- Provide diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups and residential preferences;
- Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations;
- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity;
- Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community;
- Provide multiple options for landowners in order to minimize impacts on environmental resources;
- Provide standards reflecting the varying circumstances and interests of individual landowners and the individual circumstances of their properties; and
- Buffer agricultural lands from new residential developments to reduce any incompatibility problems between the two uses.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Rural Residential** character area will be as follows:

- Single-family detached dwellings and manufactured homes on conventional individual or subdivision lots of one acre or greater for areas not currently served by public water;
- Single-family detached dwellings located within conservation subdivisions;
- Agricultural uses, including horticultural, wholesale nurseries, and the raising of buildings related to the same;
- Woodlots, arboreta, and other similar silvicultural uses;
- Woodland preserve, game preserve, wildlife sanctuary, or other similar conservation use;
- Municipal or public uses; public park or recreation area owned and operated by a public or private nonprofit agency; governmental or public utility building or use not to include business facilities, storage of materials, trucking or repair facilities, the housing of repair crews, private or public sanitary landfills; and
- Convenient commercial centers no larger than 10,000 square feet with associated fuel facilities located at the nodal points of major thoroughfares designed to serve nearby residents and highway traveling public.
- Oaky Woods area - This area has been identified in the Community Assessment as an Area Requiring Special Attention. If development takes place in the Oaky Woods area, it should be limited to single-family detached dwellings located within conservation subdivisions and passive recreation areas. Everything possible should be done to ensure that development occurs in such a way as to preserve the sensitive environmental areas, wetlands, and wildlife habitats.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Residential Character Area.

- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Housing Opportunities

Implementation Measures to Achieve Desired Development Patterns

Houston County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA model code where applicable) that will encourage:
 - Conservation subdivisions (consult Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances);
 - Large-lot size for individual and subdivision lots outside for areas not currently served by public water; and
 - Agricultural lands designation, agricultural use notice, and waiver and agricultural buffers.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically-pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the gradual expansion of the urban development boundary recommended in the Future Land Use Plan, and steers new development away from the rural residential character area.

Crossroads Community

The **Crossroads Community** Character Area includes seven small communities located within the unincorporated areas of Houston County.

- Bonaire
- Kathleen
- Clinchfield
- Haynesville
- Grovania
- Elko
- Henderson

Existing Development Patterns

The existing development pattern in this character area is as follows:

- **Bonaire** - This community is nestled near the intersection of Highway 247 South and Highway 96. It contains a distinct residential area confined primarily to the southwestern corner of the intersection with highway and convenience commercial at or near the Highway 247S/Highway 96 intersection and community commercial along Highway 247S. Within the residential area, there is an elementary school, a fire station, along with numerous churches from various denominations. The Bonaire community is also served by a middle school located off Highway 96 east of Highway 247S.

The beauty and uniqueness to this community may be threatened in the future with the spread of more intense urban development that is gradually moving towards this area, and the fact that Highway 247S is currently four-lane north of Highway 96 and is scheduled for widening south to the Highway 247 Spur, and Highway 96 is planned to be widened to Old Hawkinsville Road and eventually to Twiggs County.

- **Kathleen** - This community is situated several miles south of Bonaire near the intersection of Highway 247S and Highway 127. Most of the residential area is located north of Highway 127 with some limited commercial development spread along portions of the land south of Highway 127. At the southern edge of the Kathleen community is the Frito-Lay plant located off Highway 247S.

Currently, the portion of Highway 127 where Kathleen is positioned to approximately Moody Road is almost entirely rural in nature. During the planning period, it is projected that this section will transition to urban residential uses, the area along Highway 247S will see more intense development, and the future of the Oaky Woods Wildlife Management Area located only a short distance east of Kathleen is uncertain. Unless certain regulatory controls are set in place, the community of Kathleen will be absorbed in the abyss of urban growth and lose its distinct identity.

- **Clinchfield** - This small hamlet is located off Highway 341 S and consists primarily of the manufacturing plant and a few residential dwellings and commercial establishments. This community is situated in the south end of a proposed regional activity center that could become a major heavy industrial district during the planning period. The Frito-Lay plant in the north in Kathleen, the Perdue Farms plant along Highway 247S in the center and the Clinchfield plant in the south have created anchors for this proposed major development area.
- **Haynesville** - Situated on the Golden Isles Parkway (Highway 341S) and Grovania Road, the Haynesville community is a lovely residential area with supportive and highway commercial development dotting the landscape on several tracts on Highway 341S. Like Bonaire, it is a strong faith community with several churches within walking distance from the residential area. Located within the outer edge of the planned urban development boundary, Haynesville will likely maintain its unique residential and institutional character. It does, however, have an opportunity to take advantage of its position on the Golden Isles Parkway through the creation of small businesses to serve the tourist traffic heading to the coastal beaches.

- **Grovania** - This community likely was created because of its proximity to the railroad and being in the center of a productive agricultural area. With the agricultural importance waning, it will likely maintain its importance as a small rural residential hamlet situated at the crossroads of two major county roads.
- **Elko** - A community containing many beautiful older residential dwellings and churches is situated off a major collector road that connects the City of Perry and Highway 26, located less than a mile to the south. Like the hamlet of Grovania, the railroad and agriculture gave it an important past. In the future, Elko will likely become a respite to residents seeking a change from the rapid growth to the north.
- **Henderson** - In addition to historic Henderson Village at the northeast intersection of US 41/Highway 26, the community of Henderson includes highway commercial development that stretches along Highway 26 near I-75 to serve the traveling public, small commercial establishments near the intersection of Highway 26 and Highway 41 that customers as far away as Macon come to shop, and a well-maintained and defined rural residential area along Highway 41 south of Highway 26. Between the developments near I-75 and US 41, there is a dramatic topographic change. Coming over the hill on Highway 26, the traveler is greeted by a spectacular scenic view of rural countryside. Future planning should allow for interstate development to take place, while maintaining the beautiful scenic view shed and rural and historic character to the east.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for the seven crossroad communities.

- **Bonaire:**
 - The strong residential and institutional fabric of this community must be maintained.
 - Standards should be set for the building design, parking areas, streetscape, buffers, lighting, signage, and architectural elements for the new development expected after the widening of Highway 96 and Highway 247S to insure that it is integrated with the scale and design of the nearby residential community.
 - Strip commercial development should be strongly discouraged along these major highways, and instead encourage a mix of residential, commercial, and institutional uses that are an appropriate scale that blends with neighboring residential community.
- **Kathleen:**
 - Kathleen has the potential to become an integrated community where industrial, commercial, and residential are linked together into a village concept connected by an alternative transportation system. Rather than losing its identity, the existing residential development should be incorporated into the overall plan for the village and its character enhanced by what is developed around it.

- **Clinchfield:**
 - Because of the environmental and transportation impacts associated with the plant, it is highly unlikely that any other future use other than heavy industry or community commercial serving the workers at the plant would be suitable for this area.
- **Haynesville:**
 - Little or no change is expected to existing development patterns. Small tourism-related businesses should be allowed along Highway 341S or as possible home occupations or cottage industries provided they do not significantly impact the surrounding residential area.
- **Grovania:**
 - No change to its existing development patterns are planned.
- **Elko:**
 - Its location on or near several major thoroughfares, and its historic charm acting as an enticement to urban weary residents, Elko could become a magnet for new rural residential subdivisions for those wanting to escape the urban web. The existing development patterns of Elko along with its outstanding historical character should be preserved, and new residential development should be strongly discouraged from locating in the vicinity.
- **Henderson:**
 - There are two distinct development patterns in the Henderson area that are near I-75 and are found along Highway 41, while between the two is a picturesque scenic view. The community has an excellent opportunity to create an attractive entranceway to the Henderson community, while at the same time preserving an important view shed and historic community. It is recommended that within the interstate commercial development area, standards be set for building design, parking areas, streetscape, lighting, signage, and architectural elements to create an attractive entranceway and an effective transition between the two distinctly different developed areas.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Crossroads Community** character area will be as follows:

- **Bonaire**
 - Urban residential
 - Community commercial
 - Public/institutional including schools, police and fire stations, library, post office, other small government office buildings, and churches
- **Kathleen**
 - Urban residential

- Community commercial
- Heavy industrial
- Public/institutional including schools, police and fire stations, library, post office, other small government office buildings, and churches
- **Clinchfield**
 - Heavy industrial
 - Community commercial
- **Haynesville**
 - Rural residential
 - Highway and convenience commercial
 - Home occupations and cottage industries
 - Public/institutional including schools, police and fire stations, library, post office, other small government office buildings, and churches
- **Grovania**
 - Rural residential
 - Churches
- **Elko**
 - Rural residential
 - Churches
- **Henderson**
 - Rural residential
 - Community Commercial
 - Public/institutional including fire station and churches

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Crossroads Community Character Area.

- Heritage Preservation
- Environmental Protection
- Transportation Alternatives
- Traditional Neighborhood

Implementation Measures to Achieve Desired Development Patterns

Houston County will pursue the following implementation measures to achieve the desired development patterns:

- Prepare community plans for Bonaire, Kathleen, and Henderson with guidelines for new developments;
- Amend existing development regulations to implement the recommendations from the three community plans;

- Conduct a historic resource survey for the community of Elko to fully assess its historical and cultural heritage, and if warranted, pursue a National Register nomination; and
- Conduct assessment of current development regulations and maps as they relate to the communities of Clinchfield, Haynesville, Grovania, and Elko to determine if changes are warranted to implement the recommended development patterns set forth in this Agenda.

Regional Activity Center

The **Regional Activity Center** parallels Highway 96 beginning approximately at Magnolia Hill Road to near Doublegate Drive and includes the area around Cohen Walker Drive and Ben Edwards Road.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- Community commercial development at the intersections of Lake Joy Road and Houston Lake Road;
- Institutional uses including Houston County High School, Perdue Elementary, and Middle Georgia Technical College along Highway 96 and Ben Edwards Road; and
- Undeveloped land west of Lake Joy Road, east of Houston Lake Road, and along portions of Cohen Walker Drive and Ben Edwards Road.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Buildings in centers are 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 center and the surrounding community;
- Restrictions on the number and size of signs and billboards;
- Residential development that offers a mix of housing types, densities, and prices in the same neighborhood;
- New developments that contain a mix of residential, commercial uses, and community facilities at a scale and proximity to encourage walking between destinations;
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives are available;
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious arrangements;
- Use of landscaped tree islands and medians to break up large expanses of paved parking; and
- Integrating appropriate mixed-use and/or housing development with new or existing school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Regional Activity Center** character area will be as follows:

- Urban residential
- Community commercial
- Light Industrial
- Public/institutional including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Regional Activity Center Character Area.

- Employment Options
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

Implementation Measures to Achieve Desired Development Patterns

Houston County will pursue the following implementation measures to achieve the desired development patterns:

- Prepare corridor plan for area within the Regional Activity Center character area utilizing a charrette format involving area residents and institutions, property owners, and government officials. The plan will identify site-specific uses and standards for height, setbacks, building design, parking areas, streetscapes, buffers and separations, lighting, signage, and architectural elements. It will also propose an alternative transportation system linking the varied uses, and recommend changes to the existing development regulations and map where necessary to implement corridor plan.

Parks/Recreation/Conservation

The **Parks/Recreation/Conservation** character area includes the wetland and floodplain areas around the Ocmulgee River and major streams in the unincorporated area and Flat Creek State Park.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- There appears to be very little encroachment to date along the major streams.

- Oaky Woods remains a wildlife management area, but developers have expressed interest in transforming this area into a major urban development, thus potentially removing the most important passive recreation and conservation area in the county.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Cluster development to preserve open space within areas designated for future urban and suburban residential uses; and
- Preservation of environmentally sensitive areas by setting them aside as passive recreation areas, trails or greenbelts, including the Oaky Woods WMA.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Parks/Recreation/Conservation** character area will be as follows:

- Greenways,
- Bicycle/pedestrian trails,
- Passive recreation,
- Conservation subdivisions
- Timber production and harvesting consistent with best management practices established by Georgia Forestry Commission,
- Wildlife and fisheries management, and
- Agricultural production and management consistent with the best management practices established by the Georgia Soil and Water Conservation Commission and consistent with all state and federal laws, and regulations promulgated by the Georgia Department of Agriculture.

Below are the Quality Community Objectives that will be pursued in the Parks/Recreation/Conservation Character Area.

- Open Space Preservation
- Environmental Protection

Implementation Measures to Achieve Desired Development Patterns

Houston County will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations that will encourage:
 - Conservation subdivisions (consult Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances).
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources;
 - Creation of open space within neighborhoods.

- Update County Greenspace Plan to identify priority areas for greenways and trails.
- Utilize conservation easements as one of the means to acquire the priority areas for greenways and trails identified in the County Greenspace Plan.

Base Environs

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

Existing Development Patterns

The existing development pattern in this character area is as follows:

- On the west side there is a mixture of commercial, residential (single-family and manufactured home park), heavy industrial, and institutional uses. There is also a large vacant lot where trash and other debris have been dumped.
- On the east side, there are several commercial businesses, a junkyard, a manufactured home park, and an abandoned manufactured home sales lot. North of the Base, there is the City of Warner Robins' wastewater treatment plant, and a vacant lot that will be the location of a new public/private industrial partnership to build up to seven hangers to support Base operations.
- The incompatibility of the land uses, the poor condition of the properties, and the presence of a large amount of litter and debris make for a very unattractive entranceway to the County and City. It is hoped that the new development north of the Base will give momentum to a comprehensive redevelopment of the area, while at the same time being mindful of the compatibility issue with the Base's mission.

Recommended Development Patterns

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- West Side of Highway 247
 - Entering Houston County, there would be a combination of light commercial (retail and service) and warehousing with the buildings set back from the road, with landscaped parking areas and road frontage. There would be a coordinated plan for lighting, signage, and architectural elements. A frontage road would be constructed where possible. South of Davis Drive, the area would be designed for light industrial; a heavy vegetated buffer strip would be planted along the railroad; along the frontage road, there would be street trees on both sides, curb and gutter, and sidewalks. Standards would be set for signage, lighting, and architectural elements. Existing residential subdivisions and vacant lot located west of the railroad tracks would be urban residential use.
- East Side of Highway 247
 - Retail and service commercial uses entering Houston County with light industrial and warehousing uses in most of the remainder of the area at a maximum of two-

stories; landscaping along the road frontage and in the parking areas; rear parking for the employees with customer parking the front of the buildings. Standards would be set for lighting, signage, and architectural elements.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Base Environs** character area will be as follows:

- Retail and service commercial uses near the entrance to the County.
- Light industrial and warehousing.
- Public/institutional and open space/conservation uses.
- Urban residential in selected areas west of Hwy 247.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Base Environs Character Area.

- Appropriate Businesses
- Employment Options
- Transportation Alternatives
- Infill Development

Houston County will pursue the following implementation measures to achieve the desired development patterns:

- Establish the area north of RAFB and east of Highway 247 as first priority;
- Create a concept plan for this area along with development standards;
- Establish an overlay zone for this area incorporating the recommendations from this plan;
- Encourage developers to implement by offering tax and other financial incentives for undertaking projects consistent with the development plan;
- Prepare a market analysis to identify the businesses/industries that could be recruited to the area;
- After the market analysis is completed, identify the appropriate locations for the identified types of businesses/industries. Recruit desired businesses/industries to these locations;
- Supplement business recruitment effort with incentives for establishment of new small businesses/industries in the area; and
- Implement the streetscape and infrastructure improvement portion of the development plan.

Outlying Corridor

The **Outlying Corridor** character area includes the areas located at Highway 247 Connector and US 41 and at Highway 96 and Highway 247 in close proximity to the Bonaire Crossroads Community Character Area.

Existing Development Patterns

The existing development patterns in this character area are as follow:

- Highway 247 Connector and US 41: Contains mostly undeveloped land except for a commercial use at the northeast corner.
- Highway 96 and Highway 247 near the Bonaire Crossroads Community Character Area: Contains a mixture of single-family residential, institutional, and community commercial uses.

The Houston County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Highway 247 and US 41:
 - Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
 - Restrictions on number and size of signs.
 - New developments that contain a mix of commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.
 - Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
 - Parking lots that incorporate on-site storm water mitigation or retention features, such as pervious pavements.
- Highway 96 and Highway 247
 - Coordinate with the residential and institutional fabric of nearby Bonaire Crossroads Community Character Area.
 - Standards should be set for the building design, parking areas, streetscape, buffers, lighting, signage, and architectural elements for the new development expected after the widening of Highway 96 and Highway 247S to insure that it is integrated with the scale and design of the nearby Bonaire community.
 - Strip commercial development should be strongly discouraged along these major highways, and instead encourage a mix of residential, commercial, and institutional uses that are an appropriate scale that blends with neighboring residential community.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Outlying Corridor** character area will be as follows:

- Highway 247 Connector and US 41:
 - Regional and community commercial
- Highway 96 and Highway 247
 - Urban residential
 - Community commercial
 - Public/institutional including schools, police and fire stations, library, post office, other small government office buildings, and churches

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the In-town Corridor District Character Area.

- Growth Preparedness
- Employment Options
- Open Space Preservation
- Housing Alternatives
- Transportation Alternatives
- Sense of Place

Houston County will pursue the following implementation measures to achieve the desired development patterns.

- Highway 247 Connector and US 41
 - Coordinate with the Cities of Warner Robins and Centerville on a design plan for this corridor.
 - Amend the existing development ordinance to establish overlay district that includes this outlying corridor in coordination with Cities of Centerville and Warner Robins.
- Highway 96 and Highway 247
 - Incorporate this area into the community plan for Bonaire as recommended for the Bonaire Crossroads Community Character Area.
 - Amend existing development regulations to implement the recommendations from the this community plan.

Community Issues and Opportunities

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

- Support services (healthcare, transportation, commercial, and cultural awareness programs) for growing elderly population.
- Language and cultural programs for County's growing Hispanic population.
- Development of County's workforce through adult literacy programs.
- Protect the mission of Robins Air Force Base.
- Identification and purchase of additional industrial development sites to expand manufacturing opportunities in the county.
- Reduce community's dependency on Robins Air Force Base.
- Marketing to the community's top viable industry candidates.
- Lease or sell Perry speculative building.

Housing

- Progressive code enforcement with trained staff.
- Protection of rural and suburban neighborhoods from urban sprawl.
- Innovative subdivision and housing design.
- Elimination of incompatible residential development encroaching on Robins Air Force Base.
- Reduce blight in suburban fringe areas.

Natural and Cultural Resources

- Protection of wetlands, groundwater recharge areas, river corridors, and other sensitive natural resources.
- Educate stakeholders on importance of groundwater recharge areas and Phase 2 regulations on stormwater containment.
- Improve stormwater management in the unincorporated areas.
- Keeping Houston County off the EPA Air Quality non-attainment list.
- Acquisition of greenspace.
- Development of Flat Creek State Park.
- Litter control and property maintenance in the unincorporated area.

Community Facilities and Resources

- Renovation of State Court Building.
- Completion of build-out of County Courthouse.
- Expansion of Department of Driver Service Building in Warner Robins.
- Improvements to all three branches of the Houston County Library.
- Debt elimination on the Perry speculative building.
- Completion of 2001 SPLOST projects.
- Initiation of 2006 SPLOST road, street, and bridge improvement projects.
- Water system improvements in Haynesville, Henderson, and Elko areas.
- Water System Master Plan improvements.
- Additional jail pods at Detention Center.
- Alternative funding for infrastructure improvements.
- Collaboration of Vision 2020 and others on future facilities planning.
- Proliferation of private septic systems that have potential to leak into aquifers and contaminate the County's groundwater.
- Treatment of septage collected from septic tanks in the unincorporated area.
- Installation of dry sewer in new developments in unincorporated area.
- Ensuring adequate fire protection county-wide.
- Reducing development pressures in rural areas through placement of infrastructure.

Intergovernmental Coordination

- Involving non-profits in growth and development discussions.

- Utilizing the Warner Robins Area Transportation Study (WRATS) to promote greater coordination between land development and transportation policies.
- Coordination with regional agencies to protect mission of Robins Air Force Base, improve air quality, and diversify the economic base of Houston County.
- Coordination with local organizations to provide behavioral health services including: youth development, family development/family literacy, mental health services, finance development, and public awareness.
- Coordination with neighboring jurisdictions to discourage sprawl development in undeveloped areas of unincorporated Houston County.
- Coordination of future facilities planning with neighboring jurisdictions.

Transportation

- Implementation of 2030 WRATS Long-Range Transportation Plan and 2001 and 2006 SPLOST road and bridge improvements.
- Evaluation and implementation where feasible of alternative modes of transportations, including sidewalks, bicycle trails, and public transportation.

Land Use/Character Areas

- Encouraging development only in urban service areas.
- Communications between development community and governing bodies on use of Comprehensive Plan as guide to future development.
- Achieving well-designed neighborhoods that protect the environment and providing meaningful open space.
- Utilizing tax-related tools to maintain rural landscapes.
- Appropriately applying design guidelines to address density, aesthetics, interconnectivity, and open space preservation.
- Long-term mitigation plan that addresses incompatible development north of Robins Air Force Base, including funding mechanisms for property acquisition.

Implementation Program

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the Plan. The Implementation Plan includes a Short-Term Work Program and Policies. On the following pages, the Short-Term Work Program and Policies recommended by Houston County are presented.

SHORT-TERM WORK PROGRAM FOR HOUSTON COUNTY

DESCRIPTION	STWP YEAR	LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
ECONOMIC DEVELOPMENT <i>Policy Statement - Ensure that Houston County's growth benefits all segments of our population.</i> <i>- Expand existing manufacturing operations and attract higher wage jobs that compliment existing industries.</i> <i>- Diversify Houston County's economy to become less dependent on government and retail trades.</i>				
1 Promote support services such as healthcare, transportation, commercial, and cultural awareness programs for growing retiree population.	X X X X X	Houston County Houston Healthcare Complex WRATS Chambers of Commerce Houston Arts Alliance	Varies	General Fund SPLOST
2 Support language and cultural programs for the County's growing Hispanic population.	X X X X X	Middle Georgia Technical College Houston County CLCP Houston County Extension Service	Varies	Varies
3 Improve workforce adequacy by supporting adult literacy programs.	X X X X X	Houston County Board of Education Houston County Middle Georgia Technical College Houston County CLCP	Varies	Fed/State/Local Governments

4	Support 21 st Century Partnership in its efforts to protect Robins Air Force Base (RAFB), Middle Georgia's regional economic engine.	X	X	X	X	X	Houston County, Centerville, Perry, and Warner Robins Chambers of Commerce Houston County Development Authority	\$200,000 Annually	General Fund
5	Identify, preserve, protect and eventually purchase additional industrial development sites to expand manufacturing opportunities in the community.	X	X	X	X	X	Houston County Houston County Development Authority	Estimated \$10,000,000	General Fund SPLOST Bonds
6	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	X	X	X	X	X	Houston County Houston County Development Authority	Varies	Varies
7	Develop a Community Business Plan capable of marketing to our top most viable industry candidates including healthcare, tourism, warehousing, retirement industry, alternative fuels, and recruitment of state agencies.	X	X				Houston County Chambers of Commerce Houston County Development Authority	Staff Time	Varies
8	Continue marketing efforts to lease or sell Perry Speculative Building.	X	X	X	X	X	Houston County City of Perry Houston County Development Authority	Staff Time	Varies
<p>HOUSING <i>Policy Statements - Maintain existing housing stock.</i> - Protect rural and suburban neighborhoods. - Provide working low and moderate-income families with additional opportunities to find affordable housing. - Develop mitigation plan to eliminate incompatible residential development in Houston County.</p>									
1	Continue progressive code enforcement via training of code enforcement staff.	X	X	X	X	X	Houston County	\$10,000	General Fund
2	Protect rural and suburban neighborhoods from urban sprawl by locating development in urban services areas.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry and Warner Robins	Staff Time	NA

3	Promote innovative subdivision and housing design.	X	X	X	X	X	Houston County Home Builders Association	NA	NA
4	Implement programs and strategies identified in the Joint Land Use Plan to eliminate incompatible residential development encroaching on RAFB.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry and Warner Robins	\$1,200,000	State Funds SPLOST General Fund
5	Initiate aggressive building code enforcement and other nuisance abatement ordinances in blighted suburban fringe areas.	X	X	X	X	X	Houston County	\$25,000	General Fund
6	Support the efforts of private non-profits to expand the special housing needs of transitional families, persons with mental health problems, persons with substance abuse problems, HIV/AIDS, victims of domestic violence, the homeless, the elderly and other indigent persons.	X	X	X	X	X	Houston County HODAC Phoenix Center NAMI Salvation Army MGCAA	Varies	General Fund State and Federal Grants
7	Establish a coordination process with the Houston County School Board that integrates new housing development with new school construction.	X	X	X	X	X	Houston County Board of Education	NA	NA
<p>NATURAL AND CULTURAL RESOURCES <i>Policy Statements - Direct growth away from environmentally sensitive areas.</i> - Enforce federal, state, and local air and water quality regulations. - Preserve and utilize natural greenspace and parkland. - Ensure the availability of cultural and community facilities.</p>									
1	Continue enforcement of DNR Rules for Part V Environmental Ordinances.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	NA	NA
2	Provide education on the importance of Groundwater Recharge Areas.	X	X	X	X	X	Houston County Health Department	NA	NA
3	Promote growth in areas already utilizing public sewer systems.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	NA	NA

4	Develop Conservation Subdivision Ordinance to mitigate environmental impact of development.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
5	Provide education regarding Phase 2 Regulations on Stormwater Containment.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
6	Develop County-wide Stormwater Management Program financed with user fees.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	User Fee
7	Support the Middle Georgia Clean Air Coalition and its policies to keep Houston County off the Federal Non-Attainment Air Quality list.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	\$100,000	General Fund
8	Update the Greenspace Plan to identify new funding sources and pursue acquisition of appropriate greenspace where feasible. Also, utilize conservation easements as one of the means to acquire the priority areas for greenways and trails identified in the County Greenspace Plan.	X	X	X	X	X	Houston County	Varies	State Grants General Fund
9	Support development of Flat Creek State Park.	X	X	X	X	X	Houston County	In-Kind Services	General Fund
10	Hire additional code enforcement staff to enforce litter control and property maintenance efforts in unincorporated Houston County.	X					Houston County	\$50,000	General Fund
<p>COMMUNITY FACILITIES AND SERVICES <i>Policy Statements – Maximize the efficient and effective use of current and future infrastructure within guidelines of Service Delivery Strategy.</i></p> <ul style="list-style-type: none"> - Investigate financing mechanisms to help pay for future infrastructure. - Coordinate future facilities planning between governmental entities. - Protect rural service area in South Houston County. 									
1	Renovate State Court Building and complete the build out of the County Courthouse.	X	X				Houston County	\$1,800,000	General Fund

2	Investigate construction of a new Child and Adolescent Building for Phoenix Center.		X	X			Houston County	\$3,000,000	CDBG Grant General Fund
3	Investigate future expansion of Department of Driver Services Building in Warner Robins.	X					Houston County State of Georgia	Staff Time	General Fund
4	Renovate and expand all three branches of the Houston County Library.	X	X	X			Houston County	\$5,225,000	2006 SPLOST
5	Payoff debt on the Perry Speculative Building.	X					Houston County Houston County Development Authority	\$2,100,000	2006 SPLOST
6	Complete 2001 SPLOST road projects including Houston Lake Road, Moody Road, Lake Joy Road, Feagin Mill Road, Carl Vinson Parkway, Corder Road, and Ball Street Extension.	X	X	X	X		Houston County and the Cities of Centerville, Perry, and Warner Robins	\$31,000,000	2001 SPLOST
7	Begin road, street, and bridge improvement projects outlined in the 2006 SPLOST. (For project list see 2006 SPLOST Intergovernmental Agreement.)	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	\$100,675,000	2006 SPLOST
8	Begin water system improvements in the Haynesville, Henderson, and Elko areas.		X	X	X		Houston County	\$3,000,000	2006 SPLOST
9	Implement Updates to the Water System Master Plan. (For Project list see Master Plan.)	X	X	X	X	X	Houston County	Varies	User Fees
10	Begin construction on additional jail pods at Detention Center					X	Houston County	\$4,000,000	2006 SPLOST
11	Investigate feasibility of implementing impact fees to help pay for infrastructure as outlined in the Georgia Development Impact Fees Act.	X	X				Houston County Consultant	\$25,000	General Fund Grants

12	Host Vision 2020 Council of Governments meetings and other staff meetings to discuss collaboration of future facilities planning.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
13	Annually review Land Development Regulations.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
14	Support the expansion of municipal wastewater treatment facilities, rather than the proliferation of private septic systems, which have the potential to leak into the aquifers and contaminate the County's groundwater.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	NA	NA
15	Investigate the feasibility of the City of Perry and the City of Warner Robins installing pretreatment facilities at their sewage treatment plants to treat septage collected from septic tanks in unincorporated Houston County.	X	X				Houston County Board of Health City of Perry City of Warner Robins Consulting Engineers	Varies	User Fees Grant Funds
16	Investigate the feasibility of modifying the Land Development Regulations to require the installation of dry sewer in new developments within unincorporated Houston County.	X	X				Board of Health Houston County	Staff Time	General Fund
17	Investigate the feasibility of upgrading existing mutual aid agreements between city and county fire departments to automatic aid agreements, thereby ensuring adequate fire protection county-wide.	X	X				Houston County and the Cities of Centerville, Perry, and Warner Robins	Varies	General Fund Fire Tax District
18	Reduce development pressures in the rural service area by encouraging infill developments and restricting the placement of urban infrastructure in agricultural areas.	X	X	X	X	X	Houston County and the Cities of Perry and Warner Robins Middle Georgia RDC	Staff Time	General Fund
19	Coordinate the development of infrastructure to ensure that it is consistent with the gradual expansion of the urban development boundary and steers new development away from areas of sensitive natural, cultural, and environmental resources.	X	X	X	X	X	Houston County and the Cities of Perry and Warner Robins Middle Georgia RDC	Staff Time	General Fund

INTERGOVERNMENTAL COORDINATION

Policy Statements – Coordinate future facilities between governmental entities.

- Support Public-Private Partnerships and Community Organizations.

- Promote greater Non-profit and Government Collaboration.

- Encourage municipalities to locate new growth in areas contiguous to existing development.

1	Coordinate future facilities planning by investigating tasks #12 through #18 in the Community Facilities and Services section of the Short-Term Work Program.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
2	Include Non-Profits in growth and development discussions.	X	X	X	X	X	Varies	NA	NA
3	Utilize existing resources of Private Non-Profits.	X	X	X	X	X	Varies	NA	NA
4	Continue active involvement in the Warner Robins Area Traffic Study (WRATS) process to promote greater coordination between land development and transportation policies, while balancing the need for reducing traffic congestion with the need to protect sensitive natural resources and improve air and water quality.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	\$60,000	General Fund
5	Continue active involvement in the 21 st Century Partnership, Middle Georgia Clean Air Coalition, and the Middle Georgia RDC so as to protect the mission of RAFB, improve air quality in the region, and diversify the economic base of Houston County.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	\$300,000	General Fund
6	Become more actively involved with Kid’s Journey, Phoenix Center, and HODAC and their efforts to provide behavioral health services including youth development, family development/family literacy, mental health services, finance development, and public awareness.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Varies	General Fund

7	Support Title V WrapAround Mental Health Services Program designed to work with youth who have mental health diagnoses, a special education designation, or are involved with multiple service agencies such as Juvenile Justice, DFCS, Phoenix Center, and others.	X	X	X	X		Houston County Kids Journey Board of Education DFCS Phoenix Center	\$400,000	CJCC Grant BOE Funds Local Match
8	Work with municipalities to discourage leapfrog development across undeveloped areas of unincorporated Houston County.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	NA	NA
9	Work with municipalities to locate development in areas contiguous to existing development, thereby reducing urban sprawl.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	NA	NA
TRANSPORTATION SYSTEM									
<i>Policy Statements – Establish a road corridor approach to land use, transportation, and urban design to create better land development scenarios with less sprawl. - Review alternative forms of transportation with less dependency on the automobile.</i>									
1	Pursue implementation of the 2030 WRATS Long-Range Transportation Plan. (For short, medium, and long-range road improvements see the WRATS plan.)	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Varies	Federal Funds State Funds SPLOST
2	Support capital improvements to the Perry-Houston County Airport including new runway lighting, hanger construction, relocating taxiway, and other enhancements as outlined in the Capital Improvement Budget. (For list of all capital improvements see the Capital Improvement Budget.)	X	X	X	X	X	Houston County and the City of Perry	\$1,360,000	Federal Funds State Funds SPLOST General Fund
3	Complete 2001 SPLOST road projects including Houston Lake Road, Moody Road, Lake Joy Road, Feagin Mill Road, Carl Vinson Parkway, Corder Road and Ball Street Extension.	X	X	X	X		Houston County and the Cities of Centerville, Perry, and Warner Robins	\$31,000,000	2001 SPLOST
4	Begin road, street, and bridge improvement projects outlined in the 2006 SPLOST. (For project list see 2006 SPLOST Intergovernmental Agreement.)	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	\$100,675,000	2006 SPLOST

5	Enhance the pedestrian (sidewalk) system in Houston County and include such designs in the 2006 SPLOST Improvement Program.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Varies	SPLOST
6	Complete Regional Bike Plan.	X					Houston County and the Cities of Centerville, Perry, and Warner Robins WRATS Middle Georgia RDC	Staff Time	General Fund
7	Continue to evaluate the feasibility of various forms of public transportation to alleviate traffic and help meet air quality objectives.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins WRATS	Staff Time	General Fund
8	Prepare and implement, in coordination with the Warner Robins Area Transportation Study, a bicycle and pedestrian plan for Houston County.	X	X				Houston County and the Cities of Centerville, Perry, and Warner Robins WRATS Middle Georgia RDC	Staff Time	General Fund
<p>LAND USE/CHARACTER AREAS</p> <p><i>Policy Statements – Use the character area designations and land use maps as a guidebook for development.</i></p> <ul style="list-style-type: none"> - <i>Protect the Rural Service Area from incompatible, dense development.</i> - <i>Promote mixed use developments in appropriate character areas, which encourage connectivity between regional activity centers (commercial & employment) and residential activity centers.</i> - <i>Encourage nodal commercial development at intersections of arterial and collector streets.</i> - <i>Support development that creates a “sense of place” in our community.</i> - <i>Protect the base environs by implementing recommendations outlined in the Joint Land Use Plan.</i> 									
1	Market maps highlighting character areas and land use and encourage development only in these urban service areas.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
2	Encourage communications between development community and governing bodies to use the Comprehensive Plan as guide for future development.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund

3	Locate only low-density housing and agricultural uses within the Rural Service Area.	X	X	X	X	X	Houston County	NA	NA
4	Develop Conservation Subdivision regulations to achieve a well-designed neighborhood which protects the environment and preserves meaningful open space.	X	X				Houston County	Staff Time	General Fund
5	Encourage utilization of Conservation Use and other tax structures to maintain rural landscapes.	X	X	X	X	X	Houston County Tax Assessors Office	Staff Time	General Fund
6	Annually review and update land development regulations to ensure they do not discourage mixed used developments.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
7	Develop and implement design guidelines for selected Character Areas, which address density, aesthetics, inter-connectivity, and open space preservation.	X	X	X			Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
8	Continue to protect RAFB from encroachment through enforcement of the Base Environs component of the County's land use plan.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
9	Develop long-term mitigation plans that address incompatible development north of RAFB. Identify funding mechanisms to acquire said properties and establish a program to monitor and purchase "for sale" properties designated as incompatible uses.	X	X	X	X	X	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
10	Conduct assessment of current development regulations and maps as they relate to the communities of Clinchfield, Haynesville, Grovania, and Elko to determine if changes are warranted to implement the recommended development patterns set forth in this Agenda.	X	X				Houston County	Staff Time	General Fund
11	Revise existing subdivision regulations to encourage certain traffic-calming measures within new residential and mixed use neighborhoods	X	X				Houston County	Staff Time	General Fund

APPENDICES

Report of Accomplishments
Future Development Map

Report of Accomplishments

Houston County

PROJ #	ACTIVITY	STATUS	EXPLANATION
HOUSING (HO)			
HO 1	Update and adopt new housing, zoning, and development regulations, as needed, including the latest building and housing codes from SBCCI and Georgia DCA, and unsafe building and abatement codes.	Completed	
HO 2	Provide financial assistance to governmental or non-profit agency that serves special needs population, such as HODAC and Phoenix Center.	Completed	
HO 3	Educate builders and developers on changes in federal, state and local regulations.	Completed	
NATURAL RESOURCES (NR)			
NR 1	Implement County Greenspace Program to protect at least 20% of the land area within unincorporated Houston County.	Underway	Houston County purchased over 178 acres along the Ocmulgee River prior to the demise of the State's Greenspace Program. A total of 247 acres has been permanently protected. The County will continuously look for opportunities to increase the amount of greenspace, but there is no set timetable to reach the 20% goal.
NR 2	Apply for State and Federal funding to secure Greenspace.	Underway	Houston County will apply for grant funds under the Governor's Conservation Fund when property can be purchased in accordance with our Greenspace Plan.
NR 3	Establish education programs which will promote water conservation and water pollution prevention programs through DCA.	Underway	Ordinances have been amended to reflect state requirements to promote water conservation. New Stormwater Ordinance should contain a pollution prevention education program by December 2007.
NR 4	Develop tree planting ordinance to encourage preservation of native plant communities and provide for replacement vegetation that might be removed.	Completed	
NR 5	Prepare and implement TMDL Program, focusing on Big Indian Creek, Sandy Run Creek and Ocmulgee River and others as necessary.	Completed	
HISTORIC RESOURCES (HR)			
HR 1	Prepare a Historical Resource Survey for unincorporated Houston County.	Completed	
HR 2	Nominate eligible structures for historic preservation.	Not Accomplished	See Comments under HR3.
HR 3	Use Historical Resources Survey to develop a Heritage Tour, which will emphasize county's rich historical resources.	Not Accomplished	Survey indicated that there are few historical structures in unincorporated Houston County. Most structures are located within the City of Perry which is enhancing its Heritage Tour of Historic Homes.
COMMUNITY FACILITIES (CF)			
CF 1	Complete expansion of library.	Completed	
CF 2	Develop fire services plan to improve staff and equipment needs of the County's Fire Department ISO rating.	Completed	

Report of Accomplishments
Houston County

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 3	Complete Phase 3 of Lashley Subdivision sewer project.	Completed	
CF 4	Update GIS mapping for water, soils and tax information.	Completed	
CF 5	Rehabilitate Perry-Houston County Airport runway.	Completed	
CF 6	Design and construct 500' runway extension at Perry-Houston County Airport.	Completed	
CF 7	Design ramp rehabilitation at Perry-Houston County Airport.	Completed	
CF 8	Complete DBE Plan for runway extension at Perry-Houston County Airport.	Completed	
CF 9	Install traffic signals at Highway 96 and Thompson Mill Road, US 41 and Highway 247; and Highway 247 and Russell Parkway.	Completed	
CF 10	Update WRATS Plan and TIP on annual basis.	Completed	
CF 11	Implement new countywide Public Safety 800 MHz Radio System.	Completed	
CF 12	Construct Russell Parkway Expansion as part of 2001 SPLOST.	Completed	
CF 13	Widen and resurface South Houston Lake Road and Cohen Walker Drive to Highway 341 to include four lanes and median.	Completed	
CF 14	Widen and resurface North Houston Lake Road from Watson Boulevard to Thompson Road, including intersection improvements.	Underway	Scheduled for completion in January 2008.
CF 15	Widen and resurface Carl Vinson Parkway from Russell Parkway to Elberta Road.	Underway	Scheduled for completion in December 2009.
CF 16	Widen Moody Road with intersection improvements from Feagin Mill Road to Highway 96.	Underway	Scheduled for completion in December 2009.
CF 17	Widen Feagin Mill Road to three lanes with turn lanes from Moody Road to Lake Joy Road.	Underway	Scheduled for completion in December 2009.
CF 18	Construct intersection improvements in unincorporated areas: Lake Joy Road, Highway 127 and Highway 96.	Completed	
CF 19	Resurface 16 miles of dirt roads in unincorporated areas.	Underway	Scheduled for completion in December 2009.
CF 20	Widen roads in unincorporated county areas: Lake Joy Road, Leverette Road and Wellborn Road.	Underway	Wellborn Road scheduled for completion in December 2008. Lake Joy and Leverette Roads are scheduled for completion in December 2009.
CF 21	Sell or donate County office buildings deemed surplus.	Completed	
CF 22	Complete construction of new courthouse and jail facility in Perry.	Completed	

**Report of Accomplishments
Houston County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 23	Renovate old courthouse building.	Completed	
CF 24	Develop and schedule a capital improvements program for SPLOST road improvements.	Completed	
CF 25	Update utility plans and implement system improvements on annual basis.	Completed	
CF 26	Construct new 18,000 SF Juvenile Court Building.	Completed	
CF 27	Complete new Health Department facility.	Completed	
CF 28	Construct new Phoenix Center Building.	Completed	
CF 29	Purchase new fire station to serve North Houston County.	Completed	
CF 30	Complete extension of Cohen Walker Boulevard.	Completed	
CF 31	Update Perry-Houston County Airport layout plan.	Completed	
ECONOMIC DEVELOPMENT (ED)			
ED 1	Provide financial assistance and support efforts of local Certified Literate Community Program.	Underway	Financial commitment is provided annually.
ED 2	Provide annual funding to Development Authority.	Underway	Financial commitment is provided annually.
ED 3	Complete construction and begin marketing efforts on Perry SPEC building.	Completed	
ED 4	Provide financial assistance and logistically support 21st Century Partnership in preparations of BRAC hearings.	Underway	Financial commitment is provided annually.
ED 5	Update County website to provide development information as available.	Completed	
ED 6	Provide financial assistance and support to existing attractions and accommodations for tourists, such as Museum of Aviation and Georgia National Fairgrounds and Agricenter.	Underway	Financial commitment is provided annually.
LAND USE (LU)			
LU 1	Update Joint Land Use Study for RAFB and North Houston County.	Completed	

**Report of Accomplishments
Houston County**

PROJ #	ACTIVITY	STATUS	EXPLANATION
LU 2	Prepare new Houston County Land Use Plan.	Completed	
LU 3	Study consolidation of city and county inspection and planning and zoning departments and adoption of common development codes.	Completed	The study was completed by Jordon, Jones and Goulding and a complete set of development codes was drafted. However, local jurisdictions choose not to adopt a uniform set of codes and to maintain separate Planning and Zoning Boards.
LU 4	Update zoning regulations to meet the changing needs of Houston County.	Underway	This is an ongoing task.
LU 5	Hold educational forums to make public aware of goals, policies and strategies outlined in the comprehensive plan and place copies of plan in public areas.	Completed	
LU 6	Update comprehensive Plan and Service Delivery Strategy.	Completed	
GENERAL PLANNING (GP)			
GP 1	Provide financial assistance and support the implementation of Vision 2020 on an annual basis.	Underway	Financial commitment is provided annually.

2007 Joint Comprehensive Plan

Future Development Map Houston County

Legend

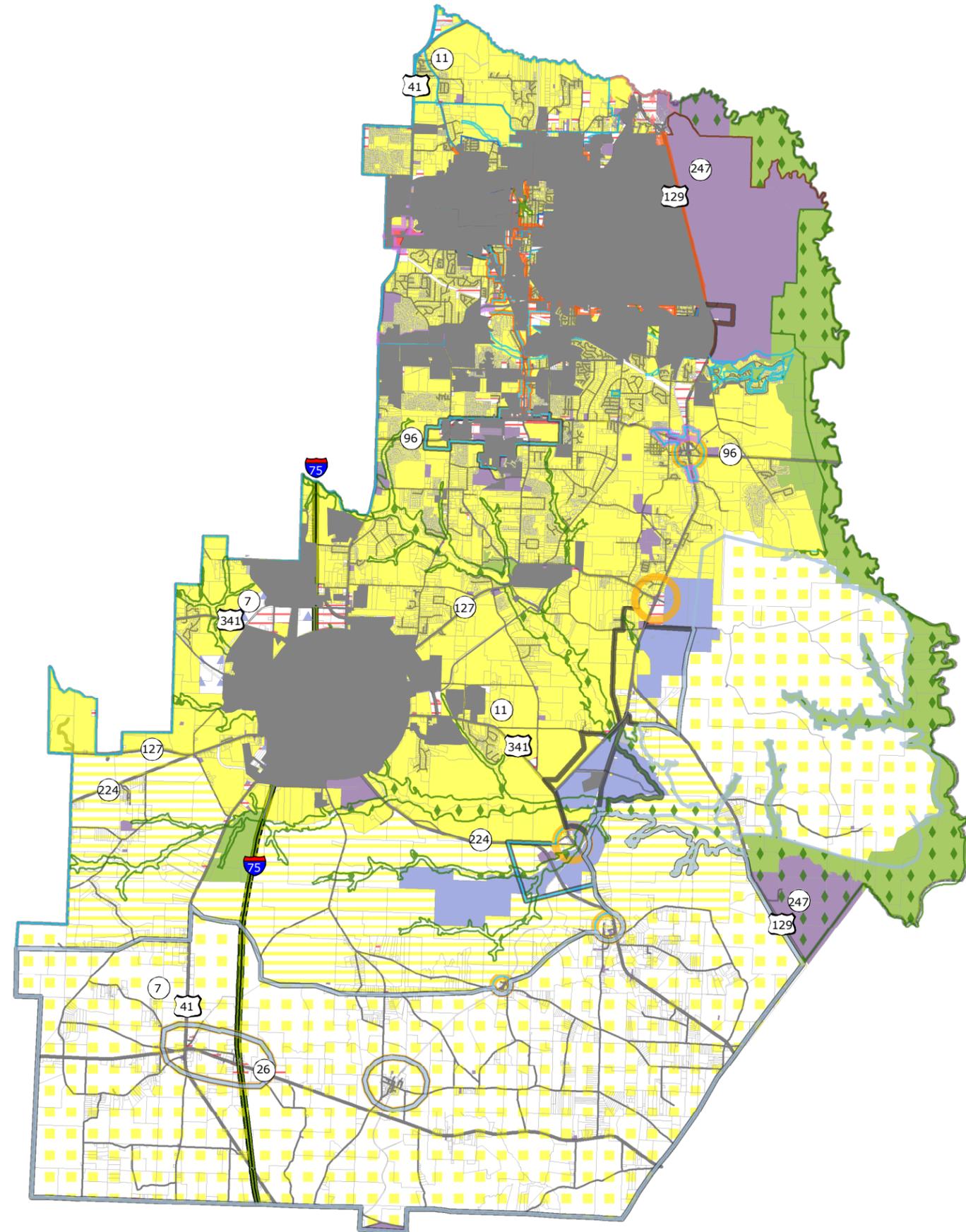
Future Land Use

- Regional Commercial
- Community Commercial
- Public/Institutional
- Heavy Industrial
- Rural Residential
- Light Industrial
- Suburban Residential
- Urban Residential
- Parks/Recreation/Conservation
- Utilities

Character Areas

- Base Environs
- CrossRoads Community
- In Town Corridor
- Outlying Corridor
- Park/Open Space/Conservation
- Regional Activity Center
- Robins Airforce Base
- Rural Residential
- Suburban Residential
- Neighborhood Commercial Corridors

- Centerville
- Interstate
- Perry
- City Street
- Warner Robins
- County Road
- State Highway



Map 1