

**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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- Report of Accomplishments
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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
<b>ECONOMIC DEVELOPMENT</b> <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>				
<b>1</b> 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
<b>2</b> 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
<b>3</b> 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 <sup>st</sup> 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><b>HOUSING</b>  <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><b>NATURAL AND CULTURAL RESOURCES</b>  <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><b>COMMUNITY FACILITIES AND SERVICES</b>  <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"> <li>- Investigate financing mechanisms to help pay for future infrastructure.</li> <li>- Coordinate future facilities planning between governmental entities.</li> <li>- Protect rural service area in South Houston County.</li> </ul>									
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 <sup>st</sup> 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
<b>TRANSPORTATION SYSTEM</b>									
<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><b>LAND USE/CHARACTER AREAS</b></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"> <li>- <i>Protect the Rural Service Area from incompatible, dense development.</i></li> <li>- <i>Promote mixed use developments in appropriate character areas, which encourage connectivity between regional activity centers (commercial &amp; employment) and residential activity centers.</i></li> <li>- <i>Encourage nodal commercial development at intersections of arterial and collector streets.</i></li> <li>- <i>Support development that creates a “sense of place” in our community.</i></li> <li>- <i>Protect the base environs by implementing recommendations outlined in the Joint Land Use Plan.</i></li> </ul>									
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
<b>HOUSING (HO)</b>			
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	
<b>NATURAL RESOURCES (NR)</b>			
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	
<b>HISTORIC RESOURCES (HR)</b>			
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.
<b>COMMUNITY FACILITIES (CF)</b>			
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	
<b>ECONOMIC DEVELOPMENT (ED)</b>			
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.
<b>LAND USE (LU)</b>			
LU 1	Update Joint Land Use Study for RAFB and North Houston County.	Completed	

**Report of Accomplishments  
Houston County**

<b>PROJ #</b>	<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
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	
<b>GENERAL PLANNING (GP)</b>			
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

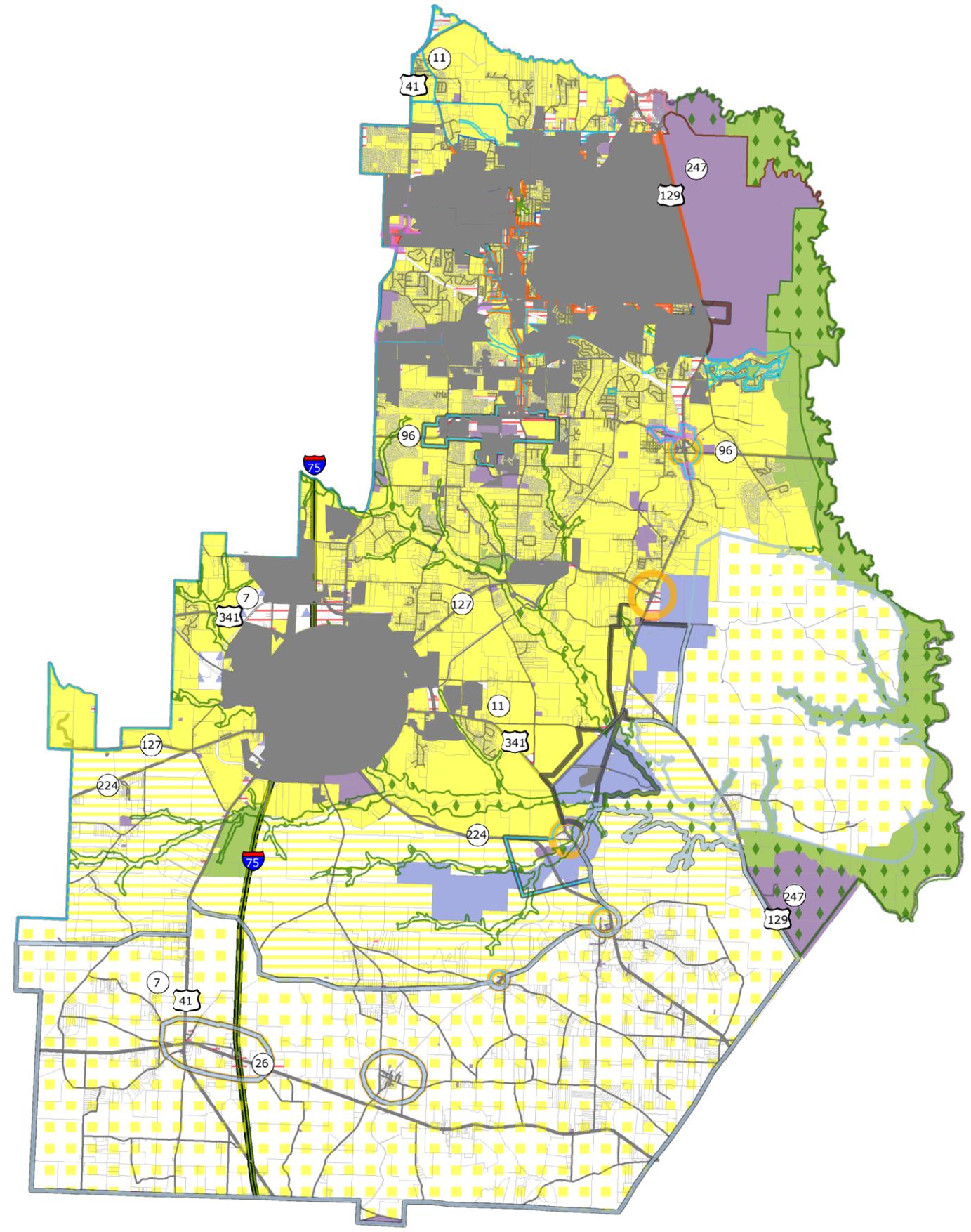
#### Future Land Use

- 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

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

**COMMUNITY AGENDA – CITY OF CENTERVILLE**



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

**September 2006**

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# THE COMMUNITY AGENDA FOR CENTERVILLE, 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 (Appendix) for the City of Centerville presents a pictorial view of the future land use patterns. 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 City of Centerville through the 2030 planning period.

### Urban Residential

- District may include such residential uses as single-family houses and single-family attached and 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 existing residential neighborhoods and the infill lots within those neighborhoods. Since there is relatively little undeveloped land in the City of Centerville, growth will have to occur in newly annexed areas to the north and west of the current city limits.

### 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 City of Centerville, there will be need for additional retail and service uses to meet the needs of the new residents. To meet this future demand, **Community Commercial** is planned along Carl Vinson Parkway, Elberta Road, Collins Drive, North Houston Lake Boulevard, and US 41. Whenever possible, community commercial should be concentrated along nodal points (intersections) on these thoroughfares, instead of the strip-type commercial that currently exists, and be connected to the residential areas by bicycle/pedestrian trails eliminating the need for the automobile. It is strongly suggested that in those areas designated for future community commercial, a design plan be developed to give specific details on how these areas should be developed, with a corresponding overlay district formed to implement the design plan.

### Regional Commercial

- Retail sales, office, and service uses that support commercial establishments of over 100,000 square feet of floor space whose market is predominately regional in nature are expected. Uses are to be located on highways and major thoroughfares.

Regional Commercial uses in the City of Centerville will continue along Watson Boulevard in proximity to Carl Vinson Parkway and Houston Lake Road. It is recommended that any new regional commercial uses not stand alone, but instead be better connected to the residential areas to provide working, living, and shopping environments.

### Public/Institutional

- This category includes certain state, federal, or local government uses and institutional uses. Government uses include city halls, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include churches and cemeteries, etc.

Future public/institutional uses are expected to remain concentrated along Carl Vinson Parkway, North Houston Lake Boulevard, Church Street, and Thomson Road.

## **Character Areas**

Six character areas have been identified for the City of Centerville:

- Classic Traditional Neighborhood
- Suburban Residential
- Downtown District

- In-Town Corridor
- Regional Activity Center
- Parks/Open Space/Conservation

## *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 what will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

## **Classic Traditional Residential**

The **Classic Traditional Neighborhood** character area includes the area shown on the Future Land Use Plan as urban residential from approximately Collins Drive to south of Church Street and from just east of North Houston Lake Boulevard to Carl Vinson Parkway.

### Existing Development Patterns

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

- Single-family detached subdivisions with some infill lots that have potential for new development. Densities range from three-four units per acre.
- Manufactured home parks.

The existing subdivisions display the modern street patterns and are for the most part grouped and connected together along three major thoroughfares; Carl Vinson Parkway, Collins Avenue and North Houston Lake Boulevard. Like many subdivisions built in the 60s, 70s and 80s, they 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 does not see any change to the existing development pattern during the planning period. It is hoped that the City of Centerville will install sidewalks in portions of these areas to provide pedestrian connectivity to the proposed downtown area, to existing and future community and regional commercial areas, and to the proposed greenway along Bay Gall Creek thus reducing the need for the automobile between these points of interest.

### Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Classic Traditional Neighborhood** character area will be as follows:

- Single-family detached dwellings within the infill lots of existing subdivisions and
- Manufactured home parks in areas currently occupied by this use.

### Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Classic Traditional Neighborhood Character Area.

- Transportation Alternatives
- Traditional Neighborhood
- Infill Development
- Open Space Preservation
- Environmental Protection

### Implementation Measures to Achieve Desired Development Patterns

The City of Centerville will pursue the following implementation measures to achieve the desired development patterns:

- Strict code enforcement to maintain the stability of the neighborhoods and the quality of the housing stock; and
- Install sidewalks and other amenities that improve pedestrian connectivity and the aesthetics of the neighborhood.

## **Suburban Residential**

The **Suburban Residential** character area includes the area bounded approximately by US 41-North Houston Lake Boulevard-Gunn Road and Thomson Road, with a small portion north of Thomson Road. Future annexation will likely occur north and west of the current city limits and is within the County's suburban residential character area.

### Existing Development Patterns

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

- South of Thomson Road, the area is developed as single-family subdivision with modern curvilinear street pattern and many cul-de-sacs at a density of three-to-four units per acre.
- North of Thomson Road, the pattern of the residential neighborhood is similar to that found in the City's traditional neighborhood areas.

## 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 class;
- 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:

- 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.
- 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

The City of Centerville 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 the City of Centerville.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

## **Downtown District**

The **Downtown District** Character Area parallels Houston Lake Boulevard from Watson Boulevard to Thomson Street. It also includes a portion of Gunn Road and Church Street to the City Hall complex.

### Existing Development Patterns

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

- Along North Houston Lake Boulevard there is a mixture single-family residential, institutional and community commercial uses.
- Along Gunn Road there are community commercial and institutional uses.
- Along Church Street there is church and the City Hall complex.

### Recommended Development Patterns

The City's Downtown Development Authority is currently working on a development plan for the proposed downtown area that addresses uses and design standards for this character area. Upon completion of this plan, the Community Agenda will be amended to include the recommendations from this Plan.

It is recommended, that though the commercial center currently located at the northeast corner of Watson Boulevard and North Houston Lake Boulevard is not within this character area (within Regional Activity Center), consideration be given to work with the owner of that property to redesign the center in the future so it creates an attractive entranceway into the downtown area.

Considerable thought should also be given to the use and design of the vacant lot across from the Centerville Baptist Church so it makes a fitting statement to the southern entrance of downtown.

### Specific Land Uses Allowed in Character Area

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

- Community Commercial
- Public/Institutional
- PUD Development/Residential Development

### Quality Community Objectives That Will Be Pursued

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

- Employment Option
- Transportation Alternatives
- Sense of Place
- Residential Development

### Implementation Measures to Achieve Desired Development Patterns

The City of Centerville will consider pursuing the following implementation measures to achieve the desired development patterns recommended in their downtown development plan:

- Amend existing development regulations to establish downtown overlay district that incorporates the standards recommended in the downtown development plan;
- Prepare a market analysis to identify the retail and service businesses that could be recruited to the area.
- After the market analysis is completed, identify the appropriate locations for the identified types of businesses. Recruit desired businesses to these locations.
- Supplement business recruitment effort with incentives for establishment of new small businesses in the area. The incentive program could be administered by the City's Downtown Development Authority.
- Implement the streetscape portion of the downtown development plan (sidewalks, street trees, street lights, benches and trash receptacles, signage and banners, etc.).
- Install traffic calming devices to increase safety for pedestrians and bicyclists.

### **In-Town Corridor**

Centerville has two In-Town Corridors; the first, parallels the west side of Carl Vinson Parkway within the City of Centerville from approximately Elberta Road to Sentry Oaks Drive, just north of Watson Boulevard. The second In-Town Corridor parallels the west side of North Houston Lake Boulevard from Wellington Way, south to Thompson Street.

### Existing Development Patterns

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

- This area consists of community commercial uses in a strip-development pattern.

### Recommended Development Patterns

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

- The intent is to establish a neighborhood commercial center designed to serve the surrounding residential neighborhoods.
- The building in this center would 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 center and the surrounding community.
- The Center should be connected to the surrounding residential neighborhoods and regional activity centers on Elberta Road to the north and Watson Boulevard to the south with suitable pedestrian access facilities.
- It is suggested that some traffic-calming measures be considered on this section of Carl Vinson Parkway to reduce the speed of the vehicular traffic and make it more conducive to pedestrian travel.

- The City of Centerville should work with the City of Warner Robins in developing a similar concept on the east side of Carl Vinson Parkway and coordinate the design standards for the centers, landscaping, pedestrian access, and speed control.
- Parking areas should incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- The centers should include attractive landscape and streetscape features that enhance and blend with the development, provide sufficient shade during warmer months for shoppers and reduce the visual intensity created by the large expanse of buildings and parking.

### Specific Land Uses Allowed in Character Area

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

- Neighborhood Commercial
- Public/Institutional

### 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.

- Employment Options
- Transportation Alternatives
- Traditional Neighborhood
- Sense of Place

### Implementation Measures to Achieve Desired Development Patterns

The City of Centerville will consider pursuing the following implementation measures to achieve the desired development patterns recommended in their downtown development plan:

- Prepare development plan for area within the In-Town Corridor character area along Carl Vinson Parkway in coordination with the City of Warner Robins 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 the plan.

## **Regional Activity Center**

The **Regional Activity Center** parallels Watson Boulevard from Carl Vinson Parkway to Margie Drive and includes a large predominately vacant lot on Elberta Road between Collins Avenue and Bay Gall Creek.

### Existing Development Patterns

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

- Regional commercial development on Watson Boulevard;
- Undeveloped land along with several single-family dwellings, an institutional use, and a deteriorated storage facility.

### Recommended Development Patterns

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

- Little change is planned for the commercial area along Watson Boulevard.
- For the vacant lot along Elberta Road:
  - 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;
  - 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.
  - Development plan for this area should show a connection to the proposed Bay Gall Creek Greenway.

### 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 on Elberta Road,
- Community commercial on Elberta Road,
- Regional commercial on Watson Boulevard.

### 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 development plan for area within the Regional Activity Center character area along Elberta Road 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 and linkage to the proposed Bay Gall Creek Greenway. 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 the plan.
- Develop a streetscape plan for the activity center on Watson Boulevard to improve the aesthetics and visual appearance along the corridor.

### **Parks/Recreation/Conservation**

The **Parks/Recreation/Conservation** character area includes the area along Bay Gall Creek.

#### Existing Development Patterns

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

- There appears to be very little encroachment to date along this stream, which is dry most of year except during heavy rainfall.

#### Recommended Development Patterns

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

- Preservation of this environmentally sensitive area by setting it aside as passive recreation area, trail, and greenbelt. Because of the lack of existing greenspace in this portion of Houston County, this would provide a welcome change to the intense urban development nearby and provide an important passive recreation area for the residents of Centerville and northern Houston County.

#### 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

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

City of Centerville will pursue the following implementation measure to achieve the desired development patterns:

- Coordinate with Houston County and the City of Warner Robins to develop a greenway with trails and other amenities along Bay Gall Creek. Phase I of this project, located to the south, has been completed. Phase II has been funded through a recent SPLOST.

## Community Issues and Opportunities

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

### *Economic Development*

- Protect the mission of Robins Air Force Base.
- Establish a Downtown Centerville through the Centerville Downtown Development Authority.
- Determine businesses that would best fit for downtown Centerville.

### *Housing*

- Assessment of condition of units within manufactured home parks.
- Assessment of condition of housing stock in older traditional neighborhoods.
- Enforcement of minimum housing standards for new developments.
- Effective and efficient annexation program.

### *Natural and Cultural Resources*

- Protection of wetlands and groundwater recharge areas, and other sensitive natural resources.
- Establish priority for piping open ditches.
- More park and greenspace development.
- Highlight history of Centerville.

### *Community Facilities and Resources*

- Water and sewer service in newly annexed areas.

- Operation of existing recycling center.
- Sidewalks in conjunction with development of downtown Centerville.
- New Police Department facility.
- Debt reduction on Fire Department Building.

### *Intergovernmental Coordination*

- Utilizing where feasible, the existing resources of private non-profit organizations.
- 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 RAFB, improve air quality and diversify the economic base of Houston County.
- Coordination of future facilities and services planning with neighboring jurisdictions.

### *Transportation*

- Implementation of local road improvement program.
- Evaluation and implementation, where feasible, of alternative modes of transportation, including sidewalks and bicycle trails.

### *Land Use/Character Areas*

- Development of downtown Centerville.
- Communication between development community and governing bodies on use of Comprehensive Plan as guide to future development.
- Achieving well-designed developments that protect the environment and the integrity of the surrounding neighborhood and provide meaningful open space.
- Appropriately applying design guidelines to address density, aesthetics, inter-connectivity, and open space preservation.
- Establish park/open space/conservation areas throughout the City.

## 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 the City of Centerville is presented.

## SHORT-TERM WORK PROGRAM FOR CITY OF CENTERVILLE

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
<b>ECONOMIC DEVELOPMENT</b>									
<i>Policy Statements - Ensure that Centerville's growth benefits all segments of our population.</i>									
<i>- Develop a central downtown area to attract business and undertake activities to balance Centerville's Tax Digest.</i>									
<i>- Continue local support of Community Economic Development activities.</i>									
1	Support 21 <sup>st</sup> 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 and the Cities of Centerville, Perry, and Warner Robins Chambers of Commerce Houston County Development Authority	\$20,000	General Fund
2	Support the creation of a Downtown Centerville by seeking funds to support the Centerville Downtown Development Authority.	X	X	X	X	X	City of Centerville	\$75,000 Staff Time in Budget	General Fund Federal, State, and Local Funding
3	Cooperate with the Houston County Development Authority in attracting new industry to Houston County.	X	X	X	X	X	Houston County Houston County Development Authority Cities of Centerville, Perry, and Warner Robins	Staff Time in Budget	General Fund
4	Perform market study analysis to determine best fit industries for downtown Centerville.	X	X	X	X	X	City of Centerville	Staff Time in Budget \$35,000	General Fund

<b>HOUSING</b>									
<i>Policy Statements – Maintain Existing Housing Stock</i>									
<i>- Protect suburban neighborhoods</i>									
<i>- Continue current code enforcement activities to manage all new and existing housing developments.</i>									
<i>- Continue current annexation program supporting property owners seeking annexation into the City of Centerville.</i>									
1	Conduct Survey of manufactured home parks to determine the conditions of the units contained within these parks.	X	X	X	X	X	City of Centerville	\$25,000	General Fund, State and Federal Grants Funds
2	Conduct Housing Survey to determine condition of existing housing stock of older traditional neighborhoods.	X	X	X	X	X	City of Centerville	\$25,000	General Fund, State and Federal Grant Funds
3	Implement effective and efficient annexation program to attract residents living in unincorporated areas contiguous to Centerville to apply for annexation.	X	X	X	X	X	City of Centerville	Staff Time in Budget	General Fund
4	Continue Code Enforcement activities with developers to enforce minimum housing standards for new development.	X	X	X	X	X	City of Centerville	Staff Time in Budget	General Fund
<b>NATURAL AND CULTURAL RESOURCES</b>									
<i>Policy Statements - Protect Environmentally Sensitive Areas.</i>									
<i>- Enforce federal, state, and local air and water quality regulations.</i>									
<i>- Preserve and utilize natural greenspace and parkland.</i>									
<i>- Ensure the availability of cultural and community facilities.</i>									
1	Continue enforcement of DNR Rules for Part V Environmental Ordinances.	X	X	X	X	X	Cities of Centerville, Perry, and Warner Robins Houston County	Staff Time in Budget	N/A

2	Evaluate all open ditches and create priority list for piping all ditches.	X	X	X	X	X	City of Centerville	Staff Time in Budget	N/A
3	Identify areas for potential park and greenspace development.	X	X	X	X	X	City of Centerville	Staff Time in Budget	N/A
4	Establish a museum to highlight the history of Centerville.	X	X	X	X	X	City of Centerville Private Donors	\$10,000	General Fund and Private Donors
<p><b>COMMUNITY FACILITIES AND SERVICES</b>  <i>Policy Statements – Maximize the efficient and effective use of current and future infrastructure within guidelines of Service Delivery Strategy.</i>  - Investigate financing mechanisms to help pay for future infrastructure.  - Participate in any coordination of facilities planning between governmental entities.  - Retire Debt on existing public facilities.</p>									
1	Expand water and sewer services in newly annexed areas.	X	X	X	X	X	City of Centerville	\$525,000	SPLOST 2006
2	Continue to operate existing recycling facility.	X	X	X	X	X	City of Centerville	Staff Time in Budget	Sanitation Enterprise Fund
3	Construct sidewalks in conjunction with the development of a Downtown Centerville.	X	X	X	X	X	City of Centerville	\$150,000	SPLOST 2006
4	Construct New Police Department.	X	X	X	X	X	City of Centerville	\$750,000	City of Centerville Federal, State, and Local Funding

5	Payoff Debt on the Fire Department Building.	X	X	X	X	X	City of Centerville	\$475,000	SPLOST 2006
<b>INTERGOVERNMENTAL COORDINATION</b>									
<i>Policy Statements – Participate in future facilities coordination between governmental entities.</i>									
<i>- Support Public-Private Partnerships and Community Organizations.</i>									
<i>- Promote greater non-profit and government collaboration.</i>									
1	Continue active involvement in the Warner Robins Area Transportation 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 improving air and water quality.	X	X	X	X	X	Cities of Centerville, Perry, and Warner Robins, and Houston County	Staff Time	General Fund
2	Continue active involvement in the 21 <sup>st</sup> 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	Cities of Centerville, Perry, and Warner Robins and Houston County	Staff Time	General Fund
3	Remain involved in the Council of Governments Vision 2020 Group.	X	X	X	X	X	Cities of Centerville, Perry, and Warner Robins and Houston County	Staff Time	General Fund
4	Seek and utilize existing resources of private non-profit organizations.	X	X	X	X	X	Varies	N/A	N/A

5	Work with Houston County to mitigate issues surrounding services to unincorporated Houston County residents.	X	X	X	X	X	City of Centerville Houston County	Staff Time in Budget	General Fund
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**TRANSPORTATION SYSTEM**

*Policy Statement – Improve local roads to manage traffic flow while maintaining pedestrian-friendly transportation alternatives.*

1	Extend Margie Drive to Bassett Street.	X	X	X	X	X	Houston County City of Centerville	\$300,000	SPLOST 2006
2	Thomson Street Road Improvements	X	X	X	X	X	Houston County City of Centerville	\$3,450,000	SPLOST 2006
3	Wilson Drive Widening Project	X	X	X	X	X	City of Centerville	\$500,000	SPLOST 2006 General Fund
4	Church Street Widening Project	X	X	X	X	X	City of Centerville	\$500,000	SPLOST 2006 City of Centerville
5	Widening of Gunn Road to Highway 41 (Three Lanes)	X	X	X	X	X	City of Centerville	\$750,000	General Fund Federal, State, and Local Funding

**LAND USE/CHARACTER AREAS**

*Policy Statements - Use the character area designations and land use maps as a guide for development.*

- Promote mixed use developments in appropriate character areas which encourage connectivity between regional activity centers (commercial and employment) and residential activity centers.
- Support development that creates a “sense of place” in our community.
- Protect the base environs by implementing recommendations outlined in the Joint Land Use Plan.

1	Develop a Downtown Centerville north from Watson Boulevard to Thomson Street including a portion of Gunn Road and Church Street to the City Hall Complex.	X	X	X	X	X	City of Centerville	Varies	General Fund Federal, State, and Local Funding.
2	Encourage communications between development community and governing authorities to use the Comprehensive plan as guide for future development.	X	X	X	X	X	Cities of Centerville, Perry, and Warner Robins Houston County	N/A	N/A
3	Manage development activities for a Regional Activity Center encompassing Elberta Road east of Collins Drive.	X	X	X	X	X	City of Centerville	Staff Time	General Fund
4	Manage development of In-Town Corridor from north of Watson Boulevard to Carl Vinson Parkway, Watson Boulevard from the Downtown District to Carl Vinson Parkway.	X	X	X	X	X	City of Centerville	Staff Time	General Fund
5	Work to preserve park/open space/conservation areas within the defined Service Delivery Strategy area.	X	X	X	X	X	City of Centerville	Staff Time	General Fund

# **APPENDICES**

Report of Accomplishments  
Future Development Map

**Report of Accomplishments  
City of Centerville**

PROJ #	ACTIVITY	STATUS	EXPLANATION
<b>HOUSING (HO)</b>			
HO 1	Conduct survey of manufactured home parks to determine the conditions of the units contained within these parks.	Postponed	Not accomplished because of limited funding and available staff to complete the project.
HO 2	Based on the housing survey noted above, establish program to rehabilitate deteriorated manufactured homes and remove dilapidated units.	Postponed	Awaiting completion of survey previously described.
<b>NATURAL RESOURCES (NR)</b>			
NR 1	Educate and inform the development community and the general public on the Part V Environmental regulations on a day to day basis.	Underway	This is a continual process underway by the City of Centerville. The City will continue to work with developers to educate with Part V Environmental Regulations.
NR 2	Evaluate all open ditches and make a priority list to have all ditches piped.	Underway	This process will be prioritized when funding is made available either through local funding sources or through alternate funding sources from either state or federal resources.
NR 3	Cooperate with Houston County and Warner Robins in developing and implementing a greenspace program.	Underway	The Greenspace program is an on-going initiative through each governmental entity. The City of Centerville will work closely with the city of Warner Robins and Houston County to plan effective Greenspace initiatives.
NR 4	Adopt and implement through the City's land development regulations and codes, the Part V Environmental Criteria ordinances (wetlands and groundwater recharge areas.)	Completed	
<b>HISTORIC RESOURCES (HR)</b>			
HR 1	Organize a small museum to highlight the history of Centerville.	Not Accomplished	Not accomplished because of limited funding and available staff to complete the project.
<b>COMMUNITY FACILITIES (CF)</b>			
CF 1	Expand water and sewer services in newly annexed areas.	Underway	As new properties are annexed into the city limits of Centerville the city will work to install water and sewer lines based upon priority of annexed areas.
CF 2	Develop a city recycling facility.	Completed	
CF 3	Update ordinances pertaining to solid waste collection.	Completed	
CF 4	Construct sidewalks in the core area of Centerville.	Underway	The city expects to begin some construction of sidewalks once the recent SPLOST collection process begins. The new SPLOST will end in 2012.
CF 5	Widen and resurface Gunn Road.	Completed	
CF 6	Construct or purchase new fire station in northern portion of the City.	Underway	The City has purchased 2 acres of land along Dunbar Rd. for a future Fire Station. This station is expected to be constructed within the next 10 years.

**Report of Accomplishments  
City of Centerville**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 7	Expand Police Department Headquarters.	Completed	
CF 8	Expand City Hall Complex.	Completed	
CF 9	Coordinate with the Warner Robins Area Transportation Study (WRATS) in the implementation of highway projects impacting Centerville.	Underway	The city will continue to support and cooperate with any planning initiatives recommended by WRATS.
CF 10	Establish and implement water meter replacement program.	Underway	The city is in the process of changing out water meters and anticipates this project will take 5-7 years to complete based upon availability of resources.
CF 11	Pursue fair sewerage treatment rates from the City of Warner Robins.	Completed	
<b>ECONOMIC DEVELOPMENT (ED)</b>			
ED 1	Establish and implement a Keep America Beautiful program in the City of Centerville.	Completed	
ED 2	Assist Houston County and the cities of Perry and Warner Robins and the 21st Partnership in protecting Robins Air Force Base from federal cutbacks on an on-going basis.	Completed	
ED 3	Continue technical support for the Houston County Industrial Development Authority.	Underway	
ED 4	Cooperate with the Houston County Industrial Development Authority in attracting new industry to the local area.	Underway	This is a continual process underway by the City of Centerville. The City will continue to work with the Houston County Development Authority to lure new industry to Houston County.
ED 5	Cooperate with the Houston County Industrial Development Authority and the Warner Robins Chamber of Commerce in their business retention and expansion program.	Underway	Again, this a continual process in which the City of Centerville will continue to support. This is an important cog of the Economic Development wheel.
ED 6	Cooperate with Warner Robins Chamber of Commerce in their small business development program.	Underway	The city as a member of the Warner Robins Chamber of Commerce will continue to support small business development in Houston County. This again is a continual process with no definitive time for completion.
<b>LAND USE (LU)</b>			
LU 1	Implement an annexation program that is attractive to residents living in the fringe areas.	Underway	The city will continue to work with residents seeking annexation for the purposes of better services. The City of Centerville offers water, sewer, police and fire protection to all residents within the city limits of Centerville.
LU 2	Coordinate city planning with other governmental entities in the local area.	Underway	The City will continue to work with other local governments and the county to implement new planning strategies to control growth and protect infrastructure from depreciation.

Report of Accomplishments  
City of Centerville

PROJ #	ACTIVITY	STATUS	EXPLANATION
LU 3	Begin work on joint City-County comprehensive and service delivery plan update.	Underway	The City will continue to support the planning process as outlined in the Joint-Comprehensive plan as well as act in good-faith in the negotiation process involving SDS.

**Future Development Map  
City of Centerville**

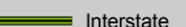
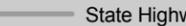
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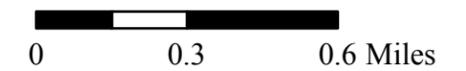
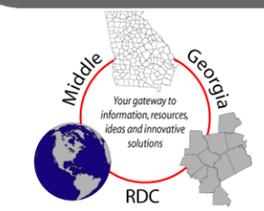
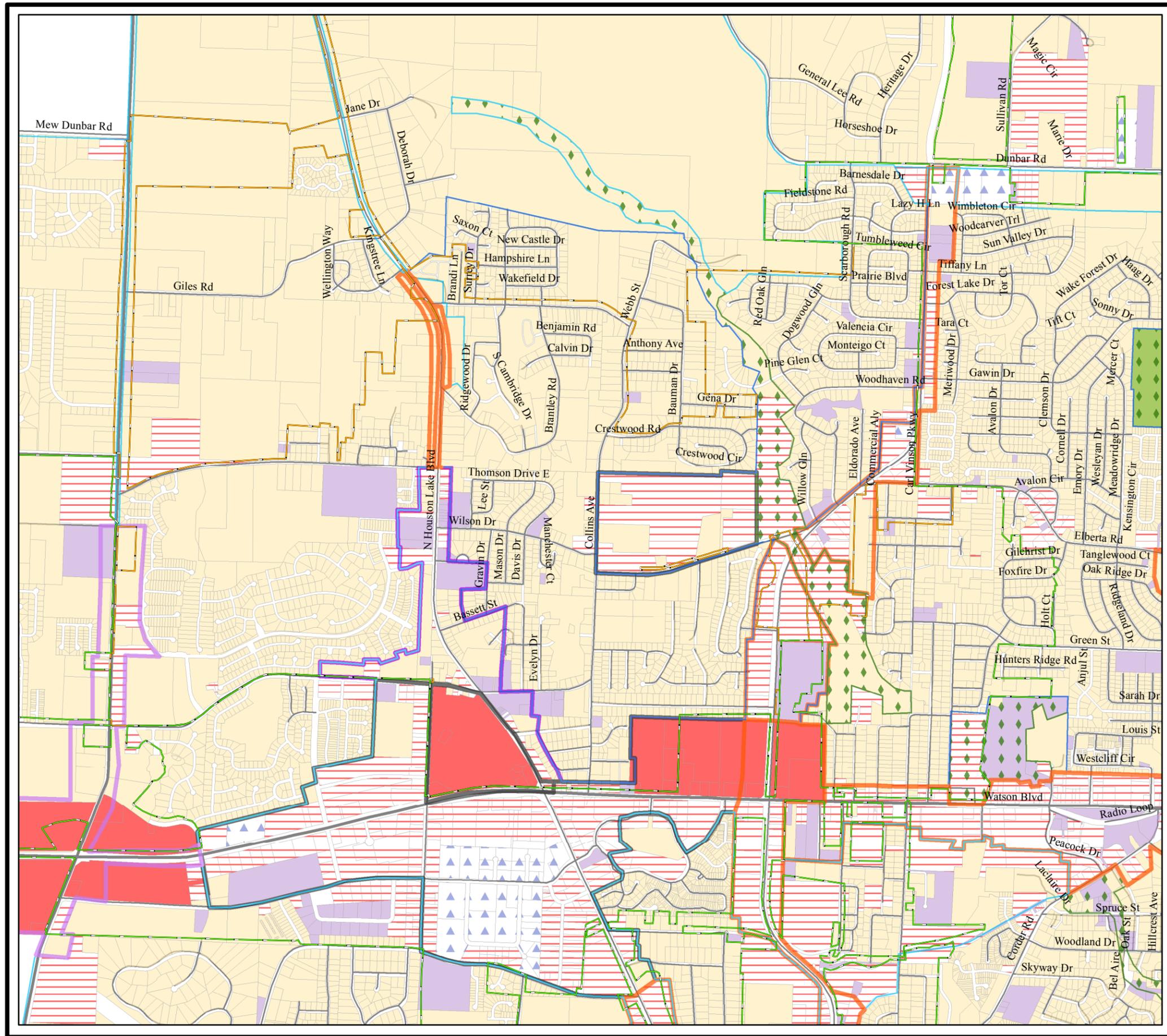
**Future Land Use**

-  Regional Commercial
-  Community Commercial
-  Public/Institutional
-  Light Industrial
-  Urban Residential
-  Parks/Recreation/Conservation

**Character Areas**

-  Centerville Downtown District
-  Classic Traditional Neighborhoods
-  In Town Corridor
-  Outlying Corridor
-  Park/Open Space/Conservation
-  Regional Activity Center
-  Suburban Residential

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



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

**COMMUNITY AGENDA – CITY OF PERRY**



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

**September 2006**

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- Report of Accomplishments
- Future Development Map

# THE COMMUNITY AGENDA FOR PERRY, GEORGIA

## Community Vision

### *General Vision Statement*

Over the next 20 years, the City of Perry will continue to develop as a premier city that offers many options and amenities for its residents. While building on and enhancing its historic assets, the City of Perry will develop new opportunities for housing, shopping, employment, recreation, and transportation.

The City of Perry will provide a unique living experience in the Middle Georgia region by offering a sense of place and intimate community atmosphere with all the conveniences of a city. Established neighborhoods will continue to foster stable families, while new development will encourage the diversification of people. Residents will be able to interact with the community fabric on a daily basis through neighborhood scale retail and housing development, enhanced greenspace and recreation opportunities, enhanced transportation options for the community, including pedestrian and bicycle infrastructure, and the connection of the City through streetscaped corridors. The City's goal of fostering economic development will provide employment opportunities, allowing residents to truly live, work, and play within the City of Perry.

### *Future Development Map*

The Future Development Map (Appendix) for the City of Perry presents a pictorial view of the future land use patterns. 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 City of Perry through the 2030 planning period.

### Urban Residential

- District may include such residential uses as single-family houses and single-family attached and 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 existing residential neighborhoods and the infill lots within those neighborhoods. There is substantial undeveloped land in the City of Perry available for infill development in the northern, western, and southern sections of the City. Urban residential development is planned in the newly annexed areas within the City's service area.

#### Office

- Various types of professional, corporate, and administrative office establishments including stand-alone offices, multi-tenant establishments, and office supply stores are appropriate in this classification. This district may also include office/warehouse or service centers where deemed appropriate.

New office development is expected to take place along portions of the Perry Parkway near Kings Chapel Road, Highway 127, and just east of US 41.

#### 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.

In addition to the existing community commercial development north of the Central Business District and along Sam Nunn Boulevard, Courtney Hodges Boulevard and US 41N, new community commercial is planned on the Perry Parkway near I-75 and Highway 341, Highway 41N north of I-75, and US 41S near the Agricenter and proposed state park. Within Perry's service area, there is new community commercial (nodal development) around several key intersections: Highway 127 and Houston Lake Road, Arena Road and Saddle Creek Road, and Saddle Creek Road and Highway 247S.

#### Regional Commercial

- Retail sales, office, and service uses that support commercial establishments of over 100,000 square feet of floor space whose market is predominately regional in nature are expected. Uses are to be located on highways and major thoroughfares.

Regional commercial uses will extend along the eastern side of I-75 north of Sam Nunn Boulevard to just south of Thompson Road/Perry Parkway.

### Light Industrial

- Effects of the industrial operation are not detectable beyond the boundaries of the property.
- Includes warehousing and wholesale trade facilities.

Future light industrial development is planned for along Valley Drive in the Perry Industrial Park; north and south of Perry Parkway on the west side of I-75; off Courtney Hodges Boulevard and US 41 S.

### Heavy Industrial

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

Heavy industrial uses in the City of Perry will be concentrated where such uses are currently taking place; just south of the Central Business District and includes Tolleson Lumber and Davis Oil Company.

### Public/Institutional

- This category includes certain state, federal, or local government uses and institutional uses. Government uses include city halls and government office complexes, police and fire stations, libraries, post offices, schools, military installations, etc. Examples of institutional land uses include churches and cemeteries, etc.

The largest concentration of public/institutional uses will take place in or near the Central Business District (County Administration Building, City Hall and Police Department complexes and churches); county complexes along Kings Chapel Road and Perry Parkway; Georgia Fairgrounds and Agricenter in south Perry; and Perry High School and Perry Middle School off US 41N

### Transportation/Communication/Utilities

- This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio and communication towers, telephone switching stations, airports, or other similar uses.

In addition to the road and railroad facilities, utility substations and communication towers, future T/C/U uses in the City of Perry will include the Perry-Houston County Airport and water treatment plants and wastewater treatment plants.

## Park/Recreation/Conservation

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

Park/Recreation/Conservation uses shown on the Future Development Map within the City of Perry include the existing city parks, private golf course, Big Indian Creek greenway, and the proposed state park off Highway 41S. Near the intersection of Highway 127 and Houston Lake Boulevard in Perry's service area is a private golf course.

## **Character Areas**

Seven character areas have been identified for the City of Perry:

- Suburban Residential,
- Regional Activity Center,
- Parks/Recreation/Conservation,
- Downtown District,
- Airport,
- Crossroads Town Center,
- Classic Traditional Neighborhood,
- Historic District, and
- Neighborhood Commercial 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 what 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 consists largely of single-family residential structures with scattered governmental and agricultural uses. The neighborhoods are predominantly automobile-oriented. Pedestrian orientation and amenity areas are oriented towards the individual neighborhoods. Street patterns are curvilinear with numerous cul-de-sacs.

## Existing Development Patterns

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

- The area between Perry Parkway and Sandefur Road and between I-75 and Houston Lake Road include scattered single-family subdivisions with densities of one to three dwellings per acre. There are large tracts available for infill development.
- East of Houston Lake Road to Highway 341 South there are large tracts of undeveloped land. There are few subdivisions within this area. The densities are less in this area.
- The area south of Perry is predominantly rural with several low-density single-family and manufactured home subdivisions scattered throughout the area.
- The area west of Perry between the Perry Parkway and the service boundary is predominantly rural with few subdivisions. The density is very low with several large agricultural tracts.

## 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;
- 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 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;

### 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:

- 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.
- 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.
- 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.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- 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 Suburban Residential Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Heritage Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective

### Implementation Measures to Achieve Desired Development Patterns

The City of Perry 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;
  - 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 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.

## **Regional Activity Center**

The **Regional Activity Center** parallels Interstate 75 beginning approximately at Flat Creek in the south to Mossy Creek in the north and includes the area around Tolleson Lumber Company. There is also a **Regional Activity Center** character area that parallels Highway 247 Spur from Highway 341 South to Highway 127.

### Existing Development Patterns

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

- There are heavy commercial areas at the exits along Interstate 75.
- Near the intersection of Perry Parkway and Valley Drive are industrial uses in the Perry Industrial Park.
- Undeveloped land west of Interstate 75, north of Sam Nunn Boulevard, and along portions of Highway 247 Spur.

### 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;
- 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.
- Locating new industry and other major employers along major thoroughfares making jobs accessible to all residents.
- Infill development on vacant or underutilized sites.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Driveway consolidation and inter-parcel connections between parking lots.

#### 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:

- Industrial;
- Commercial;
- Single-Family Residential;
- Manufactured Homes;
- Multi-Family Residential;
- Mixed-Use Developments;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses 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.

- Appropriate Business Objective
- Employment Options Objective
- Environmental Protection Objective
- Regional Cooperation Objective
- Regional Solutions Objective
- Infill Development Objective

#### Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers 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 surrounding community.
- Accommodation of "big box" retail in a way that complements surrounding uses, such as breaking up the facade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.

## **Parks/Recreation/Conservation**

The **Parks/Recreation/Conservation** character area includes the wetland and floodplain areas around the major streams.

### Existing Development Patterns

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

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

### Recommended Development Patterns

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

- Preservation of environmentally sensitive areas by setting them aside as public parks, passive recreation areas, trails, or greenbelts.

### 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,
- Timber production and harvesting consistent with best management practices established by Georgia Forestry Commission,
- Wildlife and fisheries management,
- 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, and
- Public/governmental uses.

## Quality Community Objectives That Will Be Pursued

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

- Environmental Protection Objective
- Heritage Preservation Objective
- Open Space Preservation Objective
- Regional Cooperation Objective

## Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations that will encourage:
  - Conservation subdivisions.
- 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 Perry 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 Perry Greenspace Plan.

## **Downtown District**

The **Downtown District** character area is the traditional central business district of Perry. It contains those properties between Ball Street and Macon Road south down to Main Street.

## Existing Development Patterns

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

- The buildings are close to the property lines with on-street or shared parking facilities.
- The area runs from Big Indian Creek east to Perry Branch and north from Main Street along Washington and Ball Streets to WF Ragin Drive.
- This character area also parallels Macon Road between Perimeter Road and Main Street.

## Recommended Development Patterns

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

- New development matching architectural style and scale of existing buildings;
- Parking facilities sited to maximize shared parking;
- Dwellings sited above commercial uses to provide low-cost housing in the downtown area;

- Buildings should be placed at or near the front property line with parking hidden behind the building; and
- Sign controls to prevent the unsightly sign intrusion in the area.

### Specific Land Uses Allowed in Character Area

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

- Small scale commercial and service establishments;
- Specialty shops and boutiques;
- Office uses;
- Multi-family residential;
- Lofts and apartments above commercial uses; and
- Public, civic, and governmental uses.

### Quality Community Objectives That Will Be Pursued

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

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Employment Options Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

### Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Compatible infill development with the same architectural styles as existing structures;
- New developments that contain a mix of residential, commercial uses, and community facilities at a scale and proximity to encourage walking between destinations; and
- Streetscapes that will beautify the area and encourage the pedestrian activity in the downtown area.

## **Airport**

The **Airport** character area is composed of those lands in the approach zones around the Perry-Houston County Airport.

### Existing Development Patterns

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

- This character area is largely vacant at present. There are scattered single-family dwellings in the area.
- There are industrial uses on the Perry-Houston County Airport property.

### 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;
- Building heights limited to avoid conflict with airport operations;
- Land use controls to limit uses that permit the large assemblies;
- Locating new industry and other major employers along major thoroughfares making jobs accessible to all residents; and
- Infill development on vacant or underutilized sites.

### Specific Land Uses Allowed in Character Area

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

- Commercial and service establishments,
- Industrial,
- Office uses, and
- Governmental uses.

### Quality Community Objectives That Will Be Pursued

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

- Appropriate Business Objective
- Regional Cooperation Objective
- Regional Solutions Objective
- Employment Opportunities Objective

### Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Enforce height restrictions as described in the Airport District ordinance.
- Review rezoning requests to insure compatibility with this character area.
- Place greater emphasis on attracting clean technology-oriented development.
- Discourage encroachment of unsuitable land uses by enforcing regulations.

## **Crossroads Town Center**

The **Crossroads Town Center** character areas are primarily located along major thoroughfares and intersections. Portions of Perry Parkway, Larry Walker Parkway, and US Highway 41 North are in this character area. There are emerging **Crossroads Town Center** character areas at the following intersections: Highway 224 and Highway 127 west of Perry; Moss Oaks Road and US Highway 41 South; Elko Road and Perry Parkway; Langston Road and Houston Lake Road (Highway 127); Highway 127 and Houston Lake Road; Kings Chapel Road and Arena Road; and Saddle Creek Road and Arena Road.

### Existing Development Patterns

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

- The area on Perry Parkway is largely vacant. There are a few commercial developments but it is largely vacant.
- The Houston Lake Road and Highway 127 intersection has some development. There is an apartment complex and convenience store under construction. There is also another multi-family development under construction. The remaining properties in the area are mostly vacant.
- All of the other intersections in this character area are undeveloped.

### Recommended Development Patterns

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

- Addition of commercial centers to serve surrounding neighborhoods.
- Location of higher-density attached housing near commercial centers and single-family detached housing elsewhere in the neighborhood.
- Nodal or village developments with buildings clustered at center, clearly defined edge surrounded by open space.
- Use of village centers in new developments that accommodate residents' commercial and service needs.
- Commercial structures located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Well-designed development that blends into existing neighborhoods by disguising its density.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Driveway consolidation and inter-parcel connections between parking lots.

- 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.

### Specific Land Uses Allowed in Character Area

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

- Commercial;
- Single-Family Residential;
- Multi-Family Residential;
- Mixed-Use Developments;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses 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 Crossroads Town Center Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Educational Opportunities Objective
- Employment Opportunities Objective
- Historic Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Sense of Place Objective

### Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers 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 surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.

- Commercial and service structures located in center surrounded by progressively higher density residential uses.

## **Classic Traditional Neighborhood**

These areas consist largely of single-family residential structures with scattered governmental and recreational uses. The neighborhoods are predominantly automobile-oriented. Pedestrian orientation and amenity areas are oriented towards the individual neighborhoods. Street patterns are curvilinear with numerous cul-de-sacs.

### Existing Development Patterns

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

- This character area is composed of the residential subdivisions between the Perry Parkway and Historic Character Area.
- The structures in this area are mostly single-family dwellings with other scattered residential structures interspersed. The homes have large setbacks with well-maintained lawns.
- The roads are typically curvilinear with wide paving widths and cul-de-sacs. The roads generally lack pedestrian sidewalks.
- The areas are stable with housing values generally increasing and renovated as needed.

### 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 where infrastructure is in place;
- 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;
- 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;
- Distribution of affordably-priced homes throughout locality; and

- New residential developments that match the mix of housing types and styles of older, closer-in neighborhoods.

### Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Classic Traditional Neighborhood** character area will be as follows:

- 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.
- 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.
- 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.
- 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 Classic Traditional Neighborhood Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Educational Opportunities Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

### Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:

- 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 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 a bicycle and pedestrian plan for Perry.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.
- Prepare and implement a multi-use path plan for Perry.

## **Historic District**

The **Historic District** is the pre-World War II homes surrounding the downtown area of Perry. The area runs east from the downtown railroad tracks to Perry Branch and north from Duncan Avenue to Sunset Avenue. There is also an area that parallels WF Ragin Drive.

### Existing Development Patterns

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

- This character area is composed mostly of single-family dwellings with small setbacks. Some dwellings have been converted to office uses.
- The area is composed of pre-World War II structures surrounding the downtown area.
- The road network is generally a grid pattern with narrow road widths and many sidewalks encouraging pedestrian activity and neighborhood interaction.
- The homes do not follow a single architectural or historical style but are representative of the many styles popular in the past.

### 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 where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;

- Houses located near the street, with large front porches that encourage interaction with neighbors.
- New development that matches the mix of housing types and styles of older, closer-in neighborhoods.
- Garages located to the rear of each property, or on-street parking is used for residents' automobiles.
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability.
- Residential development that offers a mix of housing types, densities, and prices in the same neighborhood.
- Building design that is sensitive to the architectural styles of the neighborhood.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Distribution of affordably-priced homes throughout locality.

#### Specific Land Uses Allowed in Character Area

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

- Single-family residential.
- 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 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.
- 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 Historic District Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Educational Opportunities Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

## Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
  - 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 Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Prepare and implement a multi-use path plan for Perry.
- Enforce existing guidelines in the Historic District to ensure architecturally compatible new development.

## **Neighborhood Commercial Corridors**

The **Neighborhood Commercial Corridor** parallels the primary entry points into “old” Perry. These are General Courtney Hodges Boulevard, Macon Road, Swift Street, Kings Chapel Road, Houston Lake Road, and Main Street.

## Existing Development Patterns

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

- This character area is primarily located on the entryways spreading out from downtown.
- The uses are varied with single- and multi-family dwellings, commercial structures, and office uses.
- The uses typically front on the major thoroughfare with single-family residential neighborhoods to the rear.
- There are sidewalks in this character area but it remains largely automobile-oriented.

## Recommended Development Patterns

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

- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Location of parking at rear or side of buildings to minimize visibility from the street.

- Shared parking arrangements that reduce overall parking needs.
- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.
- Redevelopment of older strip commercial structures in lieu of new construction further down the strip.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and inter-parcel connections between parking lots.
- Landscaping and buffers between commercial and residential uses.

#### Specific Land Uses Allowed in Character Area

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

- Single-family residential.
- Multi-family residential.
- Light commercial uses.
- 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 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.
- 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 Neighborhood Commercial Corridor Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Employment Opportunities Objective
- Heritage Preservation Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Infill Development Objective
- Sense of Place Objective

#### Implementation Measures to Achieve Desired Development Patterns

The City of Perry will pursue the following implementation measures to achieve the desired development patterns.

- Buildings in centers 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 surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.

## Community Issues and Opportunities

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

### *Economic Development*

- Creation of development handbook
- Diversification of local economic base.
- Provide suitable work force training to local residents.
- Target business recruitment based on analysis of existing workforce.
- Expand commercial and retail business opportunities to meet future demand.

### *Housing*

- Housing assessment to determine areas of substandard housing.
- Target housing maintenance and rehabilitation program in substandard areas identified by housing assessment.
- Expand homeownership for low-moderate income families.
- Create more affordable housing through changes to the existing land development regulations.

### *Natural and Cultural Resources*

- Expand greenspace corridors in the City of Perry, including buffers along area streams.
- Update floodplain maps.
- Basin study for Langston Road area.
- National Register nominations or NR eligible districts and individual properties.
- Promote water conservation program to city residents.
- Survey of environmentally sensitive areas within City's service area.
- Protection of farmland within service area from development.
- Establishment of process to finance and manage stormwater improvements.

### *Community Facilities and Services*

- Explore financing mechanisms for new parks and recreation facilities.
- Road resurfacing program.

- Provide satisfactory fire protection level of service to city residents.
- Expansion of Perry-Houston County Airport and minimize impacts of that expansion on surrounding properties.
- Establish neighborhood parks in residential developments.
- Expansion of wastewater treatment capacity.
- Improve public safety in the City of Perry.
- Expand community recycling program.

### *Intergovernmental Coordination*

- Improve communication between City, County, and school board staff related to future growth in Perry’s service area.

### *Transportation*

- Extension of Ball Street.
- City-wide multi-use path system.
- Market pedestrian pathways in City to increase usage.

### *Land Use/Character Areas*

- Revise existing land development regulations to implement character area recommendations presented in the Community Agenda.

## 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.

### *City of Perry’s Short-Term Work Program*

The Short-Term Work Program identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. At the end of this report is the STWP for the City of Perry.

### *Policies*

Below are the policies the City of Perry will adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision and addressing the Issues and Opportunities.

## **Economic Development**

- We will encourage the attraction and retention of an array of different types of businesses within the Downtown area, such as professional offices, service-oriented business, and traditional retail business.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to encourage economic development and redevelopment in the Downtown area.
- We will take into account impacts on infrastructure and natural resources in our decision-making on economic development projects.
- We will continue to work with the Chamber of Commerce, Downtown Development Authority, Perry Area Convention and Visitors Bureau, and Georgia National Fairgrounds and Agricenter to continue to attract tourism to Perry.
- We will continue to support programs for retention, expansion, and creation of businesses that enhance the city's economic well-being.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the city.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

## **Housing**

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.
- We will continue to encourage high quality housing through the continued enforcement of local building codes and regulations.
- We will eliminate substandard or dilapidated housing in our community by maintaining and enhancing the city's existing housing maintenance inspection program.
- We will continue to support the Perry Housing Authority in their efforts to provide affordable housing to qualified citizens.
- We will encourage infill housing development of existing neighborhoods.
- We will promote safe, walkable neighborhoods.

- We will ensure that our neighborhoods are interactive communities where people have easy access to schools, parks, residences, and businesses through sidewalks, multi-use paths, roads, and public transportation.
- We will encourage home ownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

## **Natural and Cultural Resources**

- We will continue to develop and maintain regulations for the protection of natural resources within the city, such as watershed areas, wetlands, groundwater recharge areas, and other natural resources deemed important.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection of and maintenance of trees and open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve and protect farmland.
- We will continue to protect our historic districts from encroachment of incompatible building designs.

## **Community Facilities and Services**

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- We will provide facilities and materials necessary to remain responsive in the face of growth.
- We will continue to expand recreational and cultural programs for all segments of the population.
- We will continue to invest in parks and open space to enhance the quality of life for our citizens.
- We will seek additional funding sources that will assist in the development and upgrade of city parks.

- We will ensure that new development does not cause a decline in locally adopted levels of service.
- We will ensure that capital improvements needed to accommodate the impacts of new development are made concurrent with such development.
- We will invest in parks and open space to encourage private reinvestment in urban centers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- Our community will use planned infrastructure expansion to support development in areas identified as suitable for such development.
- The community will seek ways for new growth to pay for itself to the maximum extent possible.

## **Land Use**

- We will promote an orderly, functional, and efficient growth pattern to minimize traffic congestion, maintain and enhance property values, and lead to the efficient provision of public services and facilities that will promote the health, safety, order, convenience, and general welfare of the citizens of Perry.
- We will enhance connectivity within and among Perry neighborhoods through the design, introduction, extension, and general improvement of sidewalks and multi-use paths by connecting open spaces and neighborhood parks and local streets.
- We will promote the development and improvement of underutilized or vacant site including infill lots.
- We will encourage mixed-use developments that are human-scale and less auto-oriented.
- We will encourage compatibility of land use within zoning districts, minimize incompatibility where this is not feasible, and soften potential adverse impacts of development through screening, buffering, and transitional land uses. This shall include protecting existing stable developments from encroaching incompatible uses when making land use decisions.
- We will encourage the strengthening of existing neighborhoods through public improvements, housing improvements, compatible infill development, and convenient community facilities.
- We will promote land use and design that enhances the safety of our community.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- We will continue to encourage the development of the downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We will provide sufficient land allocated to each land use type to effectively serve the current and future needs of the residential, commercial, industrial, and other land use sectors of the community.
- We will ensure that development will be compatible with the physical limitations of the land, such as soils, topography, floodplains, etc.
- We will seek to develop a strategy for the development of a GIS system that serves multiple departments in numerous functional areas.

- We will continue to support the greenspace program by identifying tracts of land for future allocation.
- We will continue to be committed to redeveloping and enhancing existing commercial and industrial areas located within our community.
- We will continue to encourage the use of landscaping, lighting, signage, underground utilities, and building design to add value to our community.
- We will create gateways into our community through building design and land uses.
- We will employ innovative planning concepts to achieve desirable and well designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance the quality of life in our community.
- We will review land planning and development concepts that may be new to our area, but have been successful in other places.
- We will encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

## **Intergovernmental Coordination**

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

## **Transportation**

- We will address the location, design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure and development of the community.
- We will make decisions that encourage alternative transportation choices.
- We will target transportation improvements to support desired development patterns for the community.
- We will promote connectivity of our road network.
- Our new and reconstructed roadways will be designed to enhance community aesthetics and to minimize environmental impacts.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, such as pedestrian facilities, parking, bike routes, and multi-use paths, as well as vehicular circulation.
- We support creation of a community-wide multi-use path network.

- We will ensure that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

## SHORT-TERM WORK PROGRAM FOR CITY OF PERRY

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
<b>ECONOMIC DEVELOPMENT</b>									
1	Create a development handbook.	X					Staff	Staff Time	General Fund
2	Aggressively market for redevelopment and infill opportunities.	X	X	X	X	X	City of Perry Houston County Development Authority	Varies	Varies
3	Develop a marketing strategy to attract new businesses to diversify the local economy.	X	X	X	X	X	City of Perry Houston County Development Authority	Varies	Varies
4	Identify and survey the local workforce training available to local residents.		X				City of Perry Houston County Development Authority	Staff Time	Varies
5	Explore State and Federal grants and programs for economic development funding opportunities.	X	X	X	X	X	City of Perry Houston County Development Authority	Staff Time	General Fund
6	Conduct workforce analysis to determine what type of businesses to recruit.			X			Houston County Development Authority	\$5,000	Varies
7	Recruit more commercial and retail businesses to keep pace with the residential growth.	X	X	X	X	X	Perry Area Chamber of Commerce City of Perry Houston County Development Authority	Varies	Varies

<b>HOUSING</b>									
1	Review and monitor rezoning proposals for consistency with housing policies.	X	X	X	X	X	City of Perry	Staff Time	General Fund
2	Identify areas of substandard housing to be addressed by the city's housing maintenance program.	X					City of Perry	Staff Time	General Fund
3	Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families.	X	X	X	X	X	City or Perry Perry Housing Authority	\$10,000	Grants
4	Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families.	X	X	X	X	X	City of Perry	Varies	General
5	Enforce Existing housing and property maintenance codes.	X	X	X	X	X	City of Perry	Staff Time	General Fund
6	Create new regulations allowing garage apartments and/or mother-in-law suites as a permitted use in older neighborhoods as a means to create more affordable housing.	X					City of Perry	Staff Time	General Fund
<b>NATURAL AND CULTURAL RESOURCES</b>									
1	Identify and obtain greenspace corridors in the City of Perry, including buffers along area streams.	X	X	X	X	X	City of Perry	Varies	Varies
2	Update Floodplain Maps.	X					City of Perry Houston County	Varies	Varies
3	Complete a basin study for the Langston Road area.	X					City of Perry	\$85,000	General Fund
4	Prepare National Register nominations of eligible districts and individual properties and submit them to the DNR-HPD for appropriate review.	X	X	X	X	X	City of Perry	Staff Time	General Fund

5	List districts and individual properties in the National Register as are added.	X	X	X	X	X	City of Perry	Staff Time	General Fund
6	Create advertising campaign to promote water conservation to citizens.	X	X	X	X	X	City of Perry	Staff Time	Water/Sewer Fund
7	Conduct a survey of the environmentally sensitive areas within the city's service area.		X				City of Perry Houston County	Varies	General Fund
8	Develop and implement incentives to protect farmland from development.			X			City of Perry	\$10,000	General Fund
9	Create a stormwater utility.					X	City of Perry	\$200,000	User Fees
<b>COMMUNITY FACILITIES AND SERVICES</b>									
1	Evaluate the feasibility of creating a Park Impact Fee for all new construction.	X					City of Perry	Varies	General Fund
2	Resurface city streets as needed.	X	X	X	X	X	City of Perry	Varies	Varies
3	Construct and equip two new fire stations in the City of Perry.		X	X			City of Perry	\$2,000,000	SPLOST
4	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.					X	Perry-Houston County Airport Authority	\$500,000	Varies
5	Require construction of neighborhood parks in new residential subdivisions at rate of one per 85 acres.	X	X	X	X	X	City of Perry	Staff Time	Varies
6	Expand capacity of existing wastewater treatment plant.		X				City of Perry	\$9,000,000	Water/Sewer Fund
7	Identify and replace the inadequate and/or inoperable street lights in the community's neighborhoods.	X	X	X	X	X	City of Perry	Varies	General Fund

8	Hire more public safety personnel to keep pace with the growth to ensure that Perry remains a safe community.	X	X	X	X	X	City of Perry	Varies	General Fund
9	Explore the possibility of curbside recycling programs.	X					City of Perry	Varies	Solid Waste Fund
10	Correct stormwater infiltration into city sewer system.	X	X	X	X	X	City of Perry	Varies	Water/Sewer Fund
11	Construct fire stations and parks in high-growth area.	X	X	X	X	X	City of Perry	Varies	Impact Fees SPLOST II General Fund
<b>INTERGOVERNMENTAL COORDINATION</b>									
1	Develop land use and community facility expansion strategy in coordination with Houston County in proposed annexation new Perry service delivery area, including the establishment of development standards.	X					City of Perry Houston County	Staff Time	Varies
2	Communicate regularly with school board officials to discuss future school sites and growth issues in Perry Service Area.	X	X	X	X	X	City of Perry Houston County Board of Education	Staff Time	Varies
<b>TRANSPORTATION SYSTEM</b>									
1	Extend Ball Street to Larry Walker Parkway.		X				City of Perry	\$3,000,000	SPLOST I
2	Construct a citywide multi-use path system.					X	City of Perry	Varies	General Fund Grants
3	Create a sidewalk map for the city depicting existing sidewalks and ramps.	X					City of Perry	Staff Time	General Fund

CHARACTER AREAS									
1	Review and adjust the permitted zoning districts in each character area.	X					City of Perry Houston County	Staff Time	General Fund
2	Develop architectural design controls for new non-residential buildings in all non-industrial zoning districts.		X				City of Perry	Staff Time	General Fund
3	Develop and implement a plan for the periodic review and maintenance of sidewalks and streets in commercial areas.	X	X	X	X	X	City of Perry	Staff Time	General Fund
4	Explore opportunities to retrofit existing commercial centers with public spaces, such as pedestrian plazas, benches, patio areas, and other amenities that adequately enhance such public spaces.	X					City of Perry	Staff Time	General Fund
5	Consider regulations requiring commercial structures to be moved closer to the street front with parking in the rear to make the community more pedestrian friendly.		X				City of Perry	Staff Time	General Fund

# **APPENDICES**

Report of Accomplishments  
Future Development Map

**Report of Accomplishments**

*City of Perry*

PROJ #	ACTIVITY	STATUS	EXPLANATION
<b>HOUSING (HO)</b>			
HO 1	Enforce existing housing codes.	Underway	
HO 2	Develop citywide housing rehabilitation program.	Underway	
HO 3	Provide alternate housing options in the downtown area.	Completed	
<b>NATURAL RESOURCES (NR)</b>			
NR 1	Develop and implement stormwater management strategy in the City of Perry, including improving road drainage.	Completed	
NR 2	Identify and obtain greenspace corridors in the City of Perry, including buffers along area streams.	Underway	
NR 3	Prepare NPDES action plan.	Not Accomplished	The city is not required to have NPDES action plan at this time. We have done preliminary work and have NPDES plans where required by law.
NR 4	Update the city's tree ordinance.	Completed	
<b>HISTORIC RESOURCES (HR)</b>			
HR 1	Develop user plan for the historic courthouse.	Completed	
HR 2	Install historic exhibit, including photographs at the Welcome Center.	Completed	
HR 3	Develop historic area overlay zoning district.	Completed	
HR 4	Prepare National Register nominations of eligible districts and individual properties and submit to the DNR-HPD for appropriate review.	Not Accomplished	The individual historic property owners have rejected National Register nomination.
HR 5	Acquire/lease historic agriculture sites.	Underway	
HR 6	Continue heritage education program in the local schools.	Underway	
HR 7	Develop historic walking tours.	Completed	
HR 8	Coordinate local incentives for rehabilitation with State and Federal incentives.	Not Accomplished	This matter was reviewed by the Perry City Council. The Council decided to not pursue this further.
HR 9	List districts and individual properties in the National Register as they are added.	Postponed	The nominations have not been completed. There are no districts or properties on the National Register.
<b>COMMUNITY FACILITIES (CF)</b>			

**Report of Accomplishments**

*City of Perry*

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 1	Install sewer and natural gas at Perry-Houston County Airport.	Not Accomplished	The city has decided that there are not enough potential customers in the area to justify the expense of running these lines to the airport area.
CF 2	Resurface City streets.	Underway	
CF 3	Extend natural gas service to parts of City that are not currently being service.	Completed	
CF 4	Extend sewer lines in current service delivery area.	Underway	
CF 5	Upgrade gas and water meters.	Underway	
CF 6	Construct new wastewater treatment facility.	Not Accomplished	The city has decided to upgrade the existing wastewater plant instead of building a new plant.
CF 7	Improve street intersections citywide.	Underway	
CF 8	Pave remaining dirt streets.	Underway	
CF 9	Improve water main to hospital.	Not Accomplished	The project in the hospital area did not occur making the improvement to the water main unneeded.
CF 10	Construct and equip new fire station in the City of Perry.	Postponed	The city plans to construct two new fire stations within the next three years.
CF 11	Improve existing wastewater treatment plant.	Completed	
CF 12	Renovate area schools in accordance with the school facilities plan.	Underway	
CF 13	Correct stormwater infiltration into city sewer system.	Underway	
CF 14	Purchase new equipment for existing neighborhood parks.	Completed	
CF 15	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.	Postponed	The Airport Authority lacked funding to extend the runway. It is anticipated that the runway will be extended within the next five years.
CF 16	Resurface existing runway at the Perry-Houston County Airport.	Not Accomplished	The runway will be resurfaced when deemed essential for safe operations.
CF 17	Purchase additional land surrounding the Perry-Houston County Airport to protect it from intrusive uses.	Underway	
CF 18	Install new signage for existing taxiways and ramps at the Perry-Houston County Airport.	Not Accomplished	It was decided that there were higher priorities to be accomplished at the airport.
CF 19	Widen SR 127 to three lanes with curb and gutter.	Not Accomplished	SR 127 is currently in the engineering phase of the widening to four lanes.
CF 20	Improve Public Safety Building.	Not Accomplished	This building will be improved after the Fire Department has moved into a new structure.

## Report of Accomplishments

City of Perry

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 21	Improve athletic fields and lighting at Creekwood and Rozier Parks.	Completed	
CF 22	Construct youth and adult athletic fields and neighboring meeting facility at site to be determined later.	Not Accomplished	The city has decided to upgrade the existing recreational facilities in lieu of building a new facility.
CF 23	Extend Ball Street.	Underway	
<b>ECONOMIC DEVELOPMENT (ED)</b>			
ED 1	Provide support to the Perry Chamber of Commerce to solicit new/replacement businesses.	Underway	
ED 2	Develop economic incentives policy for the City of Perry.	Underway	
ED 3	Fund full-time position for the Downtown Development Authority.	Completed	
ED 4	Provide support to the Façade Improvement Program in downtown Perry.	Underway	
ED 5	Coordinate industrial recruitment within the City of Perry.	Underway	
ED 6	Develop web page site for economic recruitment.	Completed	
ED 7	Prepare prospect data base.	Underway	
<b>LAND USE (LU)</b>			
LU 1	Coordinate efforts to relieve city taxpayers from double taxation.	Completed	
LU 2	Complete, adopt and enforce joint development regulations for the City of Perry and Houston County.	Not Accomplished	The city and the county have adopted some joint development regulations. However, the city and county have diverging development goals in many areas.
LU 3	Review, update and prioritize the goals, objectives and strategies in the comprehensive plan; amend the five-year work program where necessary; and using DCA's Plan Builder Program, publicize the updated work program to the general public.	Completed	
LU 4	Develop land use and community facility expansion strategy in coordination with Houston County in proposed annexation/new Perry service delivery areas, including the establishment of development standards.	Underway	

**Report of Accomplishments**  
*City of Perry*

PROJ #	ACTIVITY	STATUS	EXPLANATION
LU 5	Update flood plain maps.	Postponed	FEMA is in the process of updating all floodplain maps in Houston County. The maps should be complete in 2007.
LU 6	Coordinate city planning efforts with plans of the school board and other entities on an annual basis.	Underway	
LU 7	Develop information packages for landowners in proposed annexation areas informing them of benefits of annexing into the City of Perry.	Not Accomplished	The city has determined that the land being annexed into Perry is primarily vacant land. The information packages would be of little benefit.

# 2007 Joint Comprehensive Plan

## Future Development Map City of Perry

### Legend

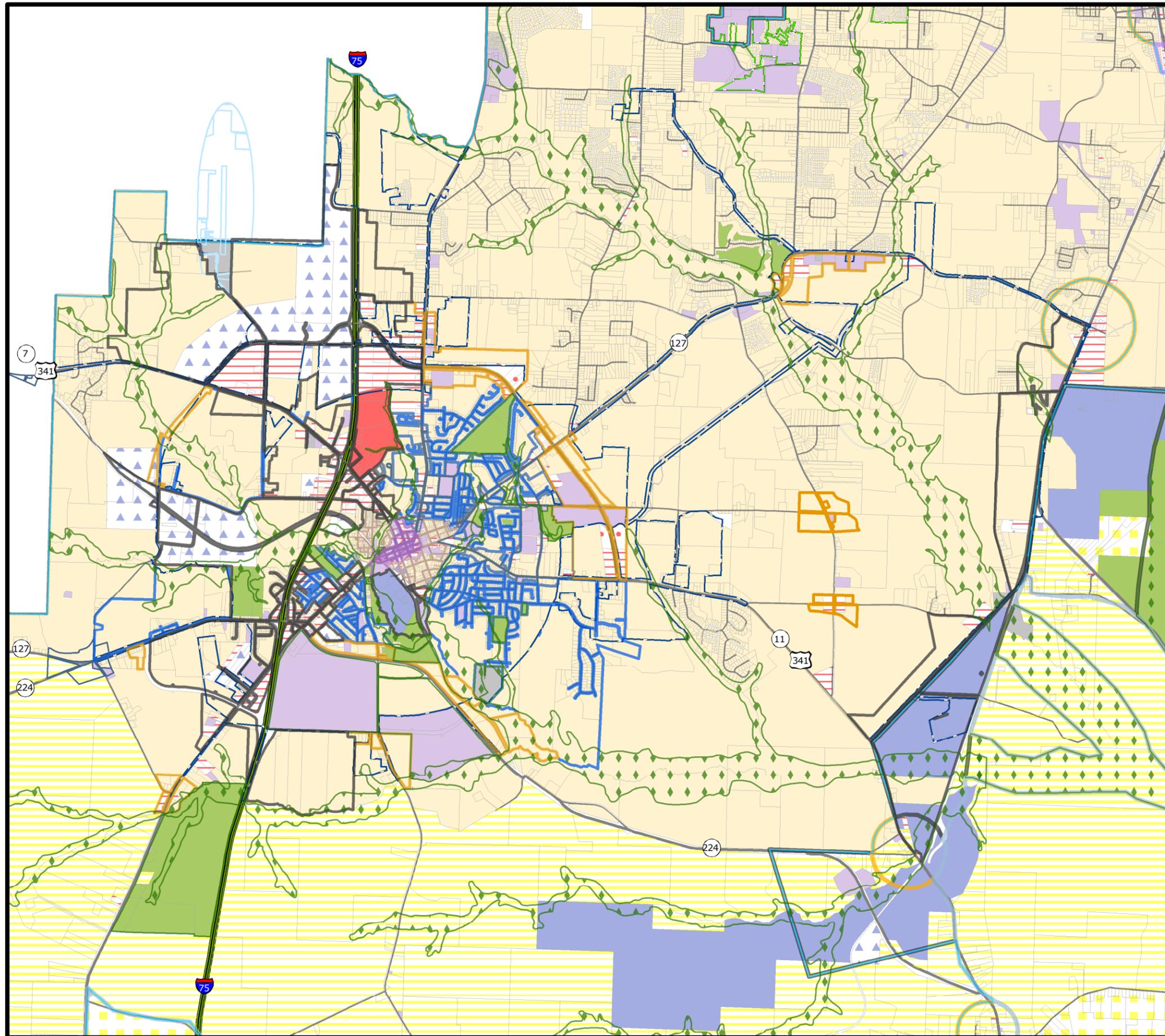
#### Character Areas

-  Classic/Traditional Neighborhoods
-  Crossroads Town Center
-  Downtown District
-  Historic District
-  Neighborhood Commercial Corridors
-  Park/Open Space/Conservation
-  Regional Activity Center
-  Airport Hazard
-  Suburban Residential

#### Future Land Use

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

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



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

**COMMUNITY AGENDA – CITY OF WARNER ROBINS**



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

**September 2006**

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## APPENDICES:

- Report of Accomplishments
- Future Development Map

# THE COMMUNITY AGENDA FOR WARNER ROBINS, 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 (Appendix) for the City of Warner Robins presents a pictorial view of the future land use patterns. 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 City of Warner Robins through the 2030 planning period.

### Urban Residential

- District may include such residential uses as single-family houses and single-family attached and 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 existing residential neighborhoods and the infill lots within those neighborhoods. There is some undeveloped land in the City of Warner Robins available for infill development, particularly south of Russell Parkway. Urban residential development will take place in the newly annexed areas within the City's service area.

### 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.

In addition to the existing community commercial areas sited along the city's major thoroughfares, there will be a need for additional retail and service uses to meet the needs of the new residents along Highway 247 Connector, Russell Parkway Extension, South Houston Lake Road, and Highway 96. Whenever possible, community commercial should be concentrated along nodal points (intersections) on these thoroughfares, instead of the strip-type commercial that currently exists and be connected to the residential areas by bicycle/pedestrian trails eliminating the need for the automobile. It is strongly suggested that in those areas designated for future community commercial, a design plan be developed to give specific details on how these areas should be developed, with a corresponding overlay district formed to implement the design plan.

### Regional Commercial

- Retail sales, office, and service uses that support commercial establishments of over 100,000 square feet of floor space whose market is predominately regional in nature are expected. Uses are to be located on highways and major thoroughfares.

Regional Commercial uses in the City of Warner Robins will continue along Watson Boulevard (Highway 247 Connector) and Highway 96 near Houston Lake Road and Lay Joy Road. It is recommended that any new regional commercial uses not stand alone, but instead be better connected to the residential areas to provide working, living, and shopping environments.

### Public/Institutional

- This category includes certain state, federal, or local government uses and institutional uses. Government uses include city halls and government office complexes, police and fire stations, libraries, post offices, schools, military installations, etc. Examples of institutional land uses include churches and cemeteries, etc.

Robins Air Force Base (RAFB), though not within the city limits of Warner Robins, is the largest public/institutional use in the County, and with continued support from local, regional, and state entities, will remain strong and viable throughout the planning period. Other important public/institutional uses include three high schools, a technical college, city hall and county government complexes, the Advanced Technology Park, and the Houston County Medical Center facilities. The existing public/institutional uses in the City will likely remain in their current locations mainly along the major thoroughfares during the planning period. As growth of the City expands west and south, public/institutional uses including schools, churches, and some

governmental facilities will be constructed to meet the demand of the new residents and businesses in those areas.

## **Character Areas**

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

- Classic Traditional Neighborhood
- Suburban Residential
- Downtown District
- In-Town Corridor
- Outlying Corridor
- Regional Activity Center
- Base Environs
- Parks/Open Space/Conservation

## *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 what will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

## **Classic Traditional Residential**

The **Classic Traditional Neighborhood** character area includes the area north of Watson Boulevard from North Davis Boulevard to approximately Carl Vinson Parkway and south of Watson Boulevard from Highway 247 to just east of Carl Vinson Parkway. There is a small segment south of Russell Parkway.

### Existing Development Patterns

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

- Single-family detached subdivisions with some infill lots that have potential for new development. Densities range from four-to-eight units per acre.
- Duplex and multi-family dwellings.
- Manufactured home parks in scattered locations.

The existing subdivisions north of Watson Boulevard date back from the 40s, 50s and 60s during the early development period of the City. Expansion of the residential areas south of Watson Boulevard and Russell Parkway took place in the 60s, 70s and early 80s when the City was beginning to experience a boom in its population due to the expansion of RAFB. Like the subdivisions of those periods, they do not offer any amenities such as sidewalks, bike trails, green space, or open space in the development for residents' use, traffic-calming measures, special lighting, or architectural elements. The City, through a recent SPLOST, is building some sidewalks and constructing a greenway along Bay Gall Creek that will eventually connect to the City of Centerville and the residential and business/industrial areas along Highway 247.

### Recommended Development Patterns

The Houston County Comprehensive Planning Committee does not see any change to the existing development pattern during the planning period. It is hoped that the City of Warner Robins will continue its sidewalk improvement program in portions of these areas to provide improved pedestrian connectivity to existing and future major points of interest, and to the greenway along Bay Gall Creek thus reducing the need for the automobile between these points of interest.

### Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Classic Traditional Neighborhood** character area will be as follows:

- Single-family detached dwellings within the infill lots of existing subdivisions,
- Manufactured home parks in areas currently occupied by this use, and
- Duplex and multi-family dwellings.

### Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Classic Traditional Neighborhood Character Area.

- Transportation Alternatives
- Traditional Neighborhood
- Infill Development
- Open Space Preservation
- Environmental Protection

### Implementation Measures to Achieve Desired Development Patterns

The City of Warner Robins will pursue the following implementation measures to achieve the desired development patterns.

- Strict code enforcement to maintain the stability of the neighborhoods and the quality of the housing stock.
- Install sidewalks and other amenities that improve pedestrian connectivity and the aesthetics of the neighborhood.

- Construct the Bay Gall Creek greenway for passive recreation and alternative transportation purposes.

## **Suburban Residential**

The **Suburban Residential** character area includes most of the area south of Russell Parkway to Highway 96 and the area west of Houston Lake Boulevard and south of the Highway 247 Connector to US 41.

### Existing Development Patterns

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

- The area is developed as single-family subdivision with modern curvilinear street pattern with many cul-de-sacs at a density of four-to-eight units per acre north of Feagin Mill Road with lower density development south of Feagin Mill Road and west of Houston Lake Boulevard.

### 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;
- 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 class; and

- Integrate appropriate housing development with new 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 **Suburban Residential** character area will be as follows:

- 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;
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses may be allowed, where appropriate; and
- 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

The City of Warner Robins 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 the City of Warner Robins.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

## **Downtown District**

The **Downtown District** Character Area is bounded approximately by Green Street, Highway 247, North Davis Boulevard, and Martin Luther King, Jr. Boulevard.

### Existing Development Patterns

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

- Commercial Circle - Includes some commercial development, but is characterized mainly by older vacant commercial buildings on the north and south side of Watson Boulevard.
- Strip commercial development and institutional uses (City Hall and other city facilities, branch of Macon State College, and Library) along Watson Boulevard
- First Street with its mixed commercial development and the historic Wellston Depot.
- Village at Town Center, a planned technical and office park;
- College Forest Neighborhood - Includes several institutional uses, most notably the Sacred Heart Catholic Church, which owns along with Macon State College large vacant tracts that have been set aside for future expansion. It also includes private housing for the Base.

### Recommended Development Patterns

The City is currently working on an urban development plan for the downtown area that addresses uses and design standards for this character area. Upon completion of this plan, the Community Agenda will be amended to include the recommendations from this Plan.

### Specific Land Uses Allowed in Character Area

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

- Community Commercial including shops, restaurants and entertainment options,
- Public/Institutional uses such as governmental complexes, schools, cultural facilities,
- Office/Technical Park, and

- Limited residential use that complements the downtown area theme.

### Quality Community Objectives That Will Be Pursued

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

- Employment Option
- Transportation Alternatives
- Sense of Place

### Implementation Measures to Achieve Desired Development Patterns

The City of Warner Robins will consider pursuing the following implementation measures to achieve the desired development patterns recommended in their downtown development plan:

- Amend existing development regulations to establish downtown overlay district that incorporates the uses and standards recommended in the downtown development plan;
- Encourage developers to implement by offering tax and other financial incentives for undertaking projects consistent with the downtown development plan;
- Prepare a market analysis to identify the retail and service businesses that could be recruited to the area.
- After the market analysis is completed, identify the appropriate locations for the identified types of businesses. Recruit desired businesses to these locations.
- Supplement business recruitment efforts with incentives for establishment of new small businesses in the area. The incentive program could be administered by the City's Downtown Development Authority or similar institution that may be created as a result of the new redevelopment plan.
- Implement the streetscape and infrastructure improvement portion of the development plan.
- Install traffic-calming devices to increase safety for pedestrians and bicyclists.

## **In-Town Corridor**

The **In-Town Corridor** is actually several corridors: North Davis Drive north of Green Street, North Houston Road, Carl Vinson Parkway, Houston Lake Boulevard from just north of Highway 96 to Smithville Church Road, Watson Boulevard, and Russell Parkway.

### Existing Development Patterns

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

- North Davis Drive - Includes strip commercial development located in individual buildings or in centers. Many of these older establishments have been abandoned and have created a blighted effect on the surrounding area.
- North Houston Road - Like North Davis Drive, most of the development is strip commercial in nature both in individual buildings and in centers. However, many of the establishments are occupied, and the area remains relatively stable with very little blight.

Northside High School and several other institutional uses are also located along this corridor.

- Carl Vinson Parkway - On the Warner Robins side of this roadway, there is a mixture of strip commercial development and institutional uses with several undeveloped tracts.
- Houston Lake Boulevard - North of Russell Parkway, this area is quickly becoming a major commercial corridor with office, service, and retail establishments occupying most every parcel. There are several undeveloped properties and single-family dwellings fronting the roadway, but this area will likely become some type of commercial use in near future.
- Watson Boulevard - This is a classic strip-commercial corridor characterized by its variety and intensity of commercial and institutional uses. There are numerous curb cuts and general unattractiveness due to the amount of signage and utility poles and lack of building design controls.

In the older portions of this corridor; east of North Houston Road, several businesses have move out and into new developments. Several of the big-box retailers followed this trend, and when they left the center in which they were anchoring, a large amount of vacant space was created. Other supporting retailers in that same center also left because they did not have that anchoring support. Fortunately, new developers have invested into renovating these older centers and brought new life where there was once blight. This will continue to be a reoccurring theme along Watson Boulevard as new replaces older development, and decisions are made on how best to redevelop these older commercial areas.

West of North Houston Road, particularly closer to Carl Vinson Parkway, commercial development is booming with several big-box centers recently opened, along with new restaurants, motels, and other supporting retail and service uses. As stated above, this development is new today, but further into the planning period, the same problem impacting the area to the east will be felt here.

To insure that property values, tax base, and private investment are on the rise in this corridor, it will be important that the City of Warner Robins establish redevelopment strategies for the older commercial area that correspond with the overall neighborhood redevelopment plans; and a balanced approach be established for encouraging new commercial developments in the growing urban area, while at the same time making it more attractive for private investment in older in-town corridors.

- Russell Parkway - The development in this corridor mirrors that along Watson Boulevard, but more recent and slightly less intense. Again as stated above, further along in the planning period, there will be a desire to abandon the older areas for the newer developments, thus policies need to be set today so that the stability and economic vitality of this in-town corridor continue in the future.

## Recommended Development Patterns

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

- North Davis Drive
  - Green Street to Ignico Drive
    - Construct, repair or replace sidewalks.
    - Plant street trees.
    - Install attractive street lights.
    - Consider relocating utilities off the street frontage.
    - Provide benches and trash receptacles.
    - Create ten-foot landscaped buffers to shield parking lots from view.
    - Install traffic-calming devices where possible.
    - Convert center turn lanes into landscaped medians with periodic left turn lanes.
    - Restrict number of new curb cuts.
    - Adopt more restrictive sign regulations that limit the size and number of signs.
    - Upgrade corridor appearances where commercial clutter has already happened.
    - Establish maximum building setback requirements for new development to pull buildings closer to the street.
  - Ignico to Highway 247
    - Landscape roadside rights-of-way with trees to soften the harsh appearance of strip development.
    - Develop a phased program for converting center turn lanes into landscaped medians with periodic left turn lanes.
    - Restrict the number of new curb cuts.
    - Adopt more restrictive sign regulations that limit the size and number of signs.
    - Re-evaluate existing zoning along major corridors. Promote nodal commercial development and consider adoption of overlays to encourage properties already zoned for commercial development to be developed as mixed-use Planned Unit Development instead.
    - Upgrade corridor appearances where commercial clutter has already happened.
    - Improve street lighting.
    - Consider relocating utilities off the street frontage.
    - Construct, repair or replace sidewalks.
- North Houston Road
  - Construct, repair, or replace sidewalks.
  - Plant street trees.
  - Install attractive street lights.
  - Consider relocating utilities off the street frontage.
  - Provide benches and trash receptacles.
  - Create ten-foot landscaped buffers to shield parking lots from view.

- Install traffic-calming devices where possible.
- Convert center turn lanes into landscaped medians with periodic left turn lanes.
- Restrict number of new curb cuts.
- Adopt more restrictive sign regulations that limit the size and number of signs.
- Upgrade corridor appearances where commercial clutter has already happened.
- Establish maximum building setback requirements for new development to pull building closer to the street.
- Carl Vinson Parkway
  - The intent is to establish a neighborhood commercial center designed to serve the surrounding residential neighborhoods.
  - The building in this center would 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 center and the surrounding community.
  - The Center should be connected to the surrounding residential neighborhoods and Watson Boulevard to the south with suitable pedestrian access facilities.
  - It is suggested that some traffic-calming measures be considered on this section of Carl Vinson Parkway to reduce the speed of the vehicular traffic and make it more conducive to pedestrian travel.
  - The City of Warner Robins should work with the City of Centerville in developing a similar concept on the east side of Carl Vinson Parkway and coordinate the design standards for the centers, landscaping, pedestrian access and speed control.
  - Parking areas should incorporate on-site storm water mitigation or retention features, such as pervious pavements.
  - The centers should include attractive landscape and streetscape features that enhance and blend with the development, provide sufficient shade during warmer months for shoppers, and reduce the visual intensity created by the large expanse of buildings and parking.
- Houston Lake Boulevard
  - Develop and implement an attractive design plan for this corridor including landscaping and trees along roadside where possible.
  - Restrict the number of curb cuts along the corridor.
  - Adopt more restrictive sign regulations that limit the size and number of signs.
  - New developments in the large infill sites along this corridor that contain a mix of residential, commercial, 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.
- Watson Boulevard:
  - North Davis Drive to Pleasant Hill Road
    - Construct, repair, or replace sidewalks.
    - Plant street trees.
    - Install attractive street lights.
    - Consider relocating utilities off the street frontage.

- Provide benches and trash receptacles.
    - Convert center turn lanes into landscaped medians with periodic left turn lanes, where feasible.
    - Consolidate existing curb cuts where feasible.
    - Upgrade corridor appearances where commercial clutter has already happened.
  - Pleasant Hill Road to Carl Vinson Parkway
    - Landscape roadside rights-of-way with trees to soften the harsh appearance of strip development.
    - Develop a phased program for converting center turn lanes into landscaped medians with periodic left turn lanes.
    - Consolidate curb cuts where feasible.
    - Re-evaluate existing zoning along corridor. Promote nodal commercial development and consider adoption of overlays to encourage properties already zoned for commercial development to be developed as mixed-use Planned Unit Development instead.
    - Upgrade corridor appearances where commercial clutter has already happened.
    - Improve street lighting.
    - Consider relocating utilities off the street frontage.
    - Construct, repair, or replace sidewalks.
- Russell Parkway
  - Landscape roadside rights-of-way with trees to soften the harsh appearance of strip development.
  - Develop a phased program for converting center turn lanes into landscaped medians with periodic left turn lanes.
  - Consolidate existing new curb cuts where feasible.
  - Re-evaluate existing zoning along corridor. Promote nodal commercial development and consider adoption of overlays to encourage properties already zoned for commercial development to be developed as mixed-use Planned Unit Development instead.
  - Upgrade corridor appearances where commercial clutter has already happened.
  - Improve street lighting.
  - Consider relocating utilities off the street frontage.
  - Construct, repair, or replace sidewalks.

### Specific Land Uses Allowed in Character Area

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

- Community Commercial,
- Neighborhood Commercial in Carl Vinson Parkway Corridor,
- Mixed-use developments under a Mixed-Use Planned Unit Development zoning classification, and
- Public/Institutional uses.

## 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.

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

## Implementation Measures to Achieve Desired Development Patterns

The City of Warner Robins will pursue the following implementation measures to achieve the desired development patterns.

- Conduct design plans for the North Davis Drive, North Houston Road, and Houston Lake Boulevard In-Town Corridors that take into consideration the desired development patterns and amend existing development ordinances to establish overlay districts for these corridors that incorporate the recommendations from these plans.
- Establish corridor improvement program for the Watson Boulevard and Russell Parkway In-Town Corridors that implement the desired development patterns.
- Prepare development plan for area within the In-Town Corridor character area along the Carl Vinson Parkway In-Town Corridor in coordination with the City of Centerville 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 the plan.

## **Outlying Corridor**

The **Outlying Corridor** is actually several corridors: Highway 247 Connector and US 41, and Russell Parkway Extension.

## Existing Development Patterns

The existing development pattern in this character area is a follow:

- Highway 247 Connector and US 41: Contains mostly undeveloped land except for a commercial use at the northeast corner.
- Russell Parkway Extension: Mostly undeveloped land with several commercial and institutional 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.
- Russell Parkway Extension
  - Requirements are set forth in the Richard B. Russell Parkway Overlay District Ordinance related to:
    - Access-medians, vehicular, pedestrian, driveway, and inter-parcel;
    - Parking Location and Design - Location, screening, and shared parking;
    - Building Placement, Height, and Intensity;
    - Street Planting Yard Zone - 20 feet width of which ten feet can be city right-of-way. Devoted to interest-creating features, sidewalks, landscaping, street trees, etc.;
    - Landscaping - Medians, street trees, perimeter buffers, and parking lots;
    - Provision for Specific Uses (big box and strip mall or plaza mall developments, communication towers, fences and walls, drive-through facilities, gas station pump islands, outside display and storage and service area, and storm water detention facilities);
    - Architecture - Building walls, awnings, building materials, coloration, rooftop mechanical equipment;
    - Signage - Off-and-on premise signs.

### 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
- Russell Parkway
  - Underlying land use intensity of zoning district in which property is located.
  - Focus areas:
    - Contain commercial uses, civic spaces, institutional uses and residences;
    - Mixed uses, including residential use in the same building as commercial, office, or other uses are especially encouraged;
    - Light industrial where the business is wholly contained indoors will be allowed west of Sullivan Road as a secondary use, but may not front on the Russell Parkway right-of-way;
    - Businesses involving the sale, lease, or storage of outside merchandise, goods and services are not encouraged to locate in the corridor or focus areas if they front Russell Parkway.

## 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
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

## Implementation Measures to Achieve Desired Development Patterns

The City of Warner Robins will pursue the following implementation measures to achieve the desired development patterns.

- Highway 247 Connector and US 41
  - Conduct design plan for this corridor and the Regional Activity Center described below that takes into consideration the desired development patterns for both areas. The City of Centerville should be consulted on plans for Highway 41; and
  - Amend the existing development ordinance to establish overlay district that includes this outlying corridor and the Regional Activity Center.
- Russell Parkway Extension
  - Implement the Richard B. Russell Parkway Overlay District Ordinance.

## **Regional Activity Center**

The **Regional Activity Center** parallels Highway 247 Connector from approximately Margie Drive to Tom Chapman Boulevard.

## Existing Development Patterns

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

- Approximately one-half of the corridor is developed with community commercial establishments and centers. The rest is undeveloped.

## Recommended Development Patterns

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

- Little change is planned for the commercial area that is already developed.
- For the undeveloped area along Highway 247 Connector:

- 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;
- 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 storm water mitigation or retention features, such as pervious arrangements;
- Use of landscaped tree islands and medians to break up large expanses of paved parking.

### 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

### 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

### Implementation Measures to Achieve Desired Development Patterns

The City of Warner Robins will pursue the following implementation measures to achieve the desired development patterns:

- Conduct design plan for Regional Activity Center and the Highway 247 Connector/US 41 Outlying Corridor that takes into consideration the desired development patterns for both areas. The City of Centerville should be consulted on plans for Highway 41; and
- Amend the existing development ordinance to establish overlay district that includes this Regional Activity Center and the Highway 247 Connector/US 41 Outlying Corridor.

### **Base Environs**

The **Robins Air Force Base Environs** Character Area is identified 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's 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 located west of the railroad tracks would be urban residential use.
- Eastside of Highway 247
  - Light industrial and warehousing uses 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.
- Light industrial and warehousing and some public/institutional 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

The City of Warner Robins 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.

### **Parks/Recreation/Conservation**

The **Parks/Recreation/Conservation** character area includes the area along Bay Gall Creek and other important creeks/streams in the City of Warner Robins.

#### Existing Development Patterns

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

- Phase I of the Bay Gall Creek greenway has been completed, Phase II is the development stage;
- There has been little encroachment with the remainder of Bay Gall Creek and the other streams and creeks in the City of Warner Robins.

#### Recommended Development Patterns

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

- Preservation of these environmentally sensitive areas by setting it aside as passive recreation areas, trails, and greenbelts. Because of the lack of existing greenspace, this would provide a welcome change to the intense urban development nearby and provide an important passive recreation area for the residents of Centerville and northern Houston County.

#### 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.

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

The City of Warner Robins will pursue the following implementation measures to achieve the desired development patterns.

- Coordinate with Houston County and the City of Centerville to complete the Bay Gall Creek Greenway.
- Update Greenspace plan and pursue acquisition where feasible.

## 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 the growing elderly population.
- Establish language and cultural programs for County's growing Hispanic population.
- Develop County's workforce through adult literacy programs.
- Protect the mission of Robins Air Force Base.
- Identify and purchase additional industrial development sites to expand manufacturing opportunities in the county.
- Lease or sell sites in existing industrial areas/parks.
- Reduce community's dependency on Robins Air Force Base.

- Redevelop downtown and Watson Boulevard Corridor; establish agency to implement plan.

### *Housing*

- Progressive code enforcement with trained staff.
- Protection of rural and suburban neighborhoods from urban sprawl.
- Innovative subdivision and housing design.
- Rehabilitation of owner-occupied houses in the City.
- Elimination of incompatible residential development encroaching on Robins Air Force Base.
- Reduction of blight in suburban areas, especially older areas of the City.

### *Natural and Cultural Resources*

- Protect wetlands, groundwater recharge areas, and other sensitive natural resources.
- Educate stakeholders on importance of groundwater recharge areas and Phase 2 storm water regulations.
- Steer growth to areas currently utilizing public sewer service.
- Mitigate environmental impacts of development.
- County-wide storm water management program.
- Keep Houston County off the EPA Air Quality non-attainment list.
- Update Greenspace Plan.
- Develop of Wellston Trail .
- Litter control, property maintenance, storm water management in City of Warner Robins.

### *Community Facilities and Resources*

- Drainage improvements in several sections of the City.
- New Law Enforcement Center.
- Sports complex in Huntington Village area.
- Utility infrastructure along I-75 Frontage Road.
- Update GIS mapping of water, sewer, gas, and drainage systems.
- Completion of 2001 SPLOST road projects.
- Initiation of 2006 SPLOST road and sidewalk projects.
- Water and sewer infrastructure improvements in the area north of Watson Boulevard and east of N. Houston Road.
- Add additional fire station and trucks.
- Analysis of future sewer needs.
- Collaboration of Vision 2020 and others on future facilities planning.
- Maintenance of existing land development regulations.
- Improvements to wastewater treatment plant.
- Development of passive recreation areas in suitable locations.
- Additional parks in recreation facilities in western and southern parts of City.
- Expansion of wastewater treatment plants in lieu of proliferation of private septic tanks.
- Treatment of septage collected from septic tanks in unincorporated Houston County.

- Upgrade existing mutual aid agreements for fire protection.
- Sidewalks near schools and high foot-traffic areas.

### *Intergovernmental Coordination*

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

### *Transportation*

- Implementation of 2030 WRATS Long-Range Transportation Plan and 2001 and 2006 SPLOST road and bridge improvements.
- Update WRATS Long-Range Transportation on a regular basis.
- Evaluation and implementation where feasible of alternative modes of transportations, including sidewalks, bicycle trails, and public transportation.
- Construct Frontage Road parallel to I-75 between SR 247C and Russell Parkway.

### *Land Use/Character Areas*

- Encourage development only in urban service areas.
- Communications between development community and governing bodies on use of Comprehensive Plan as guide to future development.
- Stabilization and enhancement of traditional neighborhoods.
- Achieve well-designed neighborhoods that protect the environment and provide meaningful open space.
- Implement Downtown and Watson Boulevard Redevelopment Plan.
- Encourage mixed-use developments using land development regulations.
- Appropriately apply design guidelines to address density, aesthetics, inter-connectivity, and open space preservation.
- Develop 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 the City of Warner Robins are presented.

## SHORT-TERM WORK PROGRAM FOR CITY OF WARNER ROBINS

	DESCRIPTION	STWP YEAR					LIKELY PROJECT INVOLVEMENT	ESTIMATED COST	POSSIBLE FUNDING SOURCES
		2007	2008	2009	2010	2011			
<b>ECONOMIC DEVELOPMENT</b>									
<i>Policy Statement - Ensure that Warner Robins growth benefits all segments of our population.</i> - Expand existing Industry and attract new Industry with higher wage jobs. - Diversify economy to become less dependent on government and retail trades. - Redevelop and Revitalize the Downtown Area and Watson Boulevard Corridor West of Houston Road									
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, Warner Robins Chamber, Perry Chamber, Houston Arts Alliance	Varies	General Fund SPLOST
2	Support language and cultural programs for the city'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 Certified Literate Community Programs.	X	X	X	X	X	Houston County Board of Education, Houston County Local Governments, Middle Georgia Technical College, Houston County CLCP	Varies	Fed/State/Local Governments
4	Support 21 <sup>st</sup> 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 and the cities of Centerville, Perry, and Warner Robins; Chamber of Commerce; Houston County Development Authority	\$200,000	General Fund 5

5	Identify, preserve, protect, and eventually purchase additional industrial development sites to expand manufacturing opportunities in the community, especially in the I-75 corridor.	X	X	X	X	X	Houston County, Houston County Development Authority	Estimated \$10,000,000	General Funds 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	Improve higher education opportunities through growth of community colleges.	X	X	X	X	X	City Macon State College Fort Valley State Georgia Military College	Varies	State Local Federal
8	Continue making efforts to lease or sell sites in existing industrial areas/parks.	X	X	X	X	X	City of Warner Robins Houston County Development Authority	Staff Time	Varies
9	Prepare Redevelopment plan for Downtown and Watson Boulevard corridor. Create Agency to Implement Plan.	X	X				City Middle Georgia RDC	\$30,000	General Fund
10	Complete Jefferson Davis Heritage Trail, designation and market with Civil War Trail effort to increase visitation.	X	X				HHTA	Varies	Hotel/Motel Revenues, State Co-Op
11	Develop visitation materials for Welcome Center to better serve growing Hispanic community.	X	X				Middle Georgia Technical College	Varies	Hotel/Motel Revenues

12	Website enhancement (down-loadable brochure).	X					ITT Staff, HHTA	\$5,000 Staff Time	Hotel/Motel Revenues, State Co-Op, General Fund
13	Elberta Depot Project; complete renovations, market as an attraction.	X	X				City HHTA	\$65,000	Grants General Fund
14	Develop improved Press Kit.		X				CVB Board	Staff Time	Hotel/Motel Revenues, State Co-Op
15	Participate in FAM (Familiarization) Tours for State marketing/travel media, tour bus operations and in Goodness Gracious Road Show each year.	X	X	X	X	X	City, HHTA, Museum of Aviation, Mossy Creek Association	Varies	Hotel/Motel Revenues, State Co-Op Funds
<b>HOUSING</b>									
<i>Policy Statements – Maintain existing housing stock in code compliant condition.</i>									
<i>- Protect urban and suburban neighborhoods.</i>									
<i>- Provide working low and moderate-income families with additional opportunities to find affordable housing.</i>									
<i>- Insure equal opportunity housing for all, especially elderly and handicapped.</i>									
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	N/A
3	Promote innovative subdivision and housing design.	X	X	X	X	X	Houston County Home Builders Association	N/A	N/A
4	Provide opportunities for the rehabilitation of 50 houses per year (owner-occupied).	X	X	X	X	X	City Volunteers	\$300,000	HUD Local

5	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 Funds
6	Initiate aggressive building code enforcement and other nuisance abatement ordinances in blighted suburban areas, especially older areas of the city.	X	X	X	X	X	Houston County	\$25,000	General Fund
7	Develop ordinances to encourage mixed use zoning and land use.	X	X	X			City Middle Georgia RDC	Staff time	N/A
8	Develop and prepare CDBG Five-Year Consolidated Plan and windshield housing survey 2010-2014.			X			City	\$50,000	Local HUD
9	Assist local builders/developers to provide affordable housing.	X	X	X	X	X	City	\$125,000	Local HUD
10	Expand Homeless Shelter to accommodate women and children.	X					City	\$50,000	Local HUD
11	Complete "Old Town," new Wellston Villas, affordable housing project.		X				City of Warner Robins, DDA, Private Developers	\$600,000	HUD, CHIP, FHLB, Private Sources
<b>NATURAL AND CULTURAL RESOURCES</b> <i>Policy Statement – 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.									
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	N/A	City County

2	Provide education on the improvement of Groundwater Recharge Areas and the conservation of water.	X	X	X	X	X	Houston County Health Department City Engineering KWRB	Staff Time	City County
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	N/A	N/A
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.	X	X	X	X	X	City	Varies	State Grants General Funds
9	Support continued development of Wellston Trail Phase II and III.	X	X	X	X	X	City	\$600,000 In-Kind Services	State and Federal Grants General Fund
10	Hire additional code enforcement and engineering staff, property maintenance, storm water regulations, and litter control.	X	X	X			City	\$100,00	General Fund User Fees
11	Continue litter education/prevention/eradication programs.	X	X	X	X	X	KWRB, City, KGaB, GA DOT, Volunteers	\$2, 000/year Volunteer Time	KWRB City

12	Strengthen existing tree ordinance.		X	X				KWRB City	Budgeted Staff Time	N/A
13	Adopt local preservation ordinance.			X				City of Warner Robins, MGRDC	\$2,500	City of Warner Robins, DNR-HPD
<b>COMMUNITY FACILITIES AND SERVICES</b>										
<i>Policy Statements – Maximize the efficient and effective use of current and future infrastructure within guidelines of Service Delivery Strategy.</i>										
- Investigate financing mechanisms to help pay for future infrastructure.										
- Coordinate future facilities planning between governmental entities.										
- Provide recreational and open space opportunities.										
- Schedule the construction of structures to serve the public need.										
1	Construct Drainage Improvements at Northside Drive and Hazel Drive.	X	X					City	\$550,000	2001 SPLOST
2	Construct new Law Enforcement Center and Forensic Lab.		X	X				City	\$5,000,000	2006 SPLOST
3	Construct sports complex in Huntington Village Area.	X						City	\$4,000,000	Grants
4	Construct Utilities along I-75 Frontage Road.	X	X	X				City	\$500,000	Utility Fund Private
5	Annually update GIS mapping of water, sewer, gas, and drainage systems.	X	X	X	X	X		City	Staff Time	NA
6	Complete 2001 SPLOST road projects including: Welborn Road, Corder Road, and MLK Drive	X	X	X	X			City	\$6,620,000	2001 SPLOST
7	Begin road, street, and sidewalk improvement projects outlined in the 2006 SPLOST.	X	X	X	X	X		City	\$5,515,000	2006 SPLOST
8	Begin water and sewer improvements in the area north of Watson Boulevard, and east of N. Houston Road.				X	X		City	\$4,000,000	2006 SPLOST

9	Build new fire station on SR 96 east of Houston Lake Road.			X	X		City	\$400,000	2006 SPLOST
10	Conduct Capacity Analysis and Treatment Study for future sewer needs.		X				City	\$40,000	User Fees
11	Participate in 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
12	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
13	Upgrade Waste Water Treatment plant.		X	X	X		City	\$5,000,000	Utility Fund GEFA
14	Develop Passive Recreation Areas in suitable locations, especially that support Greenspace Program.			X	X		City	\$200,000	Grants General Fund
15	Explore and study need for additional parks and recreation facilities in Western and Southern parts of the City.		X	X		X	City County MGRDC	Staff Time	NA
16	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
17	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
18	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

19	Construct sidewalks near schools and in high foot-traffic areas.	X	X		X	X	City	\$1,500,000	SPLOST 2001 and 2006
20	Purchase 100' Aerial Platform and replace 1991 pumper truck.	X		X				\$1,150,000	SPLOST City
21	Upgrade Fire Department Training Center with drafting pit, structured fire facility, and pressurized container simulator.		X					\$250,000	City
22	New Facility for Animal Shelter.	X						\$400,000	City (No Outside Funding)
23	Complete one planting and/or beautification project through the Project ComBeau Program.	X		X		X	KWRB, City, Private/Local entities	\$2,500/year	KWRB, City, Local/Private entities
24	Complete one planting through the Crepe Myrtle Program.	X	X	X	X	X	KWRB, City, Private/Local entities	\$1,000/year	KWRB, City, Local/Private entities
25	Replace light at Peavy Field #3.	X					City of Warner Robins	\$30,000	City of Warner Robins, DNR, Other State and Federal Sources
26	Install sprinkler system on three fields at Peavy Park.		X	X			City of Warner Robins	\$15,000	City of Warner Robins

**INTERGOVERNMENTAL COORDINATION**

*Policy Statement – 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.*

<b>1</b>	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
<b>2</b>	Include Non-Profits in growth and development discussions.	X	X	X	X	X	Varies	NA	NA
<b>3</b>	Utilize existing resources of Private Non-Profits.	X	X	X	X	X	Varies	NA	NA
<b>4</b>	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 improving air and water quality.	X	X	X	X	X	Houston County and the cities of Centerville, Perry, and Warner Robins	\$60,000	General Fund
<b>5</b>	Continue active involvement in the 21 <sup>st</sup> 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
<b>6</b>	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	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
8	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
<b>TRANSPORTATION SYSTEM</b>									
<i>Policy Statement – Establish a road corridor approach to land use, transportation, and urban design to create better land development scenarios with less sprawl.</i>									
<ul style="list-style-type: none"> <li>- Review alternative forms of transportation with less dependency on the automobile.</li> <li>- Insure continued status as meeting Air Quality Attainment Standards.</li> <li>- Promote highway safety and reduce traffic congestion.</li> </ul>									
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	Conduct WRATS Long-Range Transportation Study update.				X		Warner Robins/MPO	\$50,000	State, Federal, and Local Funds
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	Conduct a bike and pedestrian program study for the Warner Robins Metropolitan Area.	X					Houston County and the cities of Centerville, Perry, and Warner Robins, Byron	\$35,000	State, Federal, and Local Funds

6	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
7	Construct Frontage Road parallel to I-75 between SR 247-C and Russell Parkway.	X	X				City Peach County State DOT	\$2,000,000	State Grant Local Funds
8	Revise existing subdivision regulations to add appropriate traffic-calming measures for residential and mixed-use neighborhoods.		X				City	Staff Time	General Fund
9	Extend Feagin Mill Road to SR 11.	X	X				City of Warner Robins, Houston County, Private Developers	\$800,000	City of Warner Robins, SPLOST, GADOT, Private Sources
<p><b>LAND USE/CHARACTER AREAS</b></p> <p><i>Policy Statement – Use the character area designations and land use maps as a guidebook for development.</i></p> <ul style="list-style-type: none"> <li>- <i>Protect the Rural Service Area from incompatible, dense development.</i></li> <li>- <i>Promote mixed use developments in appropriate character areas, which encourage connectivity between regional activity centers (commercial and employment) and residential activity centers.</i></li> <li>- <i>Encourage nodal commercial development at intersections of arterial and collector streets.</i></li> <li>- <i>Support development that creates a “sense of place” in our community.</i></li> <li>- <i>Protect the Base Environs by implementing recommendations outlined in the Joint Land Use Plan.</i></li> </ul>									
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 communication 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	Promote the stabilization and enhancement of traditional neighborhoods.	X	X	X	X	X	City	Staff Time	NA

4	Develop Conservation Subdivision regulations to achieve a well-designed neighborhood, which protects the environment and preserves meaningful open space.	X	X					City	Staff Time	General Fund
5	Begin Implementation of The Redevelopment plan for Downtown and the Watson Boulevard Corridor.			X	X	X		City and Development Authority	Varies	Private General Funds State Grant Use Tax
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	Explore the creation of multi-jurisdiction overlay development districts for US 41, SR 247, SR 247C, Carl Vinson Parkway, Houston Lake Boulevard with appropriate jurisdictions.	X						City of Warner Robins, City of Centerville, Houston County	Staff Time	General Fund

# **APPENDICES**

Report of Accomplishments  
Future Development Map

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
<b>HOUSING (HO)</b>			
HO 1	Develop new 5-yr. Consolidated Plan 2006-2010 for CDBG Program.	Completed	
HO 2	Update existing and adopt new housing-related regulations as needed.	Completed	
HO 3	Implement a concentrated code enforcement program that includes coordination with the Warner Robins Police Department's STOP Team.	Completed	
HO 4	Rehabilitate 42 housing units per year in the City of Warner Robins using the CDBG and Christmas in April program.	Completed	
HO 5	Prepare Annual CDBG Consolidated Plan.	Completed	
HO 6	Maintain ongoing database of affordable housing units.	Completed	
HO 7	Implement Robins AFB housing privatization program.	Completed	
HO 8	Establish new affordable housing in the "Old Town" area through new construction and rehabilitation of existing structures.	Underway	65%complete. Tobe completed in 2008.
HO 9	Provide financial assistance to governmental or non-profit agency that serves special needs population (\$40,000-year 1, \$ 30,000-year 2; \$25,000-year 3.	Completed	
HO 10	Upgrade Warner Robins Housing Authority's tot lots and playgrounds.	Completed	
HO 11	Establish emergency shelter housing for woman and children through either new construction or renovation of existing structures.	Completed	
HO 12	Expand adult literacy program to reach needs of increased population, including public housing.	Completed	
HO 13	Adopt latest building and housing codes from SBCCI and Ga. DCA on an annual basis.	Completed	
HO 14	Add additional inspector to strengthen enforcement of updated codes.	Postponed	Position will be added in CY2007
HO 15	Establish annual education program for builders on changes in federal, state and local regulations on lead base paint, asbestos, etc.	Not Accomplished	Programs are avialable through other agencies. We do advise builders on an individual basis.
HO 16	Provide financial assistance and other logistical support to non-profits that develop affordable housing for the elderly.	Completed	

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
<b>NATURAL RESOURCES (NR)</b>			
NR 1	Institute education and litter control program in the City of Warner Robins.	Completed	
NR 2	Amend and strengthen erosion and sedimentation control enforcement procedures.	Completed	
NR 3	Conduct annual KAB photometric litter index.	Completed	
NR 4	Develop plan for stormwater detention at strategic locations.	Underway	Complete in 2007.
NR 5	Acquire land under the Community Greenspace Program.	Completed	
NR 6	Acquire property for Bay Gail Creek Greenway.	Completed	
NR 7	Promote water conservation and pollution prevention via brochures, speakers, bureau and other activities.	Completed	
NR 8	Adopt and implement the Part V Environmental Criteria ordinances for wetlands and groundwater recharge areas.	Completed	
NR 9	Develop a tree planting ordinance that will encourage a preservation of native plant communities and provide for replacement vegetation that may be removed.	postponed	Ordinance was adopted for Russell Parkway that requires planting street trees.
<b>HISTORIC RESOURCES (HR)</b>			
HR 1	Adopt a local preservation ordinance.	postponed	Will be in next 5 year work program.
HR 2	Appoint a Historic Preservation Commission.	postponed	Will be done as part of HR1.
HR 3	Conduct a comprehensive survey of historic resources.	Underway	Complete in 2007.
HR 4	Using the historic resources survey as a guide, place eligible sites or district in nomination the National Register.	Underway	One nomination completed. No set date for completing all potential nominations as they are privately owned.
NR 5	Conduct a study in determining the feasibility of organizing an historical society or similar organization.	postponed	Not enough interest at this time.

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
HR 6	Complete nomination of Train Depot to National Register.	Completed	
HR 7	Nominate Thomas School for National Register.	Postponed	Macon State College now owns building. City is working with college for nomination.
HR 8	Establish local heritage tourism program.	Completed	
HR 9	Establish Historic Registry Design.	Not Accomplished	Not sure what this is or from where the work item originated.
HR 10	Expand scope of Historical Caboose Exhibit.	Completed	
<b>COMMUNITY FACILITIES (CF)</b>			
CF 1	Extend Wall Street to SR 247 or to First Street.	Underway	Complete in 2008/2009.
CF 2	Extend Russell Parkway to I-75	Completed	
CF 3	Develop capital improvements program for SPLOST street improvements.	Completed	
CF 4	Conduct a Traffic Safety Management (TSM) needs study for WRATS area.	Completed	
CF 5	Upgrade Wellborn Road-replace culvert, add sidewalks and lane-extend to Watson Boulevard.	Underway	Design work is being done. Project completion in 2008.
CF 6	Resurface and upgrade Green, N. Davis and North Houston Roads.	Completed	
CF 7	Upgrade Feagin Mill Road to 3 lanes with right turn lanes as needed-extend to US 41.	Underway	Design completed, right of way acquisition has begun; completion of construction in 2009.
CF 8	Widen Corder Road to 4 lanes with flush median-extend to Houston Lake Blvd.	Underway	Environmental review and right of way plans being prepared. State DOT has scheduled project for FY2010.
CF 9	Install sidewalks in vicinity of schools and at other high priority locations.	postponed	Money has not been available. It will be available inCY 2007. In next work program.
CF 10	Extend Osigian Boulevard to SR 11.	postponed	Will b e completed in 2009. State DOT is reason for delay.
CF 11	Widen Houston Lake Road from Russell Parkway to Cohen Walker Drive.	C ompleted	
CF 12	Replace bridge at SR 247 over Bay Gail Creek.	Not Accomplished	No such location. Should be bridge over 247 at Echeconnee Creek and it is scheduled for 2008.
CF 13	Widen Elberta Road from N. Houston Road to Carl Vinson Parkway.	Not Accomplished	State DOT design was not accepted by local governments. Still in long range plan.

**Report of Accomplishments**  
City of Warner Robins

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 14	Complete Park Street Extension to Tallulah Trail-Moody Road.	Not accomplished	Lost right of way to development between Tallulah T.r and Moody Rd.
CF 15	Update WRATS Plan.	Completed	
CF 16	Update sidewalk-bike plan.	Underway	Contract issued; project completed by 6-30-07.
CF 17	Update WRATS Transit Feasibility Study.	Completed	
CF 18	Develop Bay Gail Greenway and walkway facilities.	Completed	
CF 19	Resurface 408 lane miles of City streets.	Underway	290 miles completed. Will complete project in 2007.
CF 20	Upgrade Watson Boulevard from SR 247 to Nelson Drive-safety project.	postponed	Right of way scheduled for 02111.
CF 21	Construct drainage improvements at Northside Drive and Hazel Drive outfall.	postponed	In next 5 year work program.
CF 22	Improve sidewalk from Scott Boulevard to Russell Parkway.	postponed	This should be under CF9; not a separate work item.
CF 23	Construct sidewalks on major thoroughfares to ADA standards.	Completed	
CF 24	Construct sidewalk from Scott Boulevard to Russell Parkway.	Completed	
CF 25	Replace bridge over Bay Gail Creek at Moody Road. Upgrade Moody Road.	Completed	
CF 26	Extend Feagin Mill Road to SR 11.	Underway	Right of way acquisition has begun. Construction completed in 2008/2009.
CF 27	Construct Frontage Road at I-75 from Watson Boulevard to Russell Parkway Extension.	Underway	To be completed in 2007/2008.
CF 28	Complete study of flood and stormwater needs for major drainage basins.	Underway	In second year of two year program; complete in 2007.
CF 29	Implement drainage and stormwater plan.	Underway	Parts of plan completed, other parts to be developed. Complete in 2009.
CF 30	Install signal upgrades/changes on Russell Parkway.	Completed	
CF 31	Install signal upgrades/changes on Davis Drive and Green Street.	Completed	
CF 32	Install signal upgrades/changes on Watson Boulevard.	postponed	Study has been completed. State DOT to fun in 2008.
CF 33	Install signal upgrades/changes on Moody Road, Houston Lake Road, and Leverette Road.	Completed	

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 34	Install signal progression on Watson Boulevard, Russell Parkway and Green Street.	Completed	
CF 35	Install signal at Osgian Boulevard and Houston Lake Road.	Completed	
CF 36	Install signal at Chapman Boulevard and SR 247C.	postponed	State DOT study says not needed at this time.
CF 37	Replace Kimberly Road bridge.	postponed	Planned under FEMA assistance, but not approved by FEMA.
CF 38	Construct Spruce Street retention pond.	postponed	Will be constructed after Storm Water Plan is developed, if this is still the proper location.
CF 39	Replace Spruce Street bridge.	postponed	Planned under FEMA assistance, but not approved by FEMA.
CF 40	Upgrade drainage at Southland Station.	Completed	
CF 41	Install pipe at Merry Valley/Knottingham Drive ditch.	Completed	
CF 42	Upgrade Martin Luther King, Jr. Drive, add sidewalk and landscaping.	Underway	Complete in 2008.
CF 43	Relocate Fire Station #4.	Completed	
CF 44	Consolidate Fire Stations 1 & 2 at new location.	Completed	
CF 45	Purchase pumper to replace 1989 model.	Completed	
CF 46	Expand police vehicle fleet to one for each officer.	Completed	
CF 47	Add in-car video units to 15 patrol cars.	Completed	
CF 48	Relocate City Court and rehab space for CID.	Completed	
CF 49	Construct Police/Fire Station at SR 96 and Houston Lake Road area.	postponed	In next 5 year work program.
CF 50	Study 12" trunk main from South Houston County.	Completed	
CF 51	Initiate water system planning for future wells and storage tanks.	Completed	
CF 52	Complete construction of utilities for Russell Parkway Extension.	Underway	Complete in 2007.
CF 53	Add radio telemetry to sewage lift stations.	Completed	

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 54	Conduct gas service line replacement for old steel lines.	ongoing	Work being done as time permits. No scheduled completion date.
CF 55	Construct 6" high pressure gas main along Hwy 247C to I-75.	Not Accomplished	Not our Service Area.
CF 56	Construct elevated tank with pumps in the area between the Russell Parkway and Watson Boulevard Corridor.	Completed	
CF 57	Conduct inflow/infiltration study for selected areas.	Completed	
CF 58	Construct water line along Houston Lake Road re-alignment.	Completed	
CF 59	Conduct capacity analysis and treatment study to determine future sewage needs.	postponed	In next 5 year work program.
CF 60	Upgrade Wastewater Treatment Plant as needed.	Postponed	In next 5 year work program.
CF 61	Construct extensions to water and sewer mains for new development in annex areas.	Completed	
CF 62	Construct extensions to gas mains for new development as needed.	Completed	
CF 63	Update utility plans every year as needed.	Completed	
CF 64	Implement utility plans according to their schedule.	Completed	
CF 65	Construct 12" sewer truck line to Bonaire (S. Houston County).	Completed	
CF 66	Construct utilities along I-75 proposed frontage road.	Underway	Complete in 2008.
CF 67	Construct 6" high pressure gas main along Russell Parkway to I-75	Underway	Complete in 2007.
CF 68	Construct a major softball, tennis or other sports complex and park at west Robins area.	postponed	
CF 69	Develop a passive recreation area(s) in a suitable location(s) that coordinates with Greenspace Program.	Completed	
CF 70	Construct additional picnic shelters/restrooms to accommodate increased demand at parks.	Completed	
CF 71	Construct nature trails in suitable locations.	postponed	Did construct 1 mile of Wellston Trail. Other possible locations identified. In next work program.
CF 72	Construct two new gymnasiums.	postponed	Funds not available. Use elementary school gyms.

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
CF 73	Construct a Senior Citizen's Fitness Center.	postponed	Funds not available. Provide programs at the Recreation Center and Wellston Center.
CF 74	Develop additional multi-purpose practice/game areas for athletic programs.	postponed	Land acquired for new sports complex.
CF 75	Demolish existing concession stand/restrooms at Peavy Park and construct new one.	Completed	
CF 76	Replace lighting on Peavy 1 and Peavy 3.	Partially completed	Replaced lightson Field #1. Will do #3in 2007.
CF 77	Install sprinkler system on three ballfields at Peavy Park.	postponed	In next 5 year work program.
CF 78	Resurface decks at Fountain and Sewell Pools.	Completed	
CF 79	Renovate facilities and building at Fountain and Sewell pools to ADA standards.	Completed	
CF 80	Resurface tennis courts 1-4 at the Recreation Department.	Completed	
CF 81	Install multi-vapor lighting on tennis courts 1-4 at Recreation Department and other unlighted ballfields.	postponed	Funds not available. May be done later.
CF 82	Replace incandescent lighting system at Sewell Park.	Not Accomplished	Do not use the field for night games any more.
CF 83	Replace concession stand/restrooms at Perkins Park.	postponed	Field may be relocated to new park at Huntington Village area.
CF 84	Develop leisure park at Woodland Drive/Oak Street. Connect to Fountain Park by greenbelt and walkway.	Completed	
CF 85	Construct looped gas system line near SR 96 area.	Not Accomplished	Not Warner Robins service area. Should not have been included in plan.
CF 86	Replace older 2" water lines with 6" lines as needed.	Completed	
CF 87	Update annually the GIS mapping of water, sewer, gas and drainage systems.	Completed	
CF 88	Implement commuter bus service and vanpools to serve Robins AFB and City.	Postponed	Study completed. RAFB security issues have postponed bus service.
CF 89	Replace dugouts on Whitaker and Ted Wright #2 ballfields.	Completed	
CF 90	Improve sidewalks on major thoroughfares to ADA standards.	Completed	
CF 91	Install signal at SR 247C and Robins West Drive.	Completed	
<b>ECONOMIC DEVELOPMENT (ED)</b>			

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
ED 1	Develop beautification master plan for Watson Blvd./I-75 and/or Russell Parkway & I-75.	Completed/postponed	Russell Pkwy completed. Watson Blvd postponed due to future reconstruction.
ED 2	Institute industrial and commercial revolving loan program through the Downtown Development Authority.	postponed	Local funds not available. State and Federal funds unavailable.
ED 3	Implement Certified Literate Community Program (10-year program).	Completed	
ED 4	Develop and market "Town Centre Office Park."	Completed	
ED 5	Provide technical support to DDA and Houston County Development Authority.	Completed	
ED 6	Update City tourism brochures and promotional material.	Completed	
ED 7	Sell one site per year in Booth Road Industrial Park.	Completed	
ED 8	Develop M-1 industrial area in the I-75, SR 247, and Russell Parkway Corridor.	Underway	To be completed in 2008/2009 after all utilities and streets are constructed.
ED 9	Prepare revitalization plan for DDA Service Area.	underway	To be completed in 2007. Data gathering has begun.
ED 10	Implement marketing campaign to attract visitors to Warner Robins and Museum of Aviation.	Completed	
ED 11	Develop or attract private Conference Center.	Underway	Discussions have begun with private vendors; potential sites selected; no set date to complete; 2007 is target date.
ED 12	Institute and develop a college campus in the downtown area.	Completed	
ED 13	Explore the use of tax incentives, loan guarantees and other activities to encourage the re-use of older buildings on project by project basis.	postponed	Being considered as a part of a new redevelopment plan that will be prepared in CY2007.
ED 14	Provide financial and other logistical support to the 21st Century Partnership in their efforts to support the mission of Robins AFB.	Completed	
ED 15	Implement existing decentralized educational assistance program where volunteers teach basic and life management skills.	Completed	

**Report of Accomplishments**  
**City of Warner Robins**

PROJ #	ACTIVITY	STATUS	EXPLANATION
ED 16	Contract with Middle Ga. Technical College for City's Workplace Literacy Program.	Completed	
ED 17	Implement one beautification project per year.	Completed	
<b>LAND USE (LU)</b>			
LU 1	Prepare and implement annual annexation plans.	Complete	
LU 2	Complete and adopt joint development regulations for Houston County and City of Warner Robins. Apply for Gov't Efficiency Grant Consolidation Plan/Implementation as applicable.	Not Accomplished	Discussed by Vision 2020 Group, but no progress at this time.
LU 3	Update manufactured home ordinance.	postponed	Draft prepared, but no action for adoption.
LU 4	Adopt zoning regulations which permit zoning properties for multiple uses and high densities along major thoroughfares and where sites are of sufficient size.	Underway	Completed overlay zoning for Russell Parkway. Wii include SR96,SR247,and SR11 in new comp plan.
LU 5	Conduct study of NSA to determine if boundaries should be changed.	Completed	
LU 6	Update Joint Land Use Study for Robins AFB and North Houston County.	Completed	
LU 7	Prepare new land use plan for urbanized area.	Completed	
LU 8	Implement process in place to reduce double taxation.	completed	
LU 9	Provide technical assistance in the update of the Air Incompatible Use Zone Study.	completed	
LU 10	Enact legislation which will encourage planting of trees or other foliage in amounts at least equal to that which is removed.	postponed	Completed overlay zoning for Russell Parkway. Wii include SR96,SR247,and SR11 in new comp plan.

# 2007 Joint Comprehensive Plan

## Future Development Map City of Warner Robins

### Legend

**Character Areas**

- Base Environs
- Centerville Downtown District
- Classic Traditional Neighborhoods
- CrossRoads Community
- Downtown District
- In Town Corridor
- Outlying Corridor
- Park/Open Space/Conservation
- Regional Activity Center
- Robins Airforce Base
- Rural Residential
- Suburban Residential

**Future Land Use**

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

**Infrastructure**

- Interstate
- City Street
- County Road
- State Highway

**City Boundaries**

- Centerville
- Warner Robins

