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# HOUSTON

*be exceptional.*

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2017 Joint Comprehensive Plan Update for  
Houston County and the Cities of Centerville, Perry, & Warner Robins

**RESOLUTION  
BY HOUSTON COUNTY  
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE  
FOR  
HOUSTON COUNTY AND THE CITIES OF  
CENTERVILLE, PERRY, AND WARNER ROBINS**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins were completed by Houston County with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

**THEREFORE**, be it resolved that Houston County does hereby adopt the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins.

Signed and sealed this 7th day of FEBRUARY 2017.

  
\_\_\_\_\_  
Tommy Stalnaker, Chairman

  
\_\_\_\_\_  
Witness

CITY OF CENTERVILLE  
STATE OF GEORGIA  
COUNTY OF HOUSTON

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF "CENTERVILLE" GEORGIA ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE FOR HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY AND WARNER ROBINS**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

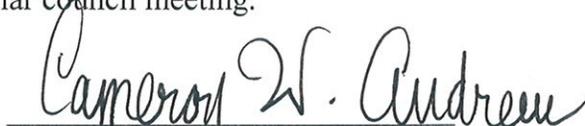
**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins were completed by the City of Centerville with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

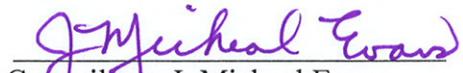
**THEREFORE, BE IT RESOLVED** that the City of Centerville does hereby adopt the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins.

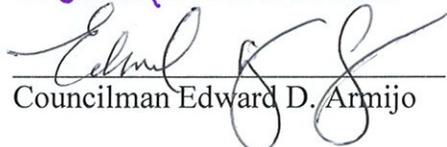
Adopted this Feb 7<sup>th</sup> day of 2017 at the city's regular council meeting.

  
Mayor John R. Harley

  
Councilman Cameron Andrews

  
Councilman Randall Wright

  
Councilman J. Micheal Evans

  
Councilman Edward D. Armijo

ATTEST:  
  
Krista Bedingfield, City Clerk

SEAL

**RESOLUTION  
BY THE CITY OF PERRY  
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE  
FOR  
HOUSTON COUNTY AND THE CITIES OF  
CENTERVILLE, PERRY, AND WARNER ROBINS**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins were completed by the City of Perry with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

**THEREFORE**, be it resolved that the City of Perry does hereby adopt the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins.



Signed and sealed this 7<sup>th</sup> day of February, 2017.

  
Jimmy Faircloth, Mayor

  
Annie Warren  
Witness

CERTIFICATION

I do hereby certify that the above is a true and correct copy of the Resolution duly adopted by the Council on the date so stated in said Resolution.

I further certify that I am the Clerk of the Council and that said Resolution has been duly entered in the official records of said Council and remains in full force and effect this 7<sup>th</sup> day of February, 2017.

  
Annie Warren – City Clerk

**RESOLUTION  
BY THE CITY OF WARNER ROBINS  
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE  
FOR  
HOUSTON COUNTY AND THE CITIES OF  
CENTERVILLE, PERRY, AND WARNER ROBINS**

**WHEREAS**, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins were completed by the City of Warner Robins with the assistance of the Middle Georgia Regional Commission; and

**WHEREAS**, this document was reviewed by the Georgia Department of Community Affairs and was found in compliance with the Local Planning Requirements.

**THEREFORE**, be it resolved that the City of Warner Robins does hereby adopt the Joint Comprehensive Plan Update for Houston County and the cities of Centerville, Perry, and Warner Robins.

**Signed and sealed this 6<sup>th</sup> day of February, 2017.**

  
\_\_\_\_\_  
Randy Toms, Mayor

  
\_\_\_\_\_  
William G. Harte, City Clerk

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# Introduction

This Joint Comprehensive Plan, adopted by Houston County and the cities of Centerville, Perry, and Warner Robins on February 7, 2017, is in fulfillment of the requirement of Chapter 110-12-1: Minimum Standards and Procedures for Local Comprehensive Planning set by the Georgia Department of Community Affairs. The intention of the plan is to serve as a guide for the physical development of Houston County and the cities within. The plan is a living document that provides a flexible framework that can be updated, revised, and improved in order to stay relevant for the next 20 years. The plan contains a detailed vision, goals, needs and opportunities, policies, current and future land use, and a five-year community work program that will help Houston County and each of its component cities evaluate new development projects, direct capital improvements, guide public policy, and ensure the county continues to prosper.

## Planning Process

The update process began with a kick-off meeting held during regularly scheduled meetings of each local government. Elected officials, each government's staff, and the public, were informed of the update process, comprehensive planning requirements, and the update timeline. They all were invited to attend steering committee meetings. With input from the local governments, a list was created and formal steering committee invitations were mailed to each prospective member. The diverse group is made up of elected officials, residents, government staff, business leaders, and representatives from educational institutions. The list of steering committee participants can be found in Table 2.

The year-long planning process began with an initial meeting of the steering committee held on February 17, 2016. During this meeting, the steering committee was briefed on its responsibilities, the comprehensive planning process, and the timeline. The steering committee also developed a vision statement highlighting the future aspirations for Houston County.

The first required public hearing was held March 22, 2016, where those in attendance were informed of the update process, timeline, and given the opportunity to comment. Few members of the public attended the initial public hearing. In an effort to include the public in the plan, the steering committee suggested conducting a survey. A survey was distributed at the cities of Perry and Centerville Independence Day celebrations. The celebrations were well attended and were the ideal opportunity to gather feedback from residents and visitors of Houston County. Surveys were completed by 117 residents and visitors. Results from this survey can be seen on pages 5 and 6.

Additional steering committee meetings were held every month through October, for a total of eight meetings. At each meeting, progress updates were given by Middle Georgia Regional Commission staff, and discussion occurred about various elements of the plan. A list of meeting dates and discussion topics is listed in Table 1. Documentation of these public meetings, including sign-in sheets, and newspaper advertisements of the required public hearings can be found in Appendix A. A preliminary draft of the plan was presented at the October steering committee meeting where the steering committee recommended final edits. The second required public hearing was held on October 25, 2016. Final comments were received from citizens and steering committee members over the following weeks and the final draft of the plan was then submitted for formal review prior to its adoption by each jurisdiction.

**Table 1: Comprehensive Plan Update Schedule**

<b>Meeting</b>	<b>Topic</b>	<b>Meeting Date</b>
<b>1</b>	Steering Committee Kickoff – Overview of Comprehensive Planning and Develop Vision	February 17, 2016
<b>2</b>	Develop Community Goals	March 22, 2016
<b>3</b>	Discuss Community Needs	April 22, 2016
<b>4</b>	Discuss Community Opportunities	May 24, 2016
<b>5</b>	Develop Community Work Program	July 26, 2016
<b>6</b>	Discuss Future Land Use	August 23, 2016
<b>7</b>	Economic Development (1)	September 27, 2016
<b>8</b>	Economic Development (2), Presentation of Draft Plan	October 25, 2016

**Table 2: Steering Committee**

<b>Name</b>	<b>Title</b>	<b>Organization</b>
Jessica Bird	Transportation Planner	City of Warner Robins
April Bragg	President/CEO	Robins Regional Chamber of Commerce
Rob Brooks	President/CEO	ComSouth
Mike Brumfield	Utilities Supervisor	City of Centerville
Lindsey Buffkin	Community Relations Representative	First Choice Primary Care
Marsha Buzzell	Director	Warner Robins Convention and Visitors Bureau
Vivian Childs	Business Owner	VL Childs/UICF, LLC.
Brince Coody	Insurance Agent	Walker Insurance
Jacob Cox	Community Planner	Houston County
Christie Drexler	Chief Credit Officer	SunMark Bank
Belinda Enamorado	Volunteer	Juvenile Diabetes Research Foundation
Jimmy Faircloth	Mayor	City of Perry
Tian Foss	Coordinator	Houston County Family Connections
Angie Gheesling	Executive Director	Houston County Development Authority
Lee Gilmour	City Manager	City of Perry
John Harley	Mayor	City of Centerville
JaMelle Hill	Resident	Houston County

Hayden Hinton	Base Community Planner	Robins Air Force Base
Barry Holland	County Administrator	Houston County
Jason Jones	Fire Chief	City of Centerville
Linda Jones	Resident	Houston County
Brooks Keisler	Executive Vice President	National Partnership at LTS Education Systems
Terry Landreth	778th Civil Engineer Squadron Design Branch Chief	Robins Air Force Base
Gary Lee	Executive Director	Warner Robins Redevelopment Agency
Broderick Lowe	Resident	Houston County
Steve Lynn	Police Chief	City of Perry
Stephen Machen	Administrator	Houston Healthcare
Darlene McLendon	President/CEO	Perry Area Chamber of Commerce
Kelly McWilliams	Videographer	ComSouth
Jade Morey	Project Manager	Houston County Development Authority
Becky Powell	Administrative Assistant	Perry Area Chamber of Commerce
Carolyn Robbins	Council Member	City of Warner Robins
Mark Scott	Superintendent	Houston County Board of Education
Robert Singletary	Fire Chief	City of Warner Robins
Robert Smith	Economic Development Director	City of Perry
Jack Steed	Resident	Houston County
Jeff Tarver	CEO	Life League
Jim Taylor	Business Owner	Warner Robins Supply
Larry Thomson	County Commissioner	Houston County
Randall Walker	Mayor Pro Tem	City of Perry
Fred Wilson	Chairman	Houston County Board of Education
Sherri Windham	Community Development Director	City of Warner Robins

# Vision

Recognizing the potential for the future of Houston County, as well as the community's current strengths, steering committee participants from across Houston County and the cities of Centerville, Perry, and Warner Robins met to develop the following joint vision statement for the future of their community:



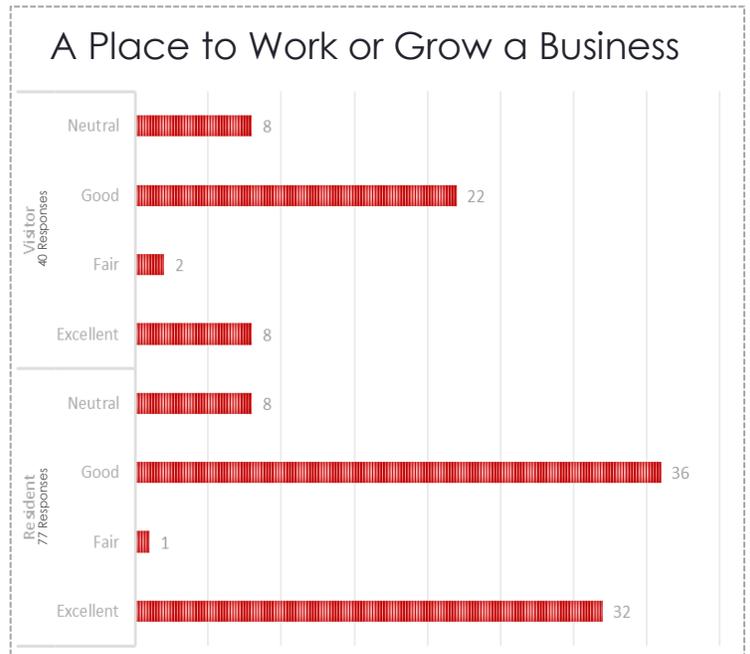
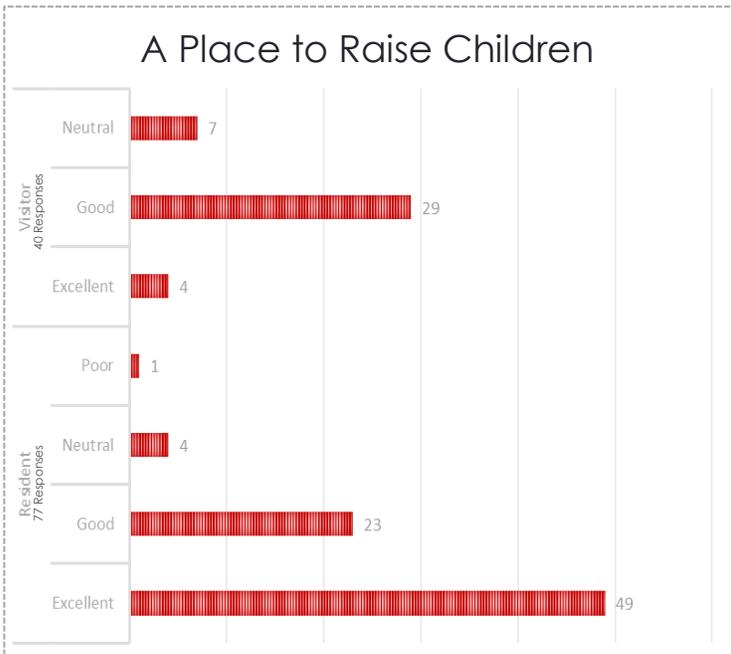
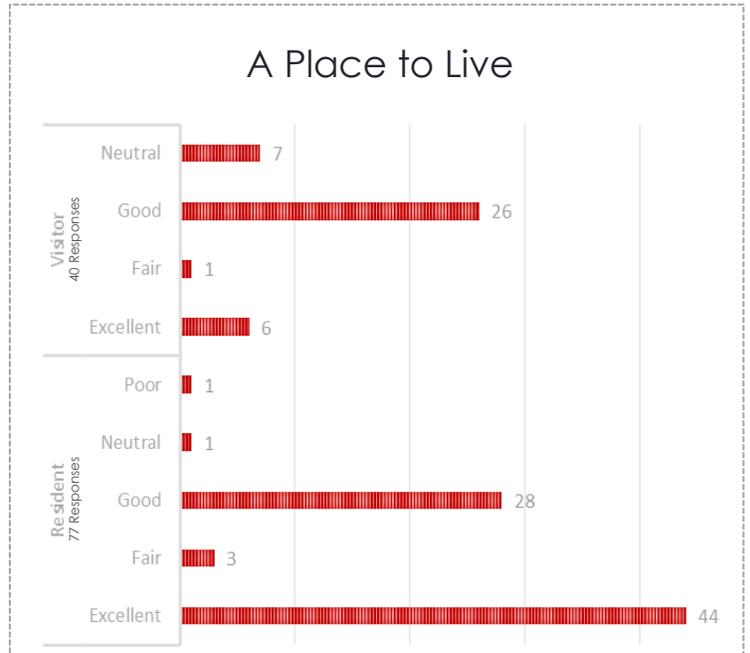
Houston County aspires to be a welcoming, diverse community, filled with opportunities for economic prosperity, where children can receive an exceptional education and families can attain a high quality of life. We will utilize our natural resources, enhance relationships with Robins Air Force Base, and overall, build a robust, creative, and social community.



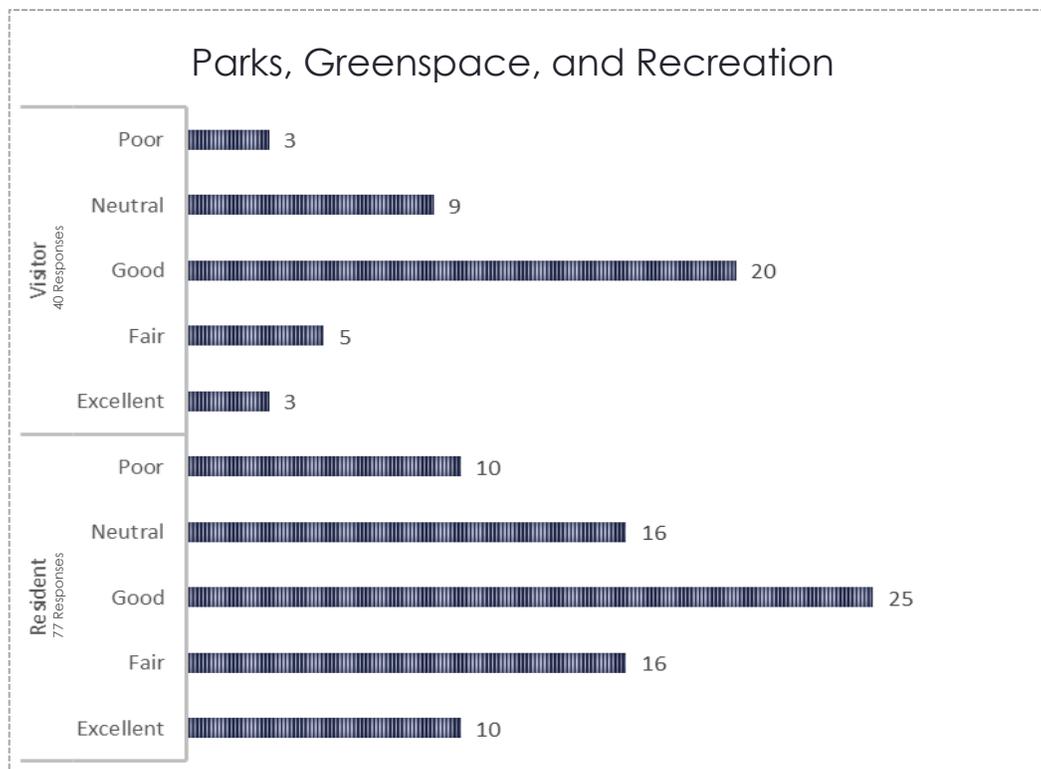
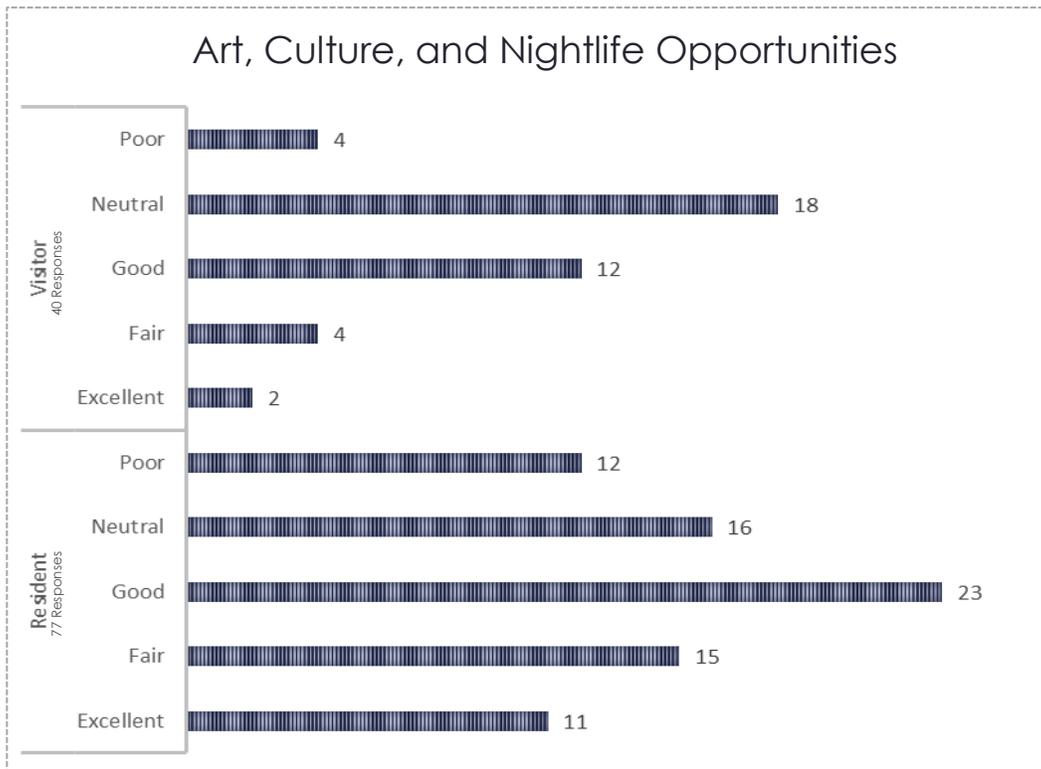
# RATE HOUSTON COUNTY AS...

## Community Survey

During Fourth of July Celebrations for the City of Centerville and the City of Perry, 117 residents and visitors took a five-question survey. Responses to the survey will guide local officials, county and city staff, and steering committee members on various topics. Respondents were first asked to rank Houston County as a place to live, raise children, and as a place to work or grow a business. Visitor responses to the questions varied, but resident responses were overwhelmingly positive. Most notably, 64 percent of the 77 resident respondents ranked Houston County as an excellent place to raise children. Participants also ranked their satisfaction with art, culture, and nightlife opportunities and the availability of parks, greenspace, and recreation. These survey results are located on the following page. The City of Perry also conducted a more detailed online survey during the planning period. Those findings are in Appendix B.



# LEVEL OF SATISFACTION WITH...



# COMMUNITY FACILITIES & SERVICES

## GOALS:

1. Coordinate and enhance park and recreation services.
2. Improve communications with citizens.
3. Enhance intergovernmental coordination for a greater quality of services.

## NEEDS AND OPPORTUNITIES:

1. A considerable need exists for recreation and public spaces.

One of the most prevalent needs heard from the residents of Houston County and its cities is the need for additional recreational services. It is worth noting that local governments have begun taking steps to improve these resources. For example, the City of Perry recently received funding to expand its system of recreational trails throughout the city. Warner Robins is planning to develop the Wellston Park, and the City of Centerville is proposing a central park at their new town center. This is a need that remains present throughout the community, especially given the prevalence of families throughout Houston County.

2. Cities and the county need to coordinate service provision in unincorporated islands.

A concern from officials at the county level was the relatively ad hoc pattern of annexations, which has left a number of residents living in islands that are either incorporated or unincorporated. While this is not necessarily a problem, it does present the need for continual review of Service Delivery Strategy agreements to ensure high quality services that do not unnecessarily compete with one another.

3. To provide efficient crime prevention, there is a need for more law enforcement resources.

Another challenge has been the perception of rising crime rates. This is especially true in the northern parts of the county, including some of the blighted neighborhoods in Warner Robins. The City of Perry has not experienced these same increases within the city, but is continually challenged in responding to incidents around Interstate 75, including criminals from other states travelling along that route. Providing consistent levels of staffing and resources will aid law enforcement agencies in addressing the challenges posed by increasing levels of crime.

4. A need is present for adequate water, sewer, natural gas, and telecommunications capacity.

The rapid growth seen in Houston County has caused some stresses on the county's infrastructure. Within the denser unincorporated communities, many homes remain on septic service, rather than sewer systems. This presents a long-term infrastructure risk, particularly on small lots. Within the more rural parts of the community, the need is also present for improved broadband internet and telecommunications infrastructure. Unfortunately, this is not directly within the realm of government service provision, but the need is no less present. Finally, natural gas infrastructure is essential to supporting future industrial growth within Houston County.

5. A community need exists to better disseminate community and special event information.

A final concern that has been frequently expressed throughout Houston County and the region is the need for more efficient communication and information dissemination between local governments and their citizens. The significant opportunity that comes out of this concern is the ability to experiment with new and innovative means of technology to provide this service. Particularly, local governments can test their means of communication in coordination with Chambers of Commerce and other local entities in the field of marketing and communications.

# Economic Development

## GOALS:

1. Improve transportation connectivity with surrounding areas.
2. Diversify economy to lessen dependence on military, while continuing to support current and future base missions and personnel.
3. Enhance relationships with post-secondary institutions to create a more educated workforce.
4. Grow the economic development product countywide.

## NEEDS AND OPPORTUNITIES:

1. A need exists to diversify the economy and initiate tourism studies.

Undeniably, the greatest threat to the economy of Houston County, Warner Robins, Centerville, and Perry is the possibility of a base closure at Robins Air Force Base (RAFB). While rounds of Base Realignment and Closure (BRAC) have occurred before with RAFB as generally a beneficiary; the base has faced real threats of closure in the past, most notably in the early and mid-1990s. It was the threat of BRAC that spawned the creation of the 21<sup>st</sup> Century Partnership, a nonprofit specifically dedicated to strengthen community support for Robins Air Force Base by aiming to enhance its military value and better guard against any future BRAC.

This underscores the potential concern that many in the community have about the reliance of Middle Georgia, particularly Houston County, on Robins Air Force Base. When the community began receiving assistance from the Department of Defense, Office of Economic Adjustment, to aid in non-defense economic diversification, over half of all employed persons in Houston County could be tied to Robins Air Force Base, either directly or indirectly. This includes 20 percent of all employed persons in the county as direct employees on base. This becomes especially concerning for the community given that missions and contracts can be moved quickly and quietly—sometimes with an even greater impact than would be felt during BRAC.

Economic developers and community leaders recognize that diversification must be a primary objective of economic growth in future years. While the hope of all is for a permanent relationship with RAFB, additional diversification can help to dull the impact of shifts in defense spending at the national level. Among members of the comprehensive plan steering committee, tourism was noted as a special area of interest. A beneficial first step in this process would be a study which inventories the major assets of the county related to tourism while providing a potential action plan on capitalization of some tourist-based assets.



*Figure 1 – The Museum of Aviation in Warner Robins is one of the most recognizable and important assets related to local tourism; however, it too is connected to Robins Air Force Base, and is somewhat dependent on federal defense expenditures.*

2. There is a need to improve and enhance workforce skills.

Another frequent concern from employers throughout the entire Middle Georgia region, including Houston County, has been the challenge in finding and retaining a skilled workforce. Notably, the lack of a skilled workforce is a sizable stumbling block that remains in the way of attracting highly-skilled industries, particularly advanced manufacturers. In recent years, the quality of a local workforce has become the single most important factor to industries which are looking to relocated. While Houston County is generally leading Middle Georgia in this regard, the labor force needs of any employer typically span across an entire region, which still has room for improvement. To achieve economic growth and prosperity, local economic development professionals must be able to assure companies that they can find people to employ in high-skill fields.

Soft skills are also of immense importance to local employers. Chief among the issues noted are individuals who cannot pass drug screenings, or who do not regularly report to work on time. These are skills which apply not only to manufacturers, but also to the service sector, which is a large contributor to employment within Houston County and all of Middle Georgia. Considering the widespread applicability of a skills gap to local employers, an important opportunity exists to explore partnerships between employers, schools, and colleges to ensure that Houston County continues to meet its labor force needs in the years ahead.

3. Need for dining, night life, and entertainment options.

Another primary concern related to workforce is the retention of talent within Houston County once it is grown, or recruited to the area. Specifically, this is a challenge among young professionals, many of whom desire an environment with plentiful options for entertainment and night life. Rural parts of the state have experienced this so-called “brain drain” to the greatest extent, but no area outside of Atlanta has been exempt from this phenomenon. Residents surveyed in Houston County expressed the most dissatisfaction with the availability of nightlife and cultural opportunities, compared to other amenities. While the comprehensive plan survey did not ask the age of each participant, surveyors present noted the stark difference in reactions to that question between the Baby Boomer and Millennial generations.

Despite its large size, Warner Robins, never developed a traditional downtown like many other cities across the state; therefore, there are few natural locations for people to gather and socialize with one another. Many suburban locations that have lacked true downtowns across the state have begun encouraging their development in recent years. Suwanee, located northeast of Atlanta, was one of the first cities within Georgia to accomplish this successfully, and Centerville has begun planning to copy that successful model of establishing new public spaces in emerging town centers. If Centerville is successful in this regard, it can see success in bringing a number of new options for night life into Houston County. The City of Perry has made the facilitation of events in their downtown area a priority as well. In Warner Robins, this will require significant planning and redevelopment, but could provide significant long-term benefits.



*Figure 2 – Suwanee, Georgia, provides an example of retrofitting a downtown public space into a suburban setting. Centerville hopes to follow a similar plan.*

4. Need to coordinate regional economic development team.

Another issue noted by the comprehensive plan steering committee was the need for coordinated economic development at the regional level. Within Houston County, there are two chambers of commerce and each city is involved in economic development, including Warner Robins, with its own development authority. This is on top of the efforts already promoted by the Houston County Development Authority, and the economic development efforts of 10 additional counties within the Middle Georgia region. Steering committee members noted that if these disparate organizations were able to consolidate their goals behind a few common initiatives and themes, it would help Houston County and Middle Georgia market themselves more effectively to those around the country and in the global marketplace. This is certainly not to suggest that any one entity could single-handedly manage economic development for the region. Rather, this is to promote the concept of careful analysis of regional strengths and weaknesses within economic development so that Houston County, its cities, and its neighbors can all be on the same page as they scout and recruit potential new industries to the region.

5. Need for hotels, conference space, and convention centers to grow marketing and tourism.

For a large city like Warner Robins, and an overall large county like Houston, there is a lack of large event spaces that could hold major meetings or conferences. Hotels are even lacking countywide, despite two significant clusters near the Houston County Galleria and I-75, exit 136 in Perry. The locations of these hotels generally indicate that they are for attracting travelers who view Houston County as merely a stop on the way to another destination, rather than the destination, itself.

The addition of a designated conference space within the county could aid efforts by the local chambers to attract tourists into the community, and bring them specifically for visiting Houston County; however, the challenge that will accompany this is ensuring that any potential conference center is strategically positioned near places where conference attendees will want to visit after hours for the sake of spending money. Without making this connection, the community will continue struggling to attract conference-goers due to the lack of interesting activities to partake of. Fortunately, the central location of Houston County within the state makes it a desirable location for potential meetings and conferences in the state.

# Housing

## GOALS:

1. Improve community planning to provide a variety of housing opportunities in appropriate areas.
2. Provide additional services and support to the homeless population.
3. Alleviate blight throughout the county.

## NEEDS AND OPPORTUNITIES:

1. A considerable need is present for addressing residential blight.



*Figure 3 – An example of a structure rated as “failing” when the City of Perry completed its housing assessment in 2016.*

Throughout many of the aging neighborhoods in Houston County, residential blight has begun to take hold. This is most noticeable in some of the older residential areas adjacent to Robins Air Force Base and the main commercial corridor along Watson Boulevard. Another noticeable area is within some of the traditional neighborhoods surrounding the town center area, particularly within the Sand Hill, New Hope, and Oldfield target areas, as identified by the city’s 2016 housing assessment.

Frequently, these types of blighted structures can be an indicator of a neighborhood at a high risk of decline in future years. While a high number of blighted structures can be a sign of a struggling community, a targeted investment of resources can present a

significant opportunity for rapid and meaningful revitalization within a neighborhood. Among the most successful revitalization efforts tackled by communities across the state are those which focus on a few key streets, blocks, or neighborhoods at one time. Revitalization of blighted homes, particularly those owned by low-to-moderate income individuals remain a significant priority of the local governments in Houston County.

2. Need to address homelessness, especially among veterans.

As the proud home of Robins Air Force Base, Houston County has attracted a large number of veterans who have retired in the community after completing their service in the armed forces. All throughout the country, many veterans struggle with homelessness after leaving the armed services, and Houston County is no exception. The Veterans Administration notes that many veterans may struggle with poverty, lack of access to reasonably priced housing, isolation from family or friends and substance abuse, or mental health challenges that may develop or worsen because of service-related trauma or housing instability. While significant national efforts have taken place to reduce homelessness among veterans, it is far from eliminated. This challenge also remains in Houston County. As noted in the 2013 Georgia Department of Community Affairs Report on Homelessness, there are an estimated 170 homeless individuals located within Houston County. This is compared to only 75 emergency shelter beds in the county. At the regional level, this discrepancy remains, with nearly twice as many homeless individuals as emergency shelter beds. As such, this remains an area of prime focus among policymakers in Houston County.

3. A need is present for code enforcement updates county-wide.

Similar to the need identified first in this section, many blighted homes in Houston County require additional attention from code enforcement services as local governments work to combat the spread of blight throughout existing neighborhoods. This too represents an opportunity to make substantial impacts on a community in very targeted and direct fashion. Vigilant surveillance and enforcement of building codes and nuisance ordinances can help to alleviate some of these problems before they become more widespread and threaten to turn entire blocks and neighborhoods into blighted communities. To assist with these initiatives, many local governments may need to invest in additional code enforcement activities and proactive abatement of nuisances in instances where a property owner fails to undertake their responsibilities for property cleanup.

4. A need exists for quality, affordable public housing options.

Finally, it is evident that many residents of Houston County are also burdened by high costs of housing. These cost burdens are typically defined as housing costs which account for 30 percent or more of a household's total income. While Houston County fares better than many other communities throughout the Middle Georgia region, over 40 percent of renters and nearly 20 percent of homeowners are cost-burdened to some extent. The impact of cost-burdened residents are multiplied throughout the community, as residents who are cost-burdened have less disposable income which can be injected back into job creation for the local economy.

This presents a need for an overall focus on housing affordability throughout the county, including education about fair housing rights, as well as opportunities for social services which may help to mitigate the impacts of a high cost of living. Another potential solution is the expansion of some opportunities for public housing in various areas of the community. Many communities have taken steps in recent years to improve the quality of their public housing stock, allowing residents to more seamlessly integrate within their communities while eliminating the appearance of blighted and unkempt properties. Expanding these services in areas with ready access to employment centers can help address these housing needs, as well as poverty needs of the communities in Houston County. The growing connectivity of public housing sites to public transportation service in Warner Robins indicates progress toward increased employment and reduced poverty.

#### **NARRATIVE – HOUSING IN WARNER ROBINS:**

Under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-.03, Section (8), the housing element of the comprehensive plan is required for Warner Robins as a recipient of Community Development Block Grant Entitlement Community funding. The City of Warner Robins partners with the Middle Georgia Regional Commission every five years in the development of its Consolidated Plan, which details specific goals and work items related to the housing needs of residents within the City of Warner Robins. As permitted under the planning regulations, the 2015-2019 Consolidated Plan for the City of Warner Robins, is incorporated by reference as a substitute for the required housing element. The City of Warner Robins believes that this comprehensive plan is consistent with the goals, objectives, and strategies of the Consolidated Plan.

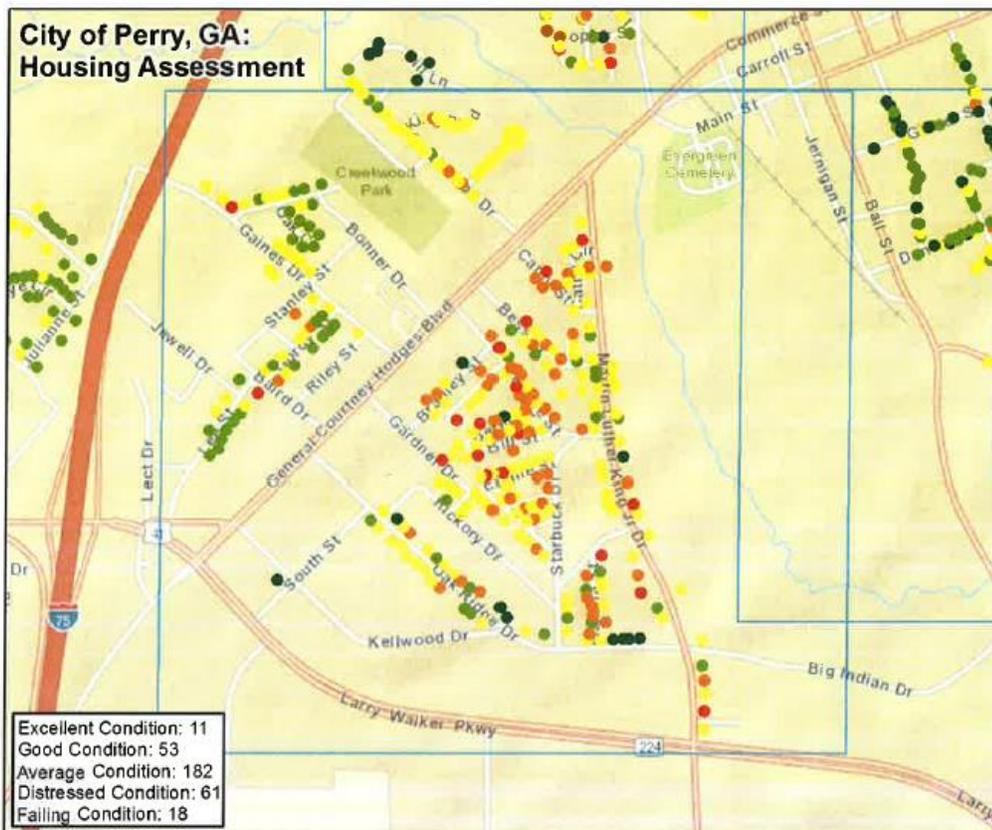
The 2015-2019 Consolidated Plan for the City of Warner Robins highlighted four major needs related to housing for low-to-moderate income individuals. These needs are highly reflected within this 2017 update to the Joint Comprehensive Plan for Houston County and the cities of Centerville, Perry, and Warner Robins. These needs include the following:

1. Improved housing affordability.
2. Standardization of current housing stock.
3. Increased home ownership.
4. Reduction in homelessness.

Under the City of Warner Robins Consolidated Plan, the city projects to spend over \$250,000 each year in Community Development Block Grant funding to meet a variety of housing-related objectives. These goals and objectives include homeowner housing rehabilitation (24 units per year), code enforcement (200 homes per year), homelessness service (175 persons assisted per year), removal of slum and blight, and fair housing education. These objectives provide definitive and measurable action items for the city to undertake, which will both meet the needs addressed in the Consolidated Plan, but also within this Joint Comprehensive Plan.



*Figure 4 - Rebuilding Together Warner Robins is a nonprofit organization which is charged with implementation of the city's CDBG-funded efforts aimed at homeowner housing rehabilitation. In 2015, the organization celebrated the successful rehabilitation of its 1,000<sup>th</sup> owner-occupied home within the city since it was founded in 1997.*



*Figure 5 – Warner Robins and Perry have both completed detailed housing assessments within the last five years. Planning efforts such as these can highlight concentrations of blighted or substandard housing throughout the community. Once identified, it becomes possible to pursue grants and other funding opportunities that are aimed at improving quality of life and quality of housing stock within individual communities and neighborhoods.*

# Transportation

## GOALS:

1. Improve public transportation opportunities countywide.
2. Decrease congestion on main transportation corridors.
3. Create Complete Streets to improve walkability and bikeability, particularly near residential areas.
4. Identify opportunities to improve the airport for economic growth.

## NEEDS AND OPPORTUNITIES:

1. The community needs streetscape improvements along corridors and main gateways. The steering committee noted that many of the gateways and entrances into the community lacked the sense of place that other communities are able to achieve through unique skyline and streetscape aesthetics. Instead, the county has several long stretches of main corridors that generally lack this distinctive character. Improvements to some of these roadways can give Houston County a unique feel. Landscaping is one relatively simple improvement that merely requires occasional upkeep from city and county staff. Signage is another tool for beautifying entrances that not only requires minimal maintenance, but can also be beneficial in providing wayfinding guidance to visitors entering the community and looking for places to relax or shop.

2. There is a need to create and improve pedestrian access. Another common concern within many transportation plans for Houston County is the ability to create transportation access through the community for individuals who do not have reliable access to automotive transportation. Specifically, this includes pedestrian access between homes, businesses, and shops. Much of this need can only be addressed by taking proactive steps on land use revisions, rather than building transportation infrastructure. Mixed-use centers at a higher density than currently seen throughout the community would be most beneficial in this regard.

On the side of transportation improvements, however, there remain opportunities for improvement. One of these areas is in the adoption of Complete Streets policies that encourage the incorporation of vehicular, bicycle, and pedestrian traffic all into the design of roadways by including dedicated lanes of travel for each use from centerline to sidewalk. Retrofitting the street grid can also aid pedestrian travel. Within many residential neighborhoods, cul-de-sacs and dead-end streets break up the grid of travel for pedestrians as well as automobiles. Regulations for new development that require multiple points of ingress and egress to subdivisions for both cars and pedestrians can also help to facilitate pedestrian movement.



*Figure 6 – The eastern stretches of Russell Parkway illustrate several common transportation challenges. Occasional heavy traffic, a lack of pedestrian accessibility, and few aesthetic improvements.*

3. Local governments need to address traffic congestion along major thoroughfares.

Another major issue for many areas of Houston County is traffic congestion, specifically along the main thoroughfares that run east-west and north-south. The patterns of development have contributed to this congestion in some ways, by following strip development along these same thoroughfares. In addition, the sheer number of cars on the road has continued to increase with new population growth within Houston County. Bicycle and pedestrian-centric improvements will help congestion by getting travelers off the roadways. Looking at expansions of public transit may also be beneficial to ease traffic. Finally, new developments should take potential impacts of traffic into account during the planning phases.

4. Many unpaved roads within the county need to be paved.

Rapid growth throughout the community has led to development that occasionally outpaces the spread of infrastructure. In the southern parts of the county, this particularly includes several unpaved roads. While the most highly travelled roads have generally been paved, these unpaved roads can present an infrastructure liability in some locations. Stakeholders on the steering committee have noted that paving these roads needs to be a priority moving forward to ensure adequate accessibility throughout the community.

5. There is an economic need for dual use of the runway at Robins Air Force Base.



*Figure 7 – The aerospace industry is vital to both Middle Georgia and Houston County.*

Given the presence of Robins Air Force Base as a strategic asset within the community, it is not surprising that the aerospace industry (both on the defense and commercial sides) is a vital contributor to the regional economy. As aircraft maintenance, repair, and overhaul (MRO) activities are a prime contributor to the mission of RAFB, these skills also exist within the private sector of the regional economy. The longest and best-maintained landing strip within Houston County and all of Middle Georgia is the runway at Robins Air Force Base, which is reserved exclusively for Department of Defense use. Not only does this hinder the efforts within the aircraft MRO sector of the economy, it also inhibits use of aerospace infrastructure within the broader logistical network of the region’s transportation economy.

There are many different factors to consider with any dual-use proposal. First and foremost, there must be a commitment from the community to do no harm to the base. Beyond this, extensive discussions must be held with Air Force personnel, and the community to identify ways that the Air Force can benefit from the dual-use arrangement. However, there is an economic need for the entire region to bolster the aerospace sector of the economy. Dual use of the runway at RAFB could go a significant way to improving the region’s web of transportation infrastructure opportunities, while also growing the economy.

6. The Perry-Houston County Airport needs to be kept up-to-date.

Much like the runway at Robins Air Force Base, upgrades to the Perry-Houston County Airport can also benefit the transportation and economic infrastructure of the region. While the Perry-Houston County Airport is considerably smaller than the runway at RAFB, it can still provide a beneficial boost to industries that rely on air transportation. Upgrades to maintain this airport and keep it functionally-relevant into the future are essential.

## **NARRATIVE – TRANSPORTATION:**

Under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-.03, Section (7), the transportation element of the comprehensive plan is required for Houston County and the cities of Centerville, Perry, and Warner Robins. The Warner Robins Area Transportation Study (WRATS) is the Metropolitan Planning Organization, which covers each of these communities. As permitted under the planning regulations, the 2040 Long Range Transportation Plan (LRTP), adopted October 21, 2015, is incorporated by reference as a substitute for the required transportation element. The communities of Houston County believe that this comprehensive plan is consistent with the goals, objectives, and strategies of the LRTP.

The WRATS 2040 LRTP identifies several goals which connect closely to the goals, needs, and opportunities identified by stakeholders of the Houston County Joint Comprehensive Plan. These goals include:

1. Economic Vitality
  - Connected to aerospace infrastructure, including dual-use of RAFB runway.
  - Connected to aesthetic improvements along major corridors.
  - Connected to the need to address traffic congestion.
2. Safety and Security
  - Connected to safe pedestrian and bicycle access.
  - Connected to the need to address traffic congestion.
  - Connected to upgrades of unpaved roads.
3. Accessibility, Mobility, and Connectivity
  - Connected to improvement of public transportation opportunities.
  - Connected to goals of walkability and bikeability.
  - Connected to upgrades of unpaved roads.
4. Environment and Quality of Life
  - Connected to upgrades of unpaved roads.
  - Connected to management of traffic congestion, and its associated pollution.
  - Connected to improvement of public transportation opportunities.
5. Management and Preservation of the Existing System
  - Connected to the need to address traffic congestion.
  - Connected to upgrades of unpaved roads.
  - Connected to maintenance of aerospace facilities.

By the incorporation of the 2040 Long Range Transportation Plan (LRTP), Houston County and the cities of Centerville, Perry, and Warner Robins make it their intention to pursue the aforementioned goals and the additional strategies and work programs detailed within the full plan. Further, this plan will suffice for the entire community, as the Warner Robins Area Transportation Study is designated as the transportation planning organization for all of Houston County.

# Natural and Cultural Resources

## GOALS:

1. Enhance opportunities for public-private partnerships to develop and expand park and recreational opportunities.
2. Preserve natural resources and open space, particularly in more rural parts of the county.
3. Support and invest in parks and recreational infrastructure.

## NEEDS AND OPPORTUNITIES:

1. Need for greenspace preservation.

Overall, Houston County and each of its cities have experienced substantial growth both in terms of population and economic development in the past years and decades. Warner Robins and Centerville are among the newer cities within the state, each being founded in the mid-Twentieth Century. In this time, however, each city has reached inside the top 100 municipalities in the state by population, with Warner Robins ranking as the 11<sup>th</sup> most populous city in the state, as of the 2010 Census. Also in 2010, Houston County as a whole was the 15<sup>th</sup> most populous county in the state, and the fifth largest county outside of the Atlanta metropolitan area.

The result has been very rapid growth throughout the community which has led to the loss of many traditional agricultural lands and greenspace. In addition, the rapid, sprawling pattern of growth which was common during this time frame, also led to automobile-centric development, and a lack of spaces set aside for walking, biking, and general recreational activities. The county recognizes that this is a need going forward, and that improvements in greenspace and recreational amenities provide the community with a significant opportunity to make great strides in improving its quality of life.



Figure 8 – Wellston Park in Warner Robins, now under construction, is one example of a long-planned greenspace preservation project.

2. The county’s cultural and historic resources need to be preserved. Although Houston County has generally seen more recent development that has overshadowed some of its historic and cultural resources, many still remain and may require specific actions or activities to further their preservation into the future. First and foremost is the Ocmulgee River, which has been an important part of Middle Georgia culture for thousands of years. While the great mounds may be further north, the river valley itself contains much pristine natural beauty and was the first staple of economic growth in the area. Actions specifically aimed at the preservation of water quality and environmental sustainability through this area will be important going forward. One such option would be an expanded Ocmulgee National Park and Preserve, which would stretch along the length of the river through Houston County from Macon-Bibb in the north to Hawkinsville in the south. Such efforts could pay long-term dividends for the region economically.

There are also several buildings and structures throughout the county which may be eligible for listing on the National Register of Historic Places, or may otherwise be significant to residents of the community. For example, the historic Houston County Courthouse in the Perry town center is one of only two courthouses within the Middle Georgia region not yet listed on the National Register of Historic Places. It is also unique in that it is the only courthouse in the region built in an Art Deco style. With a new courthouse taking its place for many governmental functions, this structure presents many opportunities for adaptive reuse as part of its preservation, but is also at risk of losing some of its traditional cultural significance to the community.



*Figure 9 - The historic Houston County Courthouse in downtown Perry.*



*Figure 10 – The Georgia National Fairgrounds is one of the most iconic cultural symbols of Houston County, seen by thousands of passersby each day along Interstate 75 in Perry.*

In addition, the Georgia National Fairgrounds, also in Perry, is another significant cultural asset for the city, county, region, and state. Since opening in 1990, the facility has been host to a number of special events and functions, the most notable of which is the annual Georgia National Fair, held each fall.

# Land Use

## GOALS:

1. Develop a skyline within downtown areas.
2. Protect Robins Air Force Base from encroachment of non-compatible uses.
3. Preserve greenspace and differentiate the character of rural and urban areas.

## NEEDS AND OPPORTUNITIES:

1. A need exists for the redevelopment of downtown areas.

Much of the development within Houston County—including the incorporated areas, has been directed outward instead of upward. This is particularly noticeable within Warner Robins, with a population that has climbed in excess of 50,000 individuals, but which has few buildings over two or three stories. Land use planning may need to allow for increased densities within these areas. This would allow for new mixed-use developments that would be aesthetically pleasing and would attract young professionals into the town center. The City of Centerville has already begun this strategy by looking to create a new town center near the Houston County Galleria mall. The City of Perry has the most noticeable town center of the cities within Houston County, and is looking to identify ways to further improve livability within the downtown area.

2. There is a need for greenspace preservation.

Throughout recent years, much of the historic farmlands and conservation properties have been developed into new subdivisions and residential developments. Community stakeholders have expressed their hopes that the southern parts of the county remain more rural—differentiated from the rapid urban growth in the northern parts of the county. In addition, the area along the Ocmulgee River presents a prime opportunity for conservation of pristine land to ensure adequate space for hunting, fishing, camping, and other outdoor activities. Land use regulations to protect this area can be helpful in preserving the natural utility of these scenic areas.

3. County-wide, there is a need for planned growth.

As stated previously, much of the growth that occurred within Houston County in recent years has happened organically and rapidly. While this has significant benefits, it presents the challenge for local government leadership to ensure that services are still provided adequately and efficiently within all corners of the community. Examples of these challenges include, managing traffic throughout the community, and managing the expansion of sanitary sewer systems throughout the most densely populated reaches of the county. The coordinated planning efforts of this comprehensive plan should present a beneficial framework for such planning. This comprehensive plan aims to identify similarities between communities and blend land uses together for gradual and well-planned transitions from urban to rural parts of the county.

## NARRATIVE – LAND USE AND CHARACTER AREAS:

The steering committee for the Joint Comprehensive Plan identified a number of character areas which are reflective of their desires for continued future growth and development within Houston County. Maps of both the existing land use and the desired future character areas can be found in the appendices. It is important to note that as part of the joint planning process, the committee opted not to examine land use solely within the silos of

unincorporated or the various incorporated areas, but instead looked for ways to preserve a continuity of character across the community, regardless of political jurisdiction. This is particularly relevant outside the core of each city, as a traveler could easily pass between incorporated and unincorporated areas dozens of times without ever noticing that a change had occurred. With this in mind, various character areas were identified which address the diversity of land uses and neighborhood appearances in the county. These areas include:

Conservation Areas | Agricultural Areas | Industrial Areas | Rural Village | Suburban Residential | Traditional Neighborhood | Gateway Corridor | In-Town Corridor | Town Center | Emerging Town Center | Downtown Redevelopment Area | Base Environs.

### Conservation Areas



*Figure 11 – The Ocmulgee River Corridor is a primary area in need of conservation throughout Houston County.*

Conservation areas include those parts of the community that either cannot be developed due to topographic challenges, or which have been formally preserved within a state-designated or federally-designated refuge, such as a national forest or wildlife refuge. These areas shall promote the least new growth and development in the following years. Within Houston County, these areas are particularly prominent along the Ocmulgee River and Echeconnee Creek. The Ocmulgee River corridor is of particular interest due to the presence of federally-managed lands along both sides of the river. In addition, long-term initiatives for the expansion of the Ocmulgee National Monument into a National Park and Preserve would include this corridor. The Echeconnee Creek area is

distinguished due to topographical challenges which make the expansion of sewer services into the areas around the creek cost-prohibitive. Thus, much of the wetlands along the river are best slated for conservation usage. The preservation of these areas can even have substantial long-term benefit for economic growth, as conservation lands can attract residents and visitors alike. The Flat Creek Public Fishing Area and Georgia National Fairgrounds near Perry are also to be preserved for their current recreational uses.



*Figure 12 – Flat Creek Public Fishing Area is an area outside of Perry set aside specifically for conservation.*

#### Suggested Development Patterns:

- Infill development in lieu of new greenfield development.
- Urban growth boundaries to prohibit dense development outside the border.
- Enlisting significant site features as an amenity that shapes the character of an area.
- Very large minimum lot size requirements to limit density.
- Preservation of environmentally sensitive areas.
- Using infrastructure availability to steer development away from sensitive resources.

#### Suggested Land Use Designations:

- Conservation/Parks/Recreation
- Undeveloped/Vacant

Suggested Implementation Measures:

- Inventory of natural resources.
- Addressing total maximum daily loads (TMDLs) for water quality.
- Conservation easements.
- Land acquisition.
- Riparian buffers.

*Agricultural Areas*

The Agricultural character area is found within the majority of land in the southern part of the county. This includes not only active and passive agricultural activities, but forestry. This is a distinct type of land use which is desired to remain relatively undeveloped, but is not specifically set aside for the sole purpose of conservation.

These agricultural areas can also include residential properties at a very low density. Many homeowners have put these properties into conservation easements; however, these agreements can be modified over time, and still have a deliberate use in addition to pure conservation, often agricultural or low-density residential.



*Figure 13 - Farms remain an important part of the landscape in the southern portion of Houston County.*

A substantial amount of lands that would have been considered agricultural areas in the past have been converted to residential, commercial, and industrial uses as the county continued to develop; this is particularly evident in the northern parts of the county. Members of the steering committee have expressed a desire to differentiate land development patterns between the northern and southern parts of the county. To help preserve the distinct characters of these two different areas, proactive zoning and rigid adherence to those zoning requirements would be necessary. Specifically, requirements that maintain a large minimum lot size can help preserve the rural character of these areas while protecting valuable farmland within the community.

Suggested Development Patterns:

- Infill development in lieu of new greenfield development.
- Urban growth boundaries to prohibit dense development outside the border.
- Clustering development to preserve open space within development sites.
- Very large minimum lot size requirements to limit density.
- Using infrastructure availability to steer development away from sensitive resources.

Suggested Land Use Designations:

- Agriculture/Forestry
- Conservation/Parks/Recreation

Suggested Implementation Measures:

- Agricultural resource marketing.
- Addressing total maximum daily loads for water quality.
- Conservation easements.
- Farmland protection.

### Industrial Areas

The majority of industrial sites within Houston County are located in a handful of industrial parks, many of which are located within the rural parts of the community. These include the Perry GRAD site near Interstate 75, the State Route 247 site near Frito Lay, the Houston County Rail Site on AE Harris Road, and the Foy Evans Industrial Park near the south end of Robins Air Force Base. There is also interest within the City of Perry to expand the amount of industrial land available in the far western reaches of the county, along the Perry Parkway.

Because of the nature of industrial park development in Houston County, the industrial character areas represent a relatively small component of the overall landscape within the county. This also reduces the level of concern from residents that major industrial facilities will locate in close proximity to neighborhoods.

However, this underscores that challenge of preserving transportation to industrial sites—particularly for residents who may not have access to an automobile. In these cases, land use and transportation planning must work in unison to ensure continued access to quality jobs for all county residents.



*Figure 14 – Houston County industrial parks are home to a number of major national and international corporations with large production facilities, many of which employ numerous residents.*

#### Suggested Development Patterns:

- New industry located in areas accessible by transit, walking, or biking.
- Clustering high-density development at nodes along major corridors, separated by open space of attractive residential developments.
- Shared parking arrangements that reduce overall parking needs.
- Site plans, building design, and landscaping that are sensitive to natural features of the site.

#### Suggested Land Use Designations:

- Industrial
- Transportation/Communication/Utilities
- Undeveloped/Vacant

#### Suggested Implementation Measures:

- Examination of regional, state, and national industry performance.
- Gathering of community opinions on economic development.
- Implementation of an existing industry program.
- Formation of an economic development sales team.

### *Rural Village*

The rural village character area includes a variety of small communities which are clustered around major roadways and intersections, most notably within the southern part of the county. These parts of the community will frequently lack some of the urban services seen in more developed parts of the county, but may still have access to public water system and have a few shops, businesses, or institutional uses which help provide employment and essential services. Aesthetically, these areas blend reasonably well with neighboring agricultural areas and have tended to grow organically over time.



*Figure 15 – Southern Bridle Farms near the community of Henderson is an example of agribusiness growing alongside a rural village.*

As Houston County continues to see overall patterns of growth, these rural areas may likely experience development pressures in the years ahead. In areas where this may be desirable, a focus on the provision of necessary infrastructure will be necessary, as will careful planning, to allow these small communities to maintain the character which is currently attracting new residents to the more rural parts of the county. The area around Kathleen is representative of a rural village that has somewhat lost its character, and now sits at an odd juxtaposition of industrial, agricultural, gateway corridor, and suburban residential areas. This is reflected in the current infrastructure and services in the area, where dirt roads and farms can lie a few hundred feet from brand new schools and subdivisions. Proactive planning can be beneficial in making these transitions in character more smooth while attempting to retain some of a community’s rural character.

### Suggested Development Patterns:

- Use of village centers to accommodate residents’ commercial and service needs.
- Well-designed development that blends into existing neighborhoods.
- Restrictions on number and size of signs and billboards.
- Site plans, building design, and landscaping that are sensitive to natural features of the site.
- Reuse of existing vacant or underutilized structures to accommodate new community facilities.

### Suggested Land Use Designations:

- Agricultural
- Residential
- Public/Institutional
- Commercial

### Suggested Implementation Measures:

- Agricultural resource marketing.
- Conduct historic resource surveys.
- Conservation easements.
- Low impact development programs.
- Pocket parks.
- Lot size averaging.



*Figure 16 – Aerial photo of construction of Veterans High School in 2009. Note the difference in scale between new school and nearby community in Kathleen.*

### *Suburban Residential*

The residential land use is by far the most prominent category of land use currently within Houston County, and the vast majority of these residences fall within the typical character of a suburban residential environment. Further, given projections of continued growth within the county, it is likely that these trends will continue. Residential land use is particularly predominant within the cities of Warner Robins and Centerville, as well as throughout many of the unincorporated areas between Warner Robins and Perry. Most of these residential areas are bounded by US-129, State Route 127, and the Perry city limits to the east and south respectively. The Echeconnee Creek forms a natural boundary for growth to the north, with the county line serving as a border for most growth to the west.

Most of the suburban residential character is reflected by a pattern of subdivisions, which generally contain only one, or a limited number of access points. Some duplexes and apartment complexes are interspersed within these areas, allowing for the maintenance of a high density; however, the residential areas of somewhat higher density are still very suburban in their character. These include complexes that normally have one access point, often gated, and which could not be differentiated from a subdivision by simply viewing the street patterns.



*Figure 17 – An example of typical suburban residential patterns of development in Centerville. Note the similarity of building styles in each of these single-family homes and the relatively small acreage of each lot.*

Future land use within these residential areas could be enhanced by retrofitting traditional neighborhood street layouts on top of the current subdivision grid. This should allow enhanced walkability and bikeability with the community at-large, while improving transportation with a greater variety of ingress and egress points. Another future development within the residential land use should be a greater variety of housing types. In general, there is a lack of housing diversity, particularly in terms of higher density and greater affordability. Even within the downtown areas, little multi-story housing is available, presenting a significant opportunity for new housing construction as a part of mixed-use developments. Finally, there is the potential for greater accessibility to neighborhood commercial retail destinations. The vast majority of commercial retail is clustered along major corridors, such as Watson Boulevard, Russell Parkway, and Georgia State Route 96. This requires frequent travel by automobile to reach these commercial corridors. Additional parks and recreational activities could also enhance the quality of life within these suburban areas, giving them a more traditional neighborhood feel.

#### Suggested Development Patterns:

- Location of higher-density housing near commercial centers, or along arterial roads.
- Street layouts that connect to the existing street network at many points.
- Facilities for bicycles, including bikeways and bike lanes.
- Accessory housing units that provide rental opportunities for small households.
- Distribution of affordably-priced homes throughout community.
- Retrofitting existing residential areas to improve pedestrian access to nearby commercial areas.

Suggested Land Use Designations:

- Residential
- Public/Institutional
- Parks/Recreation

Suggested Implementation Measures:

- Pocket parks.
- Analyze fiscal impacts of growth.
- Appropriate school siting for walkability.
- Septic system monitoring.
- Septic area development regulations.
- Bikeway plans.
- Trails and greenway networks.
- Sidewalk and pedestrian network design.
- Subdivision and land development code regulations.
- Retrofitting conventional suburban subdivisions.



*Figure 18 – An example from Warner Robins where a grid pattern has been disrupted, leading to dead-end streets. Opening back connections such as this one and connecting cul-de-sacs to nearby roads could greatly enhance walkability and bikeability.*

*Traditional Neighborhood*

There are a handful of traditional neighborhoods that can still be found within Houston County—almost exclusively around the City of Perry. These neighborhoods are distinguished by the presence of inter-connected and varied street patterns, combined with houses near one another, in environments that are traffic-controlled to preserve walkability and bikeability. They are also coupled with small parks, institutional uses, and ready access by foot or bike to an adjacent town center.

These neighborhoods are not without their challenges, particularly in terms of preserving high-quality housing. Traditional neighborhoods by definition are more likely to include homes which are older and more prone to maintenance concerns. The cities of Perry and Warner Robins have both been investing heavily in neighborhood revitalization in recent years with the intent of stabilizing older neighborhoods that have begun falling into disrepair. The Sand Hill neighborhood in Perry is a prime example of this investment.

The need also exists in these neighborhoods to preserve walkability and bikeability. As Houston County continues to grow, additional pressures on development are more likely to lead to busy streets and traffic congestion. Residents may find that additional sidewalk construction in these neighborhoods and the introduction of speed breaks along cut-through streets become more desirable to help preserve their own quality of life and property values. Finally, where neighborhood infrastructure may be aging, the need also persists to monitor and replace aging roads, water lines, and sewer lines as necessary.

Suggested Development Patterns:

- Well-designed development that blends into existing neighborhoods.
- Street layouts that connect to the existing street network at many points.
- Facilities for bicycles, including bikeways and bike lanes.
- Traffic calming measures, such as narrow streets, raised pedestrian crossings, and rough paving materials.

- Residential development with healthy mix of uses within easy walking distance.
- Location of schools within neighborhoods where students can walk to class.



*Figure 19 – The Sand Hill neighborhood in Perry is a traditional neighborhood that is easily and safely walkable and bikeable, and includes a pocket park at the corner of Jeanne Street and Betty Street; however, some of the homes have begun to show signs of age and may need rehabilitation.*

**Suggested Land Use Designations:**

- Residential
- Public/Institutional
- Parks/Recreation

**Suggested Implementation Measures:**

- Pocket parks.
- Appropriate school siting for walkability.
- Housing assessments and inventories.
- Georgia Initiative for Community Housing program participation.
- Establishment of an Urban Redevelopment Area.
- Traffic calming measures.

*Gateway Corridor*

Many patterns of development have spread along major transportation corridors throughout Houston County. These corridors, for the sake of classification in character areas, can be considered to be either gateway corridors or in-town corridors. In practice, the two have the potential to be quite similar; however, the key distinction among gateway corridors is the general lack of development that has come to the corridors so far. The western stretches of State Route 96, Russell Parkway, and Watson Boulevard are all considered to be gateway corridors from the Peach County line to where heavy strip commercial development begins. This varies along each route between U.S. Route 41 and Houston Lake Boulevard. State Route 247 leading in to Bonaire and Warner Robins from the south is another such gateway corridor (and that same route north of Warner Robins would have also been categorized as such if not for the overriding characteristics of the Base Environs in that area). Finally, the Perry Parkway, which currently encompasses two-thirds of the city (with plans to be completed as a full perimeter) is another gateway corridor.



*Figure 20 – Russell Parkway at the Peach County Line is still mostly undeveloped, especially compared to its easternmost stretches.*

Because these areas have not yet been fully developed, the potential exists for patterns of smart growth to take place along these corridors. Most notably, the major intersections along these gateway corridors can be nodes for mixed-use development and aesthetically attractive commercial centers. Due to the status of these character areas as key transportation corridors, parts of the developments around here will no doubt be automobile-centric, but through policies which encourage landscaping around and within parking lots, these areas can also see some greenspace preserved.

To help keep these character areas distinct and separate from the in-town corridors that many of these roads become, zoning and land use decisions should focus on the aforementioned nodal development, rather than strip development. In addition, a focus on continuity of traffic flow along these corridors with limited curb cuts and stop lights can help maintain the usage of these roads as transportation corridors between areas of development, rather than simply a continuation of that development. This will be particularly important along corridors which may have strategic advantage as shipping corridors for heavy truck traffic.

Suggested Development Patterns:

- Homes, shops, small businesses, and institutions grouped in attractive mixed-use centers.
- Buildings in centers architecturally integrated with the site and with one another.
- Use of village centers in new developments to accommodate commercial and service needs.
- Accommodation of big box retail in a way to complement surrounding uses.
- Improvement of sidewalk and street appearance and amenities in commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down strip.
- Landscaped buffers between roadways and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by open space of attractive residential developments.
- Shared parking arrangements that reduce overall parking needs.
- Parking lots that incorporate on-site stormwater mitigation or retention features.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Revitalization of existing neighborhood commercial centers to serve as community focal points.



*Figure 21 – The City of Perry has actually been promoting the nodal development of activity centers for some time, particularly by using the Perry Parkway as a catalyst for new nodal development. The Publix shopping center at Houston Lake Road and the Perry Parkway is an example of this. With additional thoughtful development, and perhaps also zoning ordinances covering design at the intersection, this site could develop into a mixed-use node with aesthetically-pleasing landscaping and buildings.*

#### Suggested Land Use Designations:

- Commercial
- Mixed Use
- Public/Institutional

#### Suggested Implementation Measures:

- Controlling big box development.
- Maximum impervious surface coverage.
- Effective development review.
- Cluster development and cluster zoning regulations.
- Suburban arterial corridor overlay.

#### *In-Town Corridor*

While gateway corridors within Houston County still possess ample greenspace around them, the in-town corridors are now large swaths of strip development. The most prominent example of this is along Watson Boulevard through Warner Robins; however, parts of Georgia State Route 96, Russell Parkway, Houston Lake Road, U.S. Route 341, and Courtney Hodges Boulevard also follow this pattern. One of the most common results from this strip development is major traffic congestion. In addition, strip development also lacks much of the character seen in downtown areas. Rather, these in-town commercial strips could be transplanted to almost any town in America without the difference being noticeable.

Future plans for the county recognize the difficulty in widespread conversion of land use along such corridors, so the in-town corridor character area may be around to stay in many locations throughout Houston County. However, improvements to aid walkability and bikeability throughout these corridors can be used to alleviate some traffic concerns. Further, as new development continues along these corridors, local governments may opt to consider design guidelines that can reinforce the human scale of development within commercial areas. Finally, while many pressures of development keep driving new strip growth further away from the town centers, it may also be beneficial for the local governments to incentivize the redevelopment of older strip areas in lieu of continued expansion.

#### Suggested Development Patterns:

- Homes, shops, small businesses, and institutions grouped in attractive mixed-use centers.
- Buildings in centers architecturally integrated with the site and with one another.
- Use of village centers in new developments to accommodate commercial and service needs.
- Accommodation of big box retail in a way to complement surrounding uses.
- Improvement of sidewalk and street appearance and amenities in commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down strip.
- Landscaped buffers between roadways and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by open space of attractive residential developments.
- Shared parking arrangements that reduce overall parking needs.
- Parking lots that incorporate on-site stormwater mitigation or retention features.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Revitalization of existing neighborhood commercial centers to serve as community focal points.



Figure 23 – Watson Boulevard in Warner Robins, pictured here near Houston Road, is a prime example of in-town corridors where commercial strip development has become the dominant land use. Note the 35mph speed limit posted on this major thoroughfare, which is necessitated by the multiple points of ingress and egress for traffic at each establishment. In this photo, there are six curb cuts within approximately 400 feet of distance on the right side of the road. There is also no bike lane and limited amenities which can be reached on foot. As such, travel by automobile is the only practical option along this route.

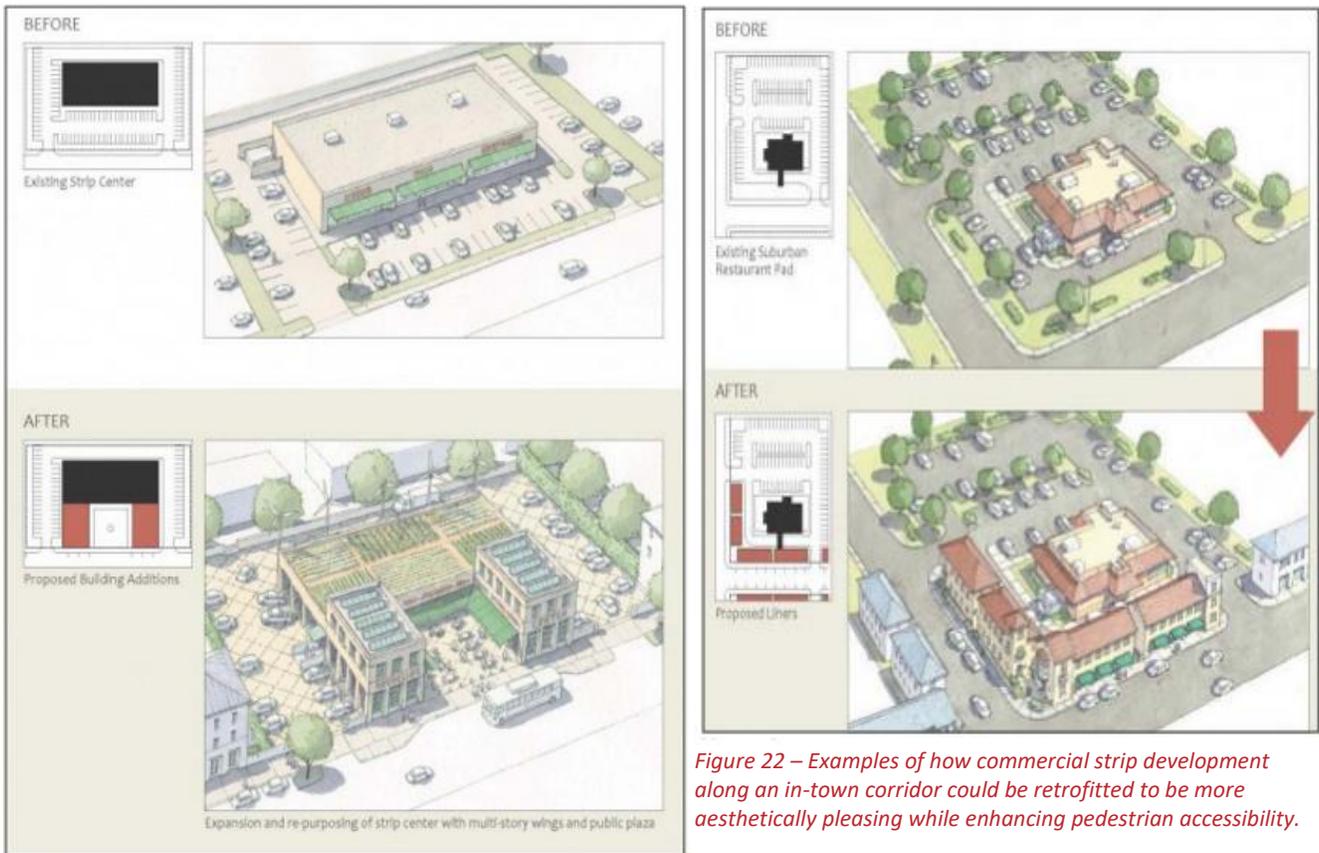


Figure 22 – Examples of how commercial strip development along an in-town corridor could be retrofitted to be more aesthetically pleasing while enhancing pedestrian accessibility.

Suggested Land Use Designations:

- Commercial
- Mixed Use
- Public/Institutional

Suggested Implementation Measures:

- Controlling big box development.
- Strategies for re-use of greyfields.
- Targeted corridor redevelopment.
- Maximum impervious surface coverage.
- Corridor studies.
- Walkability audit.
- Access control measures.
- Promotion of walkability.
- Suburban arterial corridor overlay.

*Town Center*

The City of Perry is home to the one current town center within Houston County. As the only city in Houston County whose incorporated history dates back over 100 years, Perry has the most well-defined town center. It is anchored by the historic courthouse and surrounded by a number of small storefronts and historic homes, many of which are still in active use today. The town center of Perry is still thriving, although it retains a significant amount of a small-town feel by nature. This can be expected to be a challenge for the city moving forward as additional population growth, particularly among a younger generation, can be expected to demand more amenities from the downtown area, including nightlife opportunities.



*Figure 24 – Historic storefronts in the Perry town center.*

Fortunately, growth opportunities still remain within the Perry town center due to a number of potential infill sites. The above example of downtown architecture only covers a few blocks. Meanwhile, nearby parking lots currently provide a service to the automobiles of those driving to the town center, but those parking lots may not be the highest or best use of the land, particularly if additional development can be expected within Perry, which many city leaders believe will be the case in the years ahead. If care is taken to expand the characteristics of the town center, particularly while adding new mixed-use developments, the town center character area will grow,

and will put the city in a place for successful growth in the near future. In addition, activities already underway by city leaders to expand the availability of greenspace and trails in and around the downtown area, have the potential to not only further connectivity into the surrounding traditional neighborhoods, but also bring in new customers to the town center area. Finally, As groups like the Perry Chamber of Commerce, Convention and Visitors Bureau and Main Street promote additional events and activities, the town center can only continue to flourish.



*Figure 25 – The view from Macon Road looking toward the Perry town center. While the small park off in the distance provides a nice welcome to the town center, the (mostly empty) parking lots fail to provide a warm welcome to the city. This intersection could be primed for redevelopment that ties in with the amenities of downtown as continued growth comes to Houston County and Perry.*

Suggested Development Patterns:

- Addition of neighborhood commercial centers on appropriate infill sites.
- Traditional downtown areas developed and maintained as a focal point of the community.
- Facilities for bicycles, including bikeways and bike lanes.
- Developments that have easy access to nearby transit, shopping, schools, and other facilities.
- Structures located near street front with parking in rear of buildings.
- Traffic calming measures, such as narrower street widths and raised pedestrian crossings.
- Residential development with a healthy mix of uses within easy walking distance.
- Addition of new uses to single-use sites.
- Availability of on-street parking.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use.
- Infill development on vacant or under-utilized sites.

Suggested Land Use Designations:

- Mixed Use
- Commercial
- Residential
- Public/Institutional

Suggested Implementation Measures:

- Historic resources design standards.
- Adaptive re-use of structures.
- Design standards or guidelines.
- Maximum setback requirements.
- Mixed-use zoning.
- Overlay districts.
- Promotion of walkability.

*Emerging Town Center*

Centerville has the characteristics of an emerging town center given the city's interest in pursuing the new development of a center park and surrounding buildings. This has been an ongoing conversation for approximately the past 10 years, and has been incorporated into past planning efforts by the city. Most recently, Centerville entered into a contract with Clark Patterson Lee to develop a town center master plan for the city. Currently, the city is continuing to pursue grants, while developing regulations and strategies which will help bring the ideas from the town center master plan to life.

These regulations will focus heavily on the design of buildings associated with the emerging town center, as well as on strategies that can attract new private sector investment into the prospective town center. The city's intent is that public funds toward the construction of greenspace and transportation improvements can serve as leverage to attract new private dollars.



*Figure 26 – City-owned property which serves as the foundation of the greenspace at the heart of the new town center master plan.  
Credit: Clark Patterson Lee.*

This will represent a departure from the current patterns of development in the area. Centerville is very automobile-centric, and is anchored in large part by the Houston County Galleria, a large indoor mall which originally opened for business in 1994. As such, the city has never had a true “downtown,” and the central point of the town, now identified in this master plan, is mainly surrounded by large parking lots and strip malls. The potential that exists for this new development is enormous, as it can revolutionize the built landscape of the city. This is particularly important as many of the older commercial strip development in Houston County has been diminishing in recent years with higher vacancies and more instances of blight.

Finally, the emphasis on the creation of new public spaces should be beneficial to the city as it continues to develop economically and socially. Currently, the Independence Day celebration for Centerville is held in the

parking lot of City Hall; the new Center Park at Centerville will quickly become an in-demand location which can be used by many as a place to meet, interact, and socialize; thus, enhancing the overall culture of Houston County.



*Figure 27 – Conceptual artwork of the Centerville Town Center. Note the emphasis on the human scale of architecture, the focus on greenspace over greyfields, and the overall increase in density compared to present day. Credit: Clark Patterson Lee.*

#### Suggested Development Patterns:

- Addition of neighborhood commercial centers on appropriate infill sites.
- Traditional downtown areas developed and maintained as a focal point of the community.
- Facilities for bicycles, including bikeways and bike lanes.
- Developments that have easy access to nearby transit, shopping, schools, and other facilities.
- Structures located near street front with parking in rear of buildings.
- Traffic calming measures, such as narrower street widths and raised pedestrian crossings.
- Residential development with a healthy mix of uses within easy walking distance.
- Addition of new uses to single-use sites.
- Availability of on-street parking.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use.
- Infill development on vacant or under-utilized sites.

#### Suggested Land Use Designations:

- Mixed Use
- Commercial
- Residential
- Public/Institutional

#### Suggested Implementation Measures:

- Strategies for re-use of greyfields.
- Smart Growth audit.
- Design standards or guidelines.

- Land assembly for redevelopment.
- Maximum setback requirements.
- Mixed-use zoning.
- Overlay districts.
- Shared parking.
- Promotion of walkability.
- Community visioning and design charrettes.



*Figure 28 – Additional conceptual art of the Center Park at Centerville. Credit: Clark Patterson Lee.*

### *Downtown Redevelopment Area*

Just as Centerville currently lacks a defined downtown area, the same can be said for Warner Robins, simply at a larger scale. Because of the rapid development of Warner Robins that followed traditional suburban patterns of growth, the city never had the opportunity to develop a commercial retail area around its historic central business district. Instead, Watson Boulevard, which is the central thoroughfare through the traditional downtown area, has mainly developed in the same strip pattern as many of the other in-town corridors through Houston County. The result is a city center that has struggled to attract night life and cultural activities often found in other communities in Middle Georgia, even those that are considerably smaller in size.

However, the members of the Houston County Joint Comprehensive Plan Steering Committee firmly believe that the development of a Warner Robins downtown area has potential, and is a worthy goal to pursue in the years ahead. To successfully accomplish this, Warner Robins will likely need to embrace the concept of mixed-use zoning

and developments throughout their potential downtown area. Nationally, mixed-use buildings and developments are increasing in popularity, particularly among younger individuals looking for the amenities that are more likely to be found in urban environments. These amenities include the ability to easily walk and bike between an individual's home and where they work and shop. Traditional downtown areas reflect this mix of development quite well; hence the desire from cities like Centerville and Warner Robins to develop these areas.



*Figure 29 – The Commercial Circle area in Warner Robins has potential to serve as the hub of a downtown area, but is currently somewhat underdeveloped for a city the size of Warner Robins.*

Mixed-use developments also present an opportunity for multi-story developments that will contribute to the creation of a skyline within the more urban parts of the county. Building up can be a more efficient use of space in some areas, and can help revitalize a neighborhood that has fallen into decline. These zoning regulations that allow for a mixture of land uses within a compact area will also be beneficial in reducing traffic congestion as the population of Warner Robins and Houston County continues to grow. Finally, these denser areas of development can make the provision of transit services more economically feasible by concentrating a greater number of potential users and destinations in one location.

As Warner Robins begins to indicate additional interest in development of a downtown area, several potential steps can be undertaken. First, additional public investment, such as Centerville's proposed Center Park, can help to create an attractive environment for new private business. This may also include utilizing local government resources to attack challenges of blight which have begun to take hold in many of the areas just outside the current commercial corridor. Many of these neighborhoods could support higher densities in redevelopment if the growth of an adjacent downtown area were to occur. Investment could also be stimulated by some sort of special taxing district, be it a Tax Allocation District, or a self-taxing Business Improvement District. These investments would likely need to be paired with new overlay zoning regulations. An ordinance such as this would guide these redevelopment efforts to prevent strip development from taking hold again.

#### Suggested Development Patterns:

- Addition of neighborhood commercial centers on appropriate infill sites.
- Traditional downtown areas developed and maintained as a focal point of the community.
- Facilities for bicycles, including bikeways and bike lanes.
- Developments that have easy access to nearby transit, shopping, schools, and other facilities.
- Structures located near street front with parking in rear of buildings.
- Traffic calming measures, such as narrower street widths and raised pedestrian crossings.
- Residential development with a healthy mix of uses within easy walking distance.

- Addition of new uses to single-use sites.
- Availability of on-street parking.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use.
- Infill development on vacant or under-utilized sites.

Suggested Land Use Designations:

- Mixed Use
- Commercial
- Residential
- Public/Institutional

Suggested Implementation Measures:

- Strategies for re-use of greyfields.
- Housing assessments and inventories.
- Density bonuses.
- Infill development program.
- Mixed-use zoning.
- Shared parking.
- Overlay districts.
- Walkability audit.
- Promotion of walkability.
- Maximum setback requirements.
- Establishment of a tax allocation district.
- Establishment of an Urban Redevelopment Area.
- Adaptive re-use of structures.
- Crime prevention through environmental design.
- Land assembly for redevelopment.
- Education and marketing campaign.



*Figure 30 – The above sketch of improvements in and around City Hall in Warner Robins is one type of public investment that can kick start redevelopment within a blighted or underdeveloped neighborhood.*

*Base Environs*

While not belonging to a specific type of land use, the area surrounding Robins Air Force Base warrants special consideration, given the potential impacts tied to growth and development within the base encroachment areas – consisting of the Accident Potential Zone (APZ) and Noise Contours. The 2004 Joint Land Use Study (JLUS) is the planning document that provides guidance to the patterns of future development near RAFB. The Base Environs Character Area is defined by the fence line of Robins Air Force Base and the furthest-removed areas which are subject to noise attenuation requirements under the guidance of the base’s most recent Air Installation Compatible Use Zone (AICUZ) study.

Most notably, residential land use is severely restricted within the encroachment area, particularly within the APZ areas. This is to reduce the likelihood of loss of life and property damage in the event of catastrophic failure of an aircraft upon takeoff or landing. Further, due to the high levels of noise generated by many planes, structures near the base may be required to undergo or possess noise attenuation retrofits to ensure a sustainable quality of life for those living within the base environs. Manufactured housing cannot be attenuated for noise and should therefore be limited or prohibited within the noise contours subject to regulation. The responsibility falls upon

Houston County and its constituent cities, particularly Warner Robins, to ensure that only compatible growth is allowed within the encroachment area through local zoning and land use regulations. All the while, it is important for the community to maintain regular and effective communication with base leadership to provide ready and easy access to the amenities of the community. These proactive planning measures can help protect the future of Robins Air Force Base, while also ensuring the providing of beneficial services to airmen as well as their families.

Suggested Development Patterns:

- Growth/Service boundaries prohibiting growth within a certain area.
- Preservation of environmentally-sensitive areas.
- Using infrastructure to steer development away from sensitive resources.

Suggested Land Use Designations:

- Undeveloped/Vacant
- Conservation/Parks/Recreation
- Agriculture/Forestry
- Industrial

Suggested Implementation Measures:

- Land acquisition.
- Purchase of development rights.
- Coordination with other programs, jurisdictions, governments, agencies, and public entities.



*Figure 31 – View of the Base Environs area, courtesy of Google Earth. The Clear Zone and Accident Potential Zone #1, which are just off the end of the runway, pictured above, are relatively clear of non-compatible uses within Houston County; however, as can be seen toward the left in the above picture, a number of residential neighborhoods still exist in very close proximity within the noise contours. These include some manufactured homes, which cannot be attenuated for noise.*

# Community Work Programs & Reports of Accomplishments

## GENERAL POLICIES:

The following general policies were initially developed in previous work programs or earlier drafts of this work program as action items; however, they have all been determined to be too general to warrant inclusion as a specific work program item. Nonetheless, these policies remain important objectives of the communities, and have thus been listed as general policies for their respective local governments. The policies below are labeled by topic area:

ED – Economic Development | H – Housing | NR – Natural & Cultural Resources |  
CF – Community Facilities & Services | LU – Land Use | T – Transportation

## CENTERVILLE:

- (ED) Ensure that Centerville’s growth benefits all segments of our population.
- (ED) Develop a central downtown area to attract business and undertake activities to balance Centerville’s Tax Digest.
- (ED) Continue local support of community economic development activities.
- (ED) Support 21st Century Partnership in its efforts to protect Robins Air Force Base (RAFB), Middle Georgia’s regional economic engine.
- (ED) Cooperate with the Houston County Development Authority in attracting new industry to Houston County.
- (H) Maintain existing housing stock.
- (H) Protect suburban neighborhoods.
- (H) Continue current code enforcement activities to manage all new and existing housing developments.
- (H) Continue current annexation program supporting property owners seeking annexation into the City of Centerville.
- (H) Implement effective and efficient annexation program to attract residents living in unincorporated areas contiguous to Centerville to apply for annexation.
- (H) Continue Code Enforcement activities with developers to enforce minimum housing standards for new development.
- (NR) Protect environmentally sensitive areas.
- (NR) Enforce federal, state, and local air and water quality regulations.
- (NR) Preserve and utilize natural greenspace and parkland.
- (NR) Ensure the availability of cultural and community facilities.
- (NR) Continue enforcement of DNR Rules for Part V Environmental Ordinances.
- (CF) Maximize the efficient and effective use of current and future infrastructure within guidance of the Service Delivery Strategy.
- (CF) Investigate financing mechanisms to help pay for future infrastructure.
- (CF) Participate in any coordination of facilities planning between governmental entities.
- (CF) Retire debt on existing public facilities.
- (CF) Expand water and sewer services in newly annexed areas.

- (CF) Expand water and sewer services in newly annexed areas.
- (CF) Continue to operate existing recycling facility.
- (LU) Use the character area designation and land use maps as a guide for development.
- (LU) Promote mixed-use developments in appropriate character areas which encourage connectivity between commercial activity centers and residential activity centers.
- (LU) Support development that creates a sense of place in our community.
- (LU) Protect the base environs by implementing recommendations outlined in the Joint Land Use Plan.
- (LU) Encourage communications between development community and governing authorities to use the Comprehensive plan as guide for future development.
- (LU) Work to preserve park/open space/conservation areas within the defined Service Delivery Strategy area.
- (T) Improve local roads to manage traffic flow, while maintaining pedestrian-friendly transportation alternatives.

#### PERRY:

- (ED) Support growth of commercial and industrial corridors.
- (H) Utilize form-based zoning code to monitor and inform proposed rezoning applications for consistency with existing housing development policies.
- (H) Enforce existing housing and property maintenance codes.
- (H) Work in partnership with non-profit groups to examine and demonstrate project(s) relative to the provision of affordable housing options.
- (H) Protect traditional neighborhoods and historic districts from commercial encroachment.
- (H) Continue to seek federal and state funding to assist low-income housing improvements.
- (NR) Develop a major park/recreation area in the northeast part of the Perry service area.
- (NR) Develop and construct nature trails connecting significant people gathering areas.
- (NR) Continue greening process with small pocket parks/public landscaping, etc.
- (CF) Periodically review all city services to ensure best management practices.
- (CF) Provide cost-sharing of services with other entities.
- (CF) Perry service area to remain as currently set.
- (CF) All services provided through the City of Perry will be provided by the city in its incorporated area.
- (CF) Continue policy of not extending city services unless the area to be served annexes into the city.
- (LU) Multiuse of sites is to be encouraged and supported.
- (LU) Continued concept of grouping traffic-generating commercial activities in clustered areas at major street intersections. No strip commercial.
- (LU) Industrial and high-traffic commercial uses limited to I-75 and railroad corridors.

#### WARNER ROBINS:

- (ED) Ensure that Warner Robins growth benefits all segments of our population.
- (ED) Expand existing industry and attract new industry with higher wage jobs.
- (ED) Diversify economy to become less dependent on government and retail trades.
- (ED) Redevelop and revitalize the downtown area, and Watson Blvd. corridor west of Houston Rd.
- (ED) Support aerospace and defense industry employment initiatives that can support and enhance the mission of Robins Air Force Base.
- (H) Maintain existing housing stock in code compliant condition.

- (H) Protect urban and suburban neighborhoods.
- (H) Provide working low- and moderate-income families with additional opportunities to find affordable housing.
- (H) Ensure equal opportunity housing for all, especially elderly and handicapped.
- (H) Protect rural and suburban neighborhoods from urban sprawl by locating development in urban services areas.
- (H) Promote innovative subdivision and housing design.
- (NR) Direct growth away from environmentally-sensitive areas.
- (NR) Enforce federal, state, and local air and water quality regulations.
- (NR) Preserve and utilize natural greenspace and parkland.
- (NR) Ensure the availability of cultural and community facilities.
- (NR) Continue enforcement of DNR Rules for Part V Environmental Ordinances.
- (NR) Provide education on the improvement of Groundwater Recharge Areas and the conservation of water.
- (NR) Promote growth in areas already utilizing public sewer systems.
- (NR) Provide education regarding Phase 2 Regulations on Stormwater Containment.
- (NR) Continue litter education/prevention/eradication programs.
- (NR) Support the Middle Georgia Clean Air Coalition and its policies to keep Houston County off the Federal Non-Attainment Air Quality list.
- (CF) Maximize the efficient and effective use of current and future infrastructure within guidance of the Service Delivery Strategy.
- (CF) Investigate financing mechanisms to help pay for future infrastructure.
- (CF) Coordinate future facilities planning between governmental entities.
- (CF) Provide recreational and open space opportunities.
- (CF) Schedule the construction of structures to serve the public need.
- (LU) Use the character area designations and land use maps as a guidebook for development.
- (LU) Protect the rural service area from incompatible dense development.
- (LU) Promote mixed-use developments in appropriate character areas which encourage connectivity between regional commercial activity centers and residential activity centers.
- (LU) Encourage nodal commercial development at intersections of arterial and collector streets.
- (LU) Support development that creates a “sense of place” in our community.
- (LU) Protect the base environs by implementing recommendations outlined in the Joint Land Use Plan.
- (T) Establish a road corridor approach to land use, transportation, and urban design to create better land development scenarios with less sprawl.
- (T) Review alternative forms of transportation with less dependency on the automobile.
- (T) Ensure continued status as meeting air quality attainment standards.
- (T) Promote highway safety and reduce traffic congestion.

#### HOUSTON COUNTY:

- (ED) Ensure that Houston County’s growth benefits all segments of our population.
- (ED) Expand existing manufacturing operations and attract higher wage jobs that complement existing industries.
- (ED) Diversify Houston County’s economy to become less dependent on government and retail trades.

- (ED) Promote support services such as healthcare, transportation, commercial and cultural awareness programs for growing retiree population.
- (ED) Support 21st Century Partnership in its efforts to protect Robins Air Force Base (RAFB), Middle Georgia’s regional economic engine.
- (H) Maintain existing housing stock.
- (H) Protect rural and suburban neighborhoods.
- (H) Provide working low- and moderate-income families with additional opportunities to find affordable housing.
- (H) Develop mitigation plan to eliminate incompatible residential development in Houston County.
- (H) Protect rural and suburban neighborhoods from urban sprawl by locating development in urban services areas.
- (NR) Direct growth away from environmentally sensitive areas.
- (NR) Enforce federal, state, and local air and water quality regulations.
- (NR) Preserve and utilize natural greenspace and parkland.
- (NR) Ensure the availability of cultural and community facilities.
- (NR) Support the Middle Georgia Clean Air Coalition and its policies to keep Houston County off the Federal Non-Attainment Air Quality list.
- (CF) Maximize the efficient and effective use of current and future infrastructure within guidance of the Service Delivery Strategy.
- (CF) Investigate financing mechanisms to help pay for future infrastructure.
- (CF) Coordinate future facilities planning between governmental entities.
- (CF) Protect rural service area in South Houston County.
- (CF) Reduce development pressures in the rural service area by encouraging infill developments and restricting the placement of urban infrastructure in agricultural areas.
- (CF) 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.
- (LU) Use the character area designations and land use maps as a guidebook for development.
- (LU) Protect the rural service area from incompatible dense development.
- (LU) Promote mixed-use developments in appropriate character areas, which encourage connectivity between regional commercial activity centers and residential activity centers.
- (LU) Encourage nodal commercial development at intersections of arterial and collector streets.
- (LU) Support development that creates a “sense of place” in our community.
- (LU) Protect the base environs by implementing recommendations outlined in the Joint Land Use Plan.
- (T) Establish a road corridor approach to land use, transportation, and urban design to create better land development scenarios with less sprawl.
- (T) Review alternative forms of transportation with less dependency on the automobile.

**JOINT INTERGOVERNMENTAL COORDINATION POLICIES:**

- 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.

- Continue active involvement in the 21st Century Partnership, Middle Georgia Clean Air Coalition, and the Middle Georgia RC to protect the mission of RAFB, improve air quality in the region, and diversify the economic base of Houston County.
- Work with Houston County to mitigate issues surrounding services to unincorporated residents.
- Participate in future facilities coordination between governmental entities.
- Seek and utilize existing resources of private non-profit organizations.
- Support public-private partnerships and community organizations.
- Promote greater non-profit and government collaboration.
- Communicate regularly with school board officials to discuss future school sites and growth issues.
- Include Non-Profits in growth and development discussions.
- 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.
- Coordinate future facilities between governmental entities.
- Encourage municipalities to locate new growth in areas contiguous to existing development.
- Coordinate future facilities planning by investigating relevant tasks in the Community Facilities and Services section of the Short-Term Work Program.
- Continue active involvement in the Central Georgia Joint Development Authority (CGJDA), and pursue additional funding via the CGJDA to acquire and eliminate incompatible residential development encroaching on RAFB in North Houston.

**Report of Accomplishments - Houston County**

#	ACTIVITY	STATUS	EXPLANATION
<b>Economic Development</b>			
1	<i>Promote support services, such as healthcare, transportation, commercial and cultural awareness programs for growing retiree population.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	<i>Support 21st Century Partnership in its efforts to protect Robins Air Force Base (RAFB), Middle Georgia's regional economic engine.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	Underway	County has made progress on implementing some recommendations; however, additional work remains.
4	Continue marketing efforts to lease or sell Perry Speculative Building.	Complete	Sandler AG was recruited to lease the Perry Spec Building and should begin production at some point in 2016.
5	Develop long-term mitigation plans that address incompatible development surrounding RAFB. Establish program to monitor and purchase "for sale" properties designated as incompatible uses.	Need to Remove	Duplicate from later section.
6	Obtain clear title to the 650 acre Middle Georgia Corporate Center Industrial Site and establish infrastructure development fund.	Complete	Development Authority gained clear title in 2014 and 2015.
7	Assist Development Authority in obtaining additional industrial acreage with rail access.	Underway	County has purchased several properties with rail site, including the AE Harris Tract, property adjacent to Frito Lay, and the Landfill Site. Work continues by the county to identify and purchase additional sites.
<b>Housing</b>			
1	Continue progressive code enforcement via training of code enforcement staff.	Underway	Training of staff continues and will likely require more resources.
2	<i>Protect rural and suburban neighborhoods from urban sprawl by locating development in urban services areas.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	Implement programs and strategies identified in the Joint Land Use Plan to eliminate incompatible residential development encroaching on RAFB in North Houston.	Underway	Progress has been made in parts of Houston County to address encroachment, but more work is needed.
4	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, persons with developmental disabilities, victims of domestic violence, the homeless, the elderly, and other indigent persons.	Underway	Remains a continuing priority of the county and is a growing issue. Will require additional resources, particularly from the state to assist with completion of these efforts.
5	Develop an ordinance and registration program which sets forth guidelines for the maintenance of abandoned homes. The program would be designed to protect residential neighborhoods from becoming blighted through the lack of maintenance to abandoned and foreclosed properties.	Complete	Ordinance and registration program have been completed, but additional work will need to be added to determine best practices for enforcement of these new ordinances.
<b>Natural and Cultural Resources</b>			
1	Provide education on the importance of Groundwater Recharge Areas.	Underway	All local governments adopted the state stormwater manual to help in education efforts, but additional work remains and continues.
2	Provide education regarding Phase 2 Regulations on Stormwater Containment.	Underway	Now require developers to cast stormwater information on drain covers. Continuing efforts in education remain in place.
3	Develop and implement financing mechanism for County-wide Stormwater Management Program.	Complete	Ordinance and stormwater fees were implemented in 2015.
4	<i>Support the Middle Georgia Clean Air Coalition and its policies to keep Houston County off the Federal Non-Attainment Air Quality list.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
5	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.	Underway	Updates to the Greenspace Plan have not yet been completed, but remain a priority of the county.
6	Hire additional code enforcement staff or utilize building inspection staff to enforce litter control and property maintenance efforts in unincorporated Houston County.	Underway	Hiring of new code enforcement staff has not yet been completed, but remains a priority of the county.

**Report of Accomplishments - Houston County**

#	ACTIVITY	STATUS	EXPLANATION
7	Work with Houston County Library Board to renovate the Perry and Warner Robin's branches of the Houston County Library System.	Complete	Renovations were completed from 2014 to 2016, finishing with the Perry branch in early 2016.
<b>Community Facilities and Services</b>			
1	Renovate and expand the Perry and Warner Robins branches of the Houston County Library.	Need to Remove	Duplicate from previous section.
2	Replace Underground Storage Tanks and Fueling System in Warner Robins and Perry.	Complete	Fueling system was replaced and upgraded. No underground storage tanks were in need of replacement when full system upgrade was done.
3	Expand the square footage in the Sheriff's Office Suite to include new Warrants, Records and Garage Storage area.	Underway	Project is underway in architectural design phase.
4	Host Vision 2020 Council of Governments meetings and other staff meetings to discuss collaboration of future facilities planning.	Cancelled	No longer a priority of local governments in region.
5	Investigate the feasibility of modifying the Land Development Regulations to require the installation of dry sewer in new developments within unincorporated Houston County.	Underway	Investigation of feasibility and need is continuing, particularly as new developers in southern parts of county are looking at possibility of self-contained sewer systems for new developments.
6	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.	Underway	County and cities continuing discussion on service provision and mutual aid, particularly within unincorporated islands.
7	<i>Reduce development pressures in the rural service area by encouraging infill developments and restricting the placement of urban infrastructure in agricultural areas.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
8	<i>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.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
9	Enhance the integrated phone, voice and data systems utilized by E911.	Underway	Request for Proposals has been issued on project with expected completion in 2017.
10	Expand the Houston County Detention Center to include a Mental Health Housing Unit	Underway	Discussions continuing among county officials for a mental health facility and a plan for staffing once completed. Remains a priority.
11	Houston County Information Technology Strategic Plan	Complete	MGRC assisted in completion of project in 2015-2016.
<b>Land Use</b>			
1	Annually review and update land development regulations to ensure they do not discourage mixed used developments.	Underway	Mixed-use ordinance has been implemented, but county may want to look at enhancing the ordinance and completing more study on infrastructure costs associated with new development.
2	Develop and implement design guidelines for selected Character Areas, which address density, aesthetics, interconnectivity, and open space preservation.	Underway	Guidelines not yet developed, but remain a topic of discussion and priority for the county.
3	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.	Underway	Houston County has completed zoning regulations within the encroachment area, but intergovernmental work is still required to address regional concerns. Purchase of properties with incompatible uses continues.
<b>Intergovernmental Coordination</b>			
1	<i>Coordinate future facilities planning by investigating relevant tasks in the Community Facilities and Services section of the Short-Term Work Program.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	<i>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.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	<i>Continue active involvement in the 21st Century Partnership, Middle Georgia Clean Air Coalition, and the Middle Georgia RC to protect the mission of RAFB, improve air quality in the region, and diversify the economic base of Houston County.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>

**Report of Accomplishments - Houston County**

#	ACTIVITY	STATUS	EXPLANATION
4	<i>Continue active involvement in the Central Georgia Joint Development Authority (CGJDA), and pursue additional funding via the CGJDA to acquire and eliminate incompatible residential development encroaching on RAFB in North Houston.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
5	Work with the cities of Centerville, Perry and Warner Robins to renew a Special Purpose Local Option Sales Tax (SPLOST) to finance various projects to improve public safety, transportation, water and sewer, governmental buildings, economic development, recreation and protect RAFB.	Complete	Houston County coordinated with cities to schedule a special election in March 2017 for renewal of SPLOST.
<b>Transportation</b>			
1	Pursue implementation of the 2030 WRATS Long-Range Transportation Plan. (For short, medium and long-range road improvements see the WRATS plan.)	Revised	Progress made, but additional work remains. In addition, 2040 WRATS LRTP has now been adopted as a future guiding document for this work.
2	Complete remaining 2001 SPLOST road projects: Feagin Mill Road, Corder Road, and Ball Street Extension.	Complete	Feagin Mill Road, Corder Road, and Ball Street have all been completed.
3	Continue road, street, and bridge improvement projects outlined in the 2006 SPLOST. (For project list see 2006 SPLOST Intergovernmental Agreement.)	Underway	Work is nearly complete and continuing on 2006 SPLOST road projects.
4	Continue to evaluate the feasibility of various forms of public transportation to alleviate traffic and help meet air quality objectives.	Underway	Generally, little feasibility has been determined for Houston County public transit with greater emphasis on city-provided transit; however, evaluation will continue in partnership with other governments.
5	Secure funding and begin widening of major arterial and collector streets in Houston County to include: Dunbar Road, Lake Joy Road, Gunn Road, Moss Oaks Road, and Elberta Road.	Revised	Lake Joy Road and Gunn Road have been completed, but work remains underway on Dunbar Road. Elberta Road and Moss Oaks Road remain in conceptual phases.

**Community Work Program - Houston County**

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
<b>Economic Development</b>					
1	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	2017-2021	Houston County, Houston County Development Authority, MGRC	Varies	Varies
2	Assist Development Authority in obtaining additional industrial acreage with rail access.	2017-2021	Houston County, Houston County Development Authority	Varies	Development Authority & Houston County General Fund
<b>Housing</b>					
1	Continue progressive code enforcement via training of code enforcement staff.	2017-2021	Houston County	\$25,000	General Fund
2	Implement programs and strategies identified in the Joint Land Use Plan to eliminate incompatible residential development encroaching on RAFB in North Houston.	Underway	Houston County and Cities of Centerville, Perry, and Warner Robins, Central Georgia Joint Development Authority, Georgia Department of Natural Resources	Varies	State Funds, SPLOST, General Fund
3	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, persons with developmental disabilities, victims of domestic violence, the homeless, the elderly and other indigent persons.	Underway	Houston County, HODAC, Phoenix Center, NAMI, Salvation Army, MGCAA	Varies	General Fund, State and Federal Grants
<b>Natural and Cultural Resources</b>					
1	Provide education on the importance of Groundwater Recharge Areas.	2017-2021	Houston County Health Department	Staff Time	General Fund
2	Provide education regarding Phase 2 Regulations on Stormwater Containment.	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
3	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.	2017-2021	Houston County	Varies	State Grants, General Fund
4	Hire additional code enforcement staff or utilize building inspection staff to enforce litter control and property maintenance efforts in unincorporated Houston County.	2017-2021	Houston County	Varies	General Fund
<b>Community Facilities and Services</b>					
1	Expand the square footage in the Sheriff's Office Suite to include new Warrants, Records and Garage Storage area.	2017-2019	Houston County	\$2,000,000	SPLOST, General Fund
2	Investigate the feasibility of modifying the Land Development Regulations to require the installation of dry sewer in new developments within unincorporated Houston County.	2017-2021	Houston County, Houston County Health Department	Staff Time	General Fund
3	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.	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	Varies	General Fund, Fire Tax District
4	Enhance the integrated phone, voice and data systems utilized by E911.	2017-2018	Houston County and Cities of Centerville, Perry, and Warner Robins.	7,000,000	SPLOST
5	Expand the Houston County Detention Center to include a Mental Health Housing Unit	2017-2021	Houston County	\$5,250,000	SPLOST
6	Explore additions to courthouse for additional space for courts, sheriff, and and tax commissioner.	2017-2021	Houston County	Varies	SPLOST
<b>Land Use</b>					
1	Annually review and update land development regulations to ensure they do not discourage mixed used developments.	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	Staff Time	General Fund
2	Develop and implement design guidelines for selected Character Areas, which address density, aesthetics, inter-connectivity, and open space preservation.	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	Staff Time	General Fund

**Community Work Program - Houston County**

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
3	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.	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	\$500,000 to \$6,000,000	General Fund, SPLOST, DOD
<b>Transportation</b>					
1	Pursue implementation of the 2040 WRATS Long-Range Transportation Plan. (For short, medium and long-range road improvements see the WRATS plan.)	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	Varies	SPLOST, State and Federal Funds
2	Continue road, street, and bridge improvement projects outlined in the 2006 SPLOST. (For project list see 2006 SPLOST Intergovernmental Agreement.)	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	Varies	SPLOST
3	Continue road, street, and bridge improvement projects outlined in the 2012 SPLOST. (For project list see 2012 SPLOST Intergovernmental Agreement.)	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	Varies	SPLOST
4	Continue to evaluate the feasibility of various forms of public transportation to alleviate traffic and help meet air quality objectives.	2017-2021	Houston County and Cities of Centerville, Perry, and Warner Robins.	Staff Time	General Fund
5	Secure funding and begin widening of major arterial and collector streets in Houston County to include: Dunbar Road, Moss Oaks Road, and Elberta Road.	2017-2021	Houston County	Varies	SPLOST

**Report of Accomplishments - City of Centerville**

#	ACTIVITY	STATUS	EXPLANATION
<b>Economic Development</b>			
1	<i>Support 21st Century Partnership in its efforts to protect Robins Air Force Base (RAFB), Middle Georgia's regional economic engine.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	Support the creation of a Downtown Centerville by seeking funds to support the Centerville Downtown Development Authority.	Revised	Downtown Development Authority is no longer a priority of the city. Work on the creation of downtown is continuing under a master planning contract. Estimated completion date of 2017.
3	<i>Cooperate with the Houston County Development Authority in attracting new industry to Houston County.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
4	Perform market study analysis to determine best fit industries for Downtown Centerville.	Underway	To be completed as part of downtown master planning effort. Estimated completion date of 2017.
<b>Housing</b>			
1	Conduct Survey of manufactured home parks to determine the conditions of the units contained within these parks.	Underway	City plans to work with MGRC to conduct housing survey, including manufactured home parks. Estimated completion date of 2017.
2	Conduct Housing Survey to determine condition of existing housing stock of older traditional neighborhoods.	Underway	City plans to work with MGRC to conduct housing survey. Estimated completion date of 2017.
3	<i>Implement effective and efficient annexation program to attract residents living in unincorporated areas contiguous to Centerville to apply for annexation.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
4	<i>Continue Code Enforcement activities with developers to enforce minimum housing standards for new development.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
<b>Natural and Cultural Resources</b>			
1	<i>Continue enforcement of DNR Rules for Part V Environmental Ordinances.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	Evaluate all open ditches and create priority list for piping all ditches.	Underway	Evaluation of open ditches is continuing in an ongoing effort.
3	Identify areas for potential park and greenspace development.	Complete	City purchased nine acres of land for potential greenspace development. Efforts will continue to identify additional future sites and pursue potential development of the newly purchased site.
4	Establish a museum to highlight the history of Centerville.	Cancelled	No longer a priority of the city.
<b>Community Facilities and Services</b>			
1	<i>Expand water and sewer services in newly annexed areas.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	<i>Continue to operate existing recycling facility.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	Renovation of Old Centerville Library Building for Future Expansion.	Complete	Old library was converted to be used by municipal court and code enforcement department.
4	Construct New Police Department.	Complete	New police department building has been constructed.
<b>Land Use</b>			
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.	Revised	Work on the creation of downtown is continuing under a master planning contract. Area of interest reduced and refined to focus near the intersection of Gunn Road, Church Street, and Houston Lake Boulevard. Initial planning estimated to be complete by 2017.
2	<i>Encourage communications between development community and governing authorities to use the Comprehensive Plan as guide for future development</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	Manage development activities for a Regional Activity Center encompassing Elberta Road east of Collins Drive.	Cancelled	No longer a priority of the city.
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.	Underway	Management of development remains an ongoing effort.
5	<i>Work to preserve park/open space/conservation areas within the defined Service Delivery Strategy area.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>

**Report of Accomplishments - City of Centerville**

#	ACTIVITY	STATUS	EXPLANATION
<b>Intergovernmental Coordination</b>			
1	<i>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.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	<i>Continue active involvement in the 21st Century Partnership, Middle Georgia Clean Air Coalition, and the Middle Georgia RC to protect the mission of RAFB, improve air quality in the region, and diversify the economic base of Houston County.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	Remain involved in the Council of Governments Vision 2020 Group.	Cancelled	No longer a priority of the city.
4	<i>Seek and utilize existing resources of private non-profit organizations.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
5	<i>Work with Houston County to mitigate issues surrounding services to unincorporated Houston County residents.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
<b>Transportation</b>			
1	Widening of Gunn Road to Highway 41 (Three Lanes)	Complete	Widening project complete.
2	Gunn Road Sidewalk Addition	Complete	Sidewalk addition complete.
3	Wilson Drive Widening Project	Postponed	Project has been postponed by city due to funding. City plans to include funds for project in 2018 SPLOST referendum
4	Elberta Road Sidewalk Addition	Underway	In progress. Estimated completion date of 2017
5	Carl Vinson Parkway Sidewalk Addition	Underway	In progress. Estimated completion date of 2017
6	Collins Avenue Sidewalk Addition	Underway	In progress. Estimated completion date of 2017
7	Houston Lake Road Widening Project – Thomson Road to Dunbar Road – Five lanes	Postponed	Project has been postponed by city due to funding and need for intergovernmental coordination. City will work with county on plans to include funds for project in 2018 SPLOST referendum
8	Houston Lake Road Sidewalk Addition	Underway	Work continuing on addition of sidewalks.
9	City Wide Sign Replacement Project – Reflectivity Signs	Complete	High-reflectivity sign installation complete.
10	Church Street Widening Project	Underway	Work continuing on widening of road.

**Community Work Program - City of Centerville**

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
<b>Economic Development</b>					
1	Finalize Downtown Centerville Master Plan and promulgate findings and recommendations of the plan.	2017	City of Centerville	\$75,000	General Fund
2	As part of downtown master plan, complete a market study to identify best industries for downtown area.	2017	City of Centerville	\$25,000	General Fund
3	Implement recommended design elements of the Center Park at Centerville plan, as part of the strategies outlined for the town center master plan.	2017-2021	City of Centerville	\$8,200,000	General Fund, SPLOST, Grants
4	Adopt overlay district and design standards to guide development of town center, as recommended in the town center master plan.	2017	City of Centerville, MGRC	Staff Time	General Fund
5	Develop incentives plan to attract new businesses into developing town center.	2017	City of Centerville, MGRC	Staff Time	General Fund
<b>Housing</b>					
1	Conduct Survey of manufactured home parks to determine the conditions of the units contained within these parks.	2017-2018	City of Centerville, MGRC	Varies	General Fund
2	Conduct Housing Survey to determine condition of existing housing stock of older traditional neighborhoods.	2017-2018	City of Centerville, MGRC	Varies	General Fund
3	Allocate additional resources and training toward law enforcement of nuisance ordinances and code violations.	2017-2021	City of Centerville	\$10,000	General Fund
<b>Natural and Cultural Resources</b>					
1	Evaluate all open ditches and create priority list for piping all ditches.	2017-2021	City of Centerville	Staff Time	General Fund
2	Develop passive and active recreation opportunities throughout the city, and upgrade existing spaces.	2017-2021	City of Centerville	Varies	General Fund, SPLOST, Grants
3	Focus on developing and marketing the cultural resources of Centerville, particularly the new town center.	2017-2021	City of Centerville	Staff Time	General Fund
<b>Community Facilities and Services</b>					
1	Construct a new machine shop and storage building on Elberta Road.	2017-2021	City of Centerville	Varies	General Fund, SPLOST
2	Construct new fire department building.	2018-2021	City of Centerville	Varies	General Fund, SPLOST
3	Purchase new ladder truck.	2018-2021	City of Centerville	\$50,000	General Fund, SPLOST
4	Work with United States Postal Service on potential upgrades to facility.	2017-2021	City of Centerville, USPS	Staff Time	General Fund
<b>Land Use</b>					
1	Develop a Downtown Centerville within the focus area near the intersection of Gunn Road, Church Street, and Houston Lake Boulevard.	2017-2021	City of Centerville	Varies	General Fund, SPLOST, Grants
2	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.	2017-2021	City of Centerville	Staff Time	General Fund
<b>Transportation</b>					
1	Wilson Drive Widening Project	2018-2021	City of Centerville, Houston County	\$500,000	SPLOST, Federal & State Funding
2	Elberta Road Sidewalk Addition	2017	City of Centerville, Houston County	\$958,750	SPLOST, Federal & State Funding
3	Carl Vinson Parkway Sidewalk Addition	2017	City of Centerville, Houston County	\$720,000	SPLOST, Federal & State Funding
4	Collins Avenue Sidewalk Addition	2017	City of Centerville, Houston County	\$855,000	SPLOST, Federal & State Funding
5	Houston Lake Road Widening Project – Thomson Road to Dunbar Road – five lanes	2018-2021	City of Centerville, Houston County	\$11,000,000	SPLOST, Federal & State Funding
6	Houston Lake Road Sidewalk Addition	2017-2021	City of Centerville, Houston County	\$560,000	SPLOST, Federal & State Funding
7	Church Street Widening Project	2017-2021	City of Centerville	\$1,500,000	SPLOST, Federal & State Funding

**Report of Accomplishments - City of Perry**

#	ACTIVITY	STATUS	EXPLANATION
<b>Economic Development</b>			
1	Explore State and Federal grants and programs for economic development funding opportunities.	Complete	City conducted research and explored various programs for economic development financing.
2	Aggressively market for redevelopment and infill opportunities.	Complete	Economic development department of the city has aggressively marketed business opportunities within the city.
3	Develop a marketing strategy to attract new businesses to diversify the local economy.	Complete	Market study was completed in 2014 with a focus on rebranding the community for business growth and development.
4	Recruit more commercial and retail businesses to keep pace with the residential growth.	Underway	City has made progress to recruit new businesses and will continue work done in this regard as an ongoing priority.
5	Develop a Downtown Business Attraction and Retention Plan	Complete	Downtown and corridor plan completed with focus on business recruitment and retention.
6	Develop a Citywide Business Attraction and Retention Plan	Complete	Downtown and corridor plan completed with focus on business recruitment and retention.
<b>Housing</b>			
1	Review and monitor rezoning proposals for consistency with housing policies.	Revised - Policy	Work is ongoing to upgrade and revise code to form-based system which will continue to be monitored in conjunction with rezonings. Revised work program item will be a general policy of adherence to the new form-based zoning code.
2	Enforce existing housing and property maintenance codes.	Policy	Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.
3	Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families.	Underway	City has been advertising these opportunities and will continue to do so as an ongoing priority.
4	Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families.	Underway	City has been applying for CHIP and CDBG funds to assist with housing rehabilitation, with the majority of efforts thus far focused in the traditional Sand Hill neighborhood.
5	Work in partnership with non-profit groups to examine and demonstrate project(s) relative to the provision of affordable housing options.	Policy	Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.
<b>Natural and Cultural Resources</b>			
1	Identify and obtain greenspace corridors in the City of Perry, including buffers along area streams.	Underway	City has made progress in purchase of new greenspace corridors, and the continued purchase of new properties remains a priority.
2	List districts and individual properties in the National Register as are added.	Complete	New properties have been added to National Register.
3	Create advertising campaign to promote water conservation to citizens.	Complete	Advertising campaign created and completed.
4	Create a stormwater utility.	Complete	Stormwater utility created in 2013.
5	Partner with Perry Tree Board and/or Master Gardeners to develop a City of Perry Landscaping Policy.	Complete	City partnered with UGA and demonstration garden arborist on development of a tree planting plan ordinance. New residential developments are required to submit landscaping plans and specific requirements have been enumerated for commercial developments.
<b>Community Facilities and Services</b>			
1	Identify and replace the inadequate and/or inoperable street lights in the community's neighborhoods.	Complete	All lights in city have been upgraded to LED lights.
2	Resurface city streets as needed.	Underway	City has continued work on resurfacing and meeting future needs for resurfacing of streets remains a city priority.
3	Construct and equip two new fire stations in the City of Perry.	Complete	One fire station completed in 2014. City determined a need did not exist for the construction of a second new station.
4	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.	Underway	Buffers have been obtained by the county to begin work. Project remains an ongoing priority of the city.
5	Require construction of neighborhood parks in new residential subdivisions at rate of one per 85 acres.	Complete	Ordinance updated to require parks in new residential subdivisions.
6	Hire more public safety personnel to keep pace with the growth to ensure that Perry remains a safe community.	Underway	Hiring efforts are ongoing and remain a priority of the city.
7	Correct stormwater infiltration into city sewer system.	Underway	Improvement of infiltration is an ongoing effort and remaining priority.
8	Construct parks in high-growth area.	Underway	Construction of new parks remains an ongoing priority.
9	Extend St. Patrick's Drive and realign northbound I-75 Exit 136 off ramp with St. Patrick's Drive	Revised	City still intends to extend road, but has determined that the realignment of the exit ramp is no longer a priority.
10	Review and replace water systems within older neighborhoods as needed.	Underway	Water system replacements and upgrades remain an ongoing priority.
11	Increase water supply capabilities to serve a growing population by adding an additional well and storage tank.	Underway	City working on expansion of water supply and expected to complete project by the end of 2017.

**Report of Accomplishments - City of Perry**

<b>#</b>	<b>ACTIVITY</b>	<b>STATUS</b>	<b>EXPLANATION</b>
<b>Land Use</b>			
1	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.	Underway	City continues to identify opportunities for retrofits of public spaces on the existing pattern of commercial centers.
2	Review and update Perry Land Development Ordinance incorporating latest planning and zoning concepts.	Underway	Land Development Ordinance is currently under review and will complement city regulations on signage and new form-based code.
<b>Intergovernmental Coordination</b>			
1	<i>Communicate regularly with school board officials to discuss future school sites and growth issues in Perry Service Area.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	Develop common, countywide zoning districts	Cancelled	No longer a priority of the city.
<b>Transportation</b>			
1	Extend Ball Street to Larry Walker Parkway.	Complete	Extension completed in 2012.
2	Construct a citywide multi-use path system.	Underway	City continues trail construction to tie together for a citywide system.

**Community Work Program - City of Perry**

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
<b>Economic Development</b>					
1	Recruit more commercial and retail businesses to keep pace with the residential growth.	2017-2021	Perry Area Chamber of Commerce, City of Perry, Houston County Development Authority	Staff Time	General Fund
2	Dedicate and implement alternative revenue funding sources to pay for economic development projects.	2017-2021	City of Perry, Houston County Development Authority	Staff Time	General Fund
3	Redevelop General Courtney Hodges Boulevard corridor.	2017-2021	City of Perry	Varies	Varies
4	Develop and implement a wayfinding signage campaign.	2017-2019	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
5	Identify land parcels best suited to guide future growth.	2017-2018	City of Perry	Staff Time	General Fund
6	Enhance downtown development district to increase options, such as housing and dining.	2017-2021	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
7	Implement gateway improvements along major corridors and I-75 interchanges.	2017-2021	City of Perry	Varies	General Fund, SPLOST, GDOT
8	Develop consolidated marketing plan to cross promote events at Georgia National Fairgrounds and Agricenter and City of Perry.	2017-2019	City of Perry, GNFA, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
9	Develop process and guidelines for use of public resources to encourage private investment within designated areas.	2017-2018	City of Perry	Staff Time	General Fund
10	Market Perry to surrounding communities.	2017-2019	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
11	Support growth and expansion of Perry-Houston County Airport.	2017-2021	City of Perry, Houston County, Perry-Houston County Airport Authority	Varies	Varies
<b>Housing</b>					
1	Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families.	2017-2021	City of Perry, Perry Housing Authority	Varies	General Fund, Grants
2	Identify and pursue funding sources for housing rehabilitation assistance to low-to-moderate income families.	2017-2021	City of Perry	Varies	General Fund, Grants: CDBG, CHIP
3	Find and remove dilapidated housing in target neighborhoods.	2017-2021	City of Perry	Varies	General Fund, SPLOST
4	Pursue mechanisms to encourage blight remediation and neighborhood redevelopment.	2017-2021	City of Perry	Varies	General Fund, SPLOST, Grants
5	Develop guideline criteria for expanding senior living options throughout the community.	2017-2021	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.	2017-2021	City of Perry	Varies	General Fund, SPLOST, Grants: LWCF, RTP
2	Complete improvements at Perry Arts Center	2017-2021	City of Perry	Varies	Varies
3	Explore opportunities to introduce equestrian trails where feasible.	2017-2021	City of Perry	Staff Time	General Fund
4	Develop long-term wastewater plan	2017-2019	City of Perry	Staff Time	General Fund
5	Develop greenspace mater plan	2017-2019	City of Perry	Staff Time	General Fund
6	Upgrade and improve stormwater infrastructure.	2017-2021	City of Perry	Varies	Stormwater Utility Fund
7	Plan, develop, and fund Heritage Park improvements.	2017-2021	City of Perry	Varies	Varies
8	Complete extension of city trail system.	2017-2021	City of Perry	Varies	General Fund, SPLOST, Grants: LWCF, RTP
<b>Community Facilities and Services</b>					
1	Resurface city streets as needed.	2017-2021	City of Perry	Varies	Varies
2	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.	2017-2021	Perry-Houston County Airport Authority	\$500,000	Varies
3	Hire more public safety personnel to keep pace with the growth to ensure that Perry remains a safe community.	2017-2021	City of Perry	Varies	General Fund
4	Correct stormwater infiltration into city sewer system.	2017-2021	City of Perry	Varies	Water/Sewer Fund

**Community Work Program - City of Perry**

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
5	Construct parks in high-growth area.	2017-2021	City of Perry	Varies	General Fund
6	Extend St. Patrick's Drive and realign northbound I-75 Exit 136 off ramp with St. Patrick's Drive	2017-2021	City of Perry, GDOT	\$7,500,000	SPLOST
7	Review and replace water systems within older neighborhoods as needed.	2017-2021	City of Perry	Varies	Water/Sewer Fund
8	Increase water supply capabilities to serve a growing population by adding an additional well and storage tank.	2017	City of Perry	\$950,000	SPLOST, Water/Sewer Fund
9	Develop comprehensive plan for current facilities and parks.	2017-2019	City of Perry	Staff Time	General Fund
10	Explore opportunities for active recreation.	2017-2019	City of Perry	Staff Time	General Fund
11	Develop therapeutic recreational activities.	2017-2019	City of Perry	Staff Time	General Fund
12	Develop new cultural programming.	2017-2021	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
13	Upgrade and improve natural gas systems in the city.	2017-2021	City of Perry	Varies	Varies
14	Develop 10-year space requirements plan for public safety.	2017-2019	City of Perry	Staff Time	General Fund
<b>Land Use</b>					
1	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.	2017-2021	City of Perry	Staff Time	General Fund
2	Review and update Perry Land Development Ordinance incorporating latest planning and zoning concepts.	2017-2021	City of Perry	Staff Time	General Fund
<b>Transportation</b>					
1	Construct a citywide multi-use path system.	2017-2021	City of Perry	Varies	General Fund, SPLOST, Grants: LWCF, RTP
2	Determine feasibility of use of traffic circles.	2017-2018	City of Perry	Staff Time	General Fund
3	Plan for future access roads.	2017-2021	City of Perry	Staff Time	General Fund
4	Update major arterials master plan.	2017-2019	City of Perry	Staff Time	General Fund
5	Plan extensions of major streets including: Mason Terrace, Kings Chapel, Perry Parkway, Commodore Drive, and St. Patrick's Drive.	2017-2021	City of Perry	Varies	General Fund, SPLOST
6	Continue to expand and connect alternate transportation routes.	2017-2021	City of Perry	Varies	General Fund, SPLOST

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

#	ACTIVITY	STATUS	EXPLANATION
<b>Economic Development</b>			
1	Promote support services, such as healthcare, transportation, commercial and cultural awareness programs for growing retiree population.	Complete	Available support services have been promoted and made available to retiree population within Warner Robins.
2	Identify, preserve, protect, and eventually purchase additional industrial development sites to expand manufacturing opportunities in the community, especially in the I-75 corridor.	Underway	Evaluation of industrial prospects along I-75 corridor continues along with coordination among local governments to discuss development plans and potential within the area.
3	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	Underway	Progress has been made, but work continues on promotion of economic diversification activities.
4	Develop visitation materials for Welcome Center to better serve growing Hispanic community.	Complete	Visitation materials for the Hispanic community have been completed.
5	Create CVB Website	Complete	New CVB website was completed.
6	Complete Elberta Depot Railroad Museum and initiate "If These Walls Could Talk" documentation exhibit	Underway	Ongoing effort and remaining priority of the city.
7	Construct Warner Robins Welcome Center on I-75 at Russell Parkway	Underway	Progress continuing on new welcome center. Initial planning phases are nearly complete.
8	Add one staff member to Bureau of Civic Affairs	Complete	New staff member hired by Bureau of Civic Affairs.
9	Complete Veteran's Park and/or a Vietnam Veterans Memorial Park	Underway	Construction of Veteran's Park is underway at City Hall with the Vietnam Veteran's Memorial planned for the new Visitor's Center.
10	Address RAFB Encroachment-Land Acquisition	Underway	Progress has been made, but areas still remain to be addressed within the RAFB encroachment area.
11	Create New Tax Allocation District for Downtown Area	Complete	TAD was created and went into effect on January 1, 2016.
12	Acquire, derelict properties in the City Redevelopment Area	Underway	Acquisition of properties within the redevelopment area is underway and continues with progress being made.
13	Continue implementation of GRAMP	Revised - Policy	<i>Specific work item will be revised to a general policy of supporting aerospace and defense industry employment initiatives that can support and enhance the mission of Robins Air Force Base.</i>
14	Begin Redevelopment in the TAD area	Underway	Redevelopment will be ongoing effort in TAD area. Consultant has been retained by the city for assistance in this purpose.
<b>Housing</b>			
1	Assist local builders/developers to provide affordable housing.	Underway	Ongoing effort in conjunction with city's annual CDBG programs.
2	Protect rural and suburban neighborhoods from urban sprawl by locating development in urban services areas	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	Promote innovative subdivision and housing design.	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
4	Implement programs and strategies identified in the Joint Land Use Plan to eliminate incompatible residential development encroaching on RAFB.	Underway	Zoning ordinances were updated in 2014. Work continues to be undertaken on project within the encroachment area.
5	Initiate aggressive building code enforcement and other nuisance abatement ordinances in blighted suburban areas, especially older areas of the city.	Underway	Code enforcement activities are underway within the community with additional work and investment in resources remaining.
6	Prepare CDBG 5-year (2015-2019) Consolidated Plan. Include windshield housing survey.	Complete	Consolidated Plan updates were completed in 2015.
7	Complete Rehab of five single-family (owner-occupied) houses per year.	Underway	Progress has been made with meeting past objectives, and city intends to continue work on rehabilitation.
8	Partial Rehab of 35 houses per year through Rebuilding Together Organization.	Underway	Progress has been made with meeting past objectives, and city intends to continue work on rehabilitation.
<b>Natural and Cultural Resources</b>			
1	Continue enforcement of DNR Rules for Part V Environmental Ordinances.	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	Provide education on the improvement of Groundwater Recharge Areas and the conservation of water.	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	Promote growth in areas already utilizing public sewer systems.	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
4	Support continued development of Wellston Trail Phase II and III.	Underway	Expansion work on the Wellston Trail is ongoing.
5	Provide education regarding Phase 2 Regulations on Stormwater Containment.	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
6	Continue litter education/prevention/eradication programs.	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
7	Support the Middle Georgia Clean Air Coalition and its policies to keep Houston County off the Federal Non-Attainment Air Quality list.	Policy	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
8	Strengthen existing tree ordinance.	Underway	City is continuing to review options for strengthening ordinance.

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

#	ACTIVITY	STATUS	EXPLANATION
9	Adopt local historic preservation ordinance.	Complete	Historic Preservation Ordinance was adopted.
10	Complete one planting or beautification project	Underway	Progress has been made with meeting past objectives, and city intends to continue work beautification initiatives.
11	Add one planted site per year through Crepe Myrtle Program	Underway	Progress has been made with meeting past objectives, and city intends to continue work beautification initiatives.
12	Development of Phase I & II of Wellston Trail Greenway to include passive recreation.	Underway	Efforts are ongoing to continue the development of recreational opportunities along the Wellston Trail.
13	Construct outdoor classroom(s)	Underway	City is continuing to review potential sites for outdoor classrooms, including Wellson Park.
<b>Community Facilities and Services</b>			
1	Install sprinkler system on three fields at Peavy Park	Underway	Project not yet completed, but remains priority of the city.
2	Construct new Law Enforcement Center and Forensic Lab.	Complete	Construction of LEC combined with Forensic lab completed in 2013.
3	Construct sports complex and new Recreation Center	Underway	Planning efforts are ongoing for construction of a new recreation complex and ball fields in Warner Robins.
4	Construct Utilities along I-75 Frontage Rd.	Underway	Discussions and planning are ongoing on extension of services to I-75 corridor, particularly sewer services.
5	Replace light at Peavy Field #3, and Sewell Park	Underway	Project not yet completed, but remains priority of the city.
6	Complete 2001 SPLOST road projects including: Corder Road and MLK Drive	Complete	Corder Road, MLK Drive, and 2001 SPLOST road projects complete.
7	Continue road, street and sidewalk improvement projects outlined in the 2006 SPLOST.	Need to Remove	Duplicate of later section.
8	Continue water and sewer improvements in the area north of Watson Blvd, and east of N. Houston Rd.	Complete	Improvements have been completed within these neighborhoods.
9	Build new fire station on SR 96 east of Houston Lake Road.	Complete	New fire station construction is complete.
10	Conduct Capacity Analysis and Treatment Study for future sewer needs.	Underway	Study of sewer needs is underway and still ongoing.
11	Continue planned upgrades to Sewell Circle Park	Revised	Improvements continuing at Sewell Circle Park and upgrades are also being added at Delores Tolliver Park.
12	Upgrade Waste Water Treatment plant #2	Underway	Construction is nearly complete and will be finished in early 2017.
13	Construct sidewalks near schools and in high foot-traffic areas.	Underway	Construction of new sidewalks is ongoing and remains a priority.
14	Explore and study need for additional parks and recreation facilities in Western and Southern parts of the City.	Underway	City is continuing to study park and recreation needs.
15	Swimming Pool improvement at Fountain & Sewell Parks	Complete	Swimming pools have been upgraded.
16	Install irrigation system on athletic fields	Underway	Project not yet completed, but remains priority of the city.
17	Golf Course Improvements	Complete	Improvements complete.
18	Upgrade Police and Fire Training Facilities	Complete	Facility upgrades complete.
19	Purchase two new fire trucks	Complete	Two new trucks purchased.
20	Construct Police/Fire Department storage building	Underway	Planning is ongoing and underway for new storage building.
21	Streetscape Watson Blvd. & Moody Rd. upgrade	Revised	City has continued planning on scope and design of streetscape improvements. Federal funds have been made available to assist. Moody Road has been completed.
22	Modifications to City Hall & Civic Center	Underway	Project to be completed in early 2017.
23	Upgrade to Waste Water Treatment Plant #1	Underway	Still remains a priority, not yet commenced.
24	Overhaul Water Treatment Plants	Complete	Overhaul, including backup generators complete.
25	Upgrade sewer system lift stations	Underway	Approximately 25 percent of lift stations have been upgraded, with the remainder still to be completed.
26	Change or add backup generators to water treatment plants	Complete	Addition of backup generators completed on water treatment plants.
27	Construct Amphitheatre	Underway	Planning is underway for amphitheater development.
28	Develop a Recreation Master Plan	Complete	Recreation master plan completed.
<b>Land Use</b>			
1	Develop Conservation Subdivision regulations to achieve a well-designed neighborhood which protects the environment and preserves meaningful open space.	Underway	Development of conservation subdivision regulations have been discussed and remain an ongoing priority.
2	Begin Implementation of the redevelopment plan for Downtown and the Watson Blvd. Corridor.	Underway	Planning has begun and will be supplemented by efforts within the newly-approved Tax Allocation District.
3	Develop and implement design guidelines for selected Character Areas which address density, aesthetics, inter-connectivity and open space preservation.	Underway	Guidelines not yet developed, but remain a topic of discussion and priority for the city.

Report of Accomplishments - City of Warner Robins

#	ACTIVITY	STATUS	EXPLANATION
4	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.	Underway	Warner Robins has completed zoning regulations within the encroachment area, but intergovernmental work is still required to address regional concerns. Purchase of properties with incompatible uses continues.
<b>Intergovernmental Coordination</b>			
1	<i>Continue active involvement in the 21st Century Partnership, Middle Georgia Clean Air Coalition and the Middle Georgia RC to protect the mission of RAFB, improve air quality in the region and diversify the economic base of Houston County.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
2	<i>Include non-profits in growth and development discussions.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
3	<i>Utilize existing resources of Private Non-Profits.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
4	<i>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.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
5	Update Zoning Regulations and make them uniform with other governments in Houston County	Complete	Warner Robins completed zoning regulation update for consistency.
6	Participate in Vision 2020 Council of Governments meetings and other staff meetings to discuss collaboration of future facilities planning.	Cancelled	No longer a priority of the city.
7	<i>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.</i>	<i>Policy</i>	<i>Ongoing effort. Determined to be better classified as a policy than a specific work program initiative.</i>
8	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.	Cancelled	No longer a priority of the city.
<b>Transportation</b>			
1	Pursue implementation of the 2030 WRATS Long-Range Transportation Plan. (For short, medium and long-range road improvements see the WRATS plan.)	Revised	Progress made, but additional work remains. In addition, 2040 WRATS LRTP has now been adopted as a future guiding document for this work.
2	Revise existing subdivision regulations to add appropriate traffic calming measures for residential and mixed-use neighborhoods.	Underway	Existing regulations are under review and update of regulations for traffic calming measures remain a priority.
3	Complete remaining 2001 SPLOST road projects	Complete	2001 SPLOST road projects complete.
4	Begin road, street and bridge improvement projects outlined in the 2006 SPLOST. (For project list see 2006 SPLOST Intergovernmental Agreement.)	Underway	Work is nearly complete and continuing on 2006 SPLOST road and bridge projects.
5	Conduct Transit Feasibility Study	Complete	City of Warner Robins completed study of transit feasibility.
6	Prepare new WRATS Long Range Transportation Plan	Complete	2040 LRTP was completed in 2015.
7	Widen Elberta Road from N. Houston Road to S.R. 247	Revised	City of Warner Robins and Houston County have agreed to coordinate on improvements over an expanded area, to include a mixture of widening, turn lanes, and continuous medians. Phases I and II are currently underway from Carl Vinson Parkway to Northside Drive.

**Community Work Program - City of Warner Robins**

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
<b>Economic Development</b>					
1	Identify, preserve, protect, and eventually purchase additional industrial development sites to expand manufacturing opportunities in the community, especially in the I-75 corridor.	2017-2021	Houston County, Houston County Development Authority	\$10,000,000	General Fund, SPLOST
2	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	2017-2021	Houston County, Houston County Development Authority	Varies	Varies
3	Complete Elberta Depot Railroad Museum and initiate "If These Walls Could Talk" documentation exhibit	2017-2021	Warner Robins Convention and Visitors Bureau, GDOT, MGRC	\$65,000	Hotel/Motel Tax
4	Construct Warner Robins Welcome Center on I-75 at Russell Parkway	2017-2019	City of Warner Robins, Warner Robins Convention and Visitors Bureau, Robins Regional Chamber of Commerce	\$600,000	SPLOST, Hotel/Motel Tax, Donations
5	Complete Veteran's Park and/or a Vietnam Veterans Memorial Park	2017-2021	City of Warner Robins, Warner Robins Convention and Visitors Bureau, Robins Regional Chamber of Commerce	\$700,000	SPLOST, CVB Funds
6	Address RAFB Encroachment-Land Acquisition	2017-2021	City of Warner Robins, Houston County, Central Georgia Joint Development Authority, DNR	\$2,000,000	SPLOST, State Funds, DOD, Local Funds
7	Acquire, derelict properties in the City Redevelopment Area	2017-2021	City of Warner Robins, Redevelopment Authority	\$2,000,000	SPLOST, Grants, Donations
8	Begin Redevelopment in the TAD area	2017-2021	City of Warner Robins, Redevelopment Authority	Varies	TAD Funds, Donations
<b>Housing</b>					
1	Assist local builders/developers to provide affordable housing.	2017-2021	City of Warner Robins	Varies	Local Funds, HUD CDBG
2	Implement programs and strategies identified in the Joint Land Use Plan to eliminate incompatible residential development encroaching on RAFB.	2017-2021	City of Warner Robins, Houston County, Central Georgia Joint Development Authority, DNR	\$4,000,000	State Funds, SPLOST, General Fund
3	Initiate aggressive building code enforcement and other nuisance abatement ordinances in blighted suburban areas, especially older areas of the city.	2017-2021	City of Warner Robins	\$50,000	General Fund
4	Complete Rehab of five single-family (owner-occupied) houses per year.	2017-2021	City of Warner Robins, Rebuilding Together	\$100,000 annually	HUD CDBG Funds, donations
5	Partial Rehab of 35 houses per year through Rebuilding Together Organization.	2017-2021	City of Warner Robins, Rebuilding Together	\$150,00 annually	HUD CDBG Funds, donations
<b>Natural and Cultural Resources</b>					
1	Support continued development of Wellston Trail Phase II and III.	2017-2021	City of Warner Robins	\$600,000	State and Federal Grants, General Fund, SPLOST, Donations
2	Strengthen existing tree ordinance.	2017-2021	City of Warner Robins, Keep Warner Robins Beautiful	Staff Time	General Fund
3	Complete one planting or beautification project	2017-2021	City of Warner Robins, Keep Warner Robins Beautiful, Private partners	\$2,500 per site annually	General Fund, Keep Warner Robins Beautiful, Donations
4	Add one planted site per year through Crepe Myrtle Program	2017-2021	City of Warner Robins, Keep Warner Robins Beautiful, Private partners	\$500 annually	General Fund, Donations
5	Development of Phase I & II of Wellston Trail Greenway to include passive recreation.	2017-2021	City of Warner Robins, Keep Warner Robins Beautiful, Private partners	\$300,000	SPLOST, Grants, General Fund, Donations
6	Construct outdoor classroom(s)	2017-2021	City of Warner Robins, Keep Warner Robins Beautiful, Private partners, Board of Education	\$20,000	General Fund, Grants, Board of Education Funds, Donations
<b>Community Facilities and Services</b>					
1	Construct sports complex and new Recreation Center.	2017-2021	City of Warner Robins	\$4,000,000	SPLOST, Grants
2	Install sprinkler system on three fields at Peavy Park	2017-2021	City of Warner Robins	Varies	SPLOST, Grants
3	Construct Utilities along I-75 Frontage Rd.	2017-2021	City of Warner Robins	\$500,000	Utility Fund
4	Replace light at Peavy Field #3, and Sewell Park	2017-2021	City of Warner Robins	Varies	SPLOST, Grants

**Community Work Program - City of Warner Robins**

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
5	Conduct Capacity Analysis and Treatment Study for future sewer needs.	2017-2018	City of Warner Robins	\$40,000	Utility Fund
6	Continue planned upgrades to Sewell Circle Park and Delores Tolliver Park.	2017-2021	City of Warner Robins	\$150,000	General Fund
7	Upgrade Waste Water Treatment plant #2	2017	City of Warner Robins	\$20,000,000	Utility Fund, Bonds
8	Construct sidewalks near schools and in high foot-traffic areas.	2017-2021	City of Warner Robins	\$1,500,000	SPLOST
9	Explore and study need for additional parks and recreation facilities in Western and Southern parts of the City.	2017-2019	City of Warner Robins, MGRC	Staff Time	General Fund
10	Install irrigation system on athletic fields	2017-2021	City of Warner Robins	Varies	SPLOST, Grants
11	Construct Police/Fire Department storage building	2017-2021	City of Warner Robins	\$400,000	SPLOST
12	Watson Boulevard Streetscape Project	2017-2021	City of Warner Robins	\$3,000,000	Federal Funds
13	Modifications to City Hall & Civic Center	2017	City of Warner Robins	\$3,700,000	SPLOST
14	Upgrade to Waste Water Treatment Plant #1	2017-2021	City of Warner Robins	\$2,500,000	Utility Fund, SPLOST
15	Upgrade sewer system lift stations	2017-2021	City of Warner Robins	\$500,000	Utility Fund, SPLOST
16	Construct Amphitheatre	2017-2021	City of Warner Robins	\$500,000	SPLOST
<b>Land Use</b>					
1	Develop Conservation Subdivision regulations to achieve a well-designed neighborhood which protects the environment and preserves meaningful open space.	2017-2021	City of Warner Robins	Staff Time	General Fund
2	Begin Implementation of The Redevelopment plan for Downtown and the Watson Blvd. Corridor.	2017-2021	City of Warner Robins, Redevelopment Authority	Varies	General Fund, Grants, Donations
3	Develop and implement design guidelines for selected Character Areas which address density, aesthetics, inter-connectivity and open space preservation.	2017-2021	City of Warner Robins	Staff Time	General Fund
4	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.	2017-2021	City of Warner Robins, Houston County, Central Georgia Joint Development Authority, DNR	Varies	SPLOST
<b>Transportation</b>					
1	Pursue implementation of the 2040 WRATS Long-Range Transportation Plan. (For short, medium and long-range road improvements see the WRATS plan.)	2017-2021	Houston County, Cities of Centerville, Perry, and Warner Robins	Varies	SPLOST, Federal and State Funds
2	Revise existing subdivision regulations to add appropriate traffic calming measures for residential and mixed-use neighborhoods.	2017-2021	City of Warner Robins	Staff Time	General Fund
3	Begin road, street and bridge improvement projects outlined in the 2006 SPLOST. (For project list see 2006 SPLOST Intergovernmental Agreement.)	2017-2021	Houston County, Cities of Centerville, Perry, and Warner Robins	Varies	SPLOST
4	Begin road, street and bridge improvement projects outlined in the 2012 SPLOST. (For project list see 2012 SPLOST Intergovernmental Agreement.)	2017-2021	Houston County, Cities of Centerville, Perry, and Warner Robins	Varies	SPLOST
7	Phase I and II widening of Elberta Road from Carl Vinson Parkway to Northside Drive	2017-2021	City of Warner Robins, Houston County	\$7,700,000	SPLOST

# Appendices

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**A** Public Meeting  
Documentation

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**B** City of Perry:  
Notes from Additional  
Stakeholder Survey

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**C** Future Character Areas

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**D** Existing Land Use Map

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**What to do.**

**WARNER ROBINS LITTLE THEATRE PRESENTS  
'THE HALLELUJAH GIRLS'**

Warner Robins Little Theatre presents the comedy "The Hallelujah Girls" directed by Jerry Reppert March 16-19. Sunday showtimes are 2:30 p.m. and Wed., Thur., Fri., and Sat. showtimes are 8 p.m. Students, seniors and military tickets are \$14, general admission is \$16. Reservations will be taken at 929-4579.

Hilarity abounds when the fast females of Eden Falls. This tournament is open to fast females of Eden Falls. All proceeds go towards families in need for Thanksgiving and giving less fortunate kids a Christmas.

Entry fee per team: \$130 (nine players and one coach). High school rules. Contact person: Dep. Kevin Taylor at 178-244-2468 for team sign up and entry fee, which must be paid by March 25.

**FRIENDS OF THE LIBRARY OLD BOOK SALE AT  
GEORGIA NATIONAL FAIRGROUNDS IN APRIL**

The Houston County Friends of the Library old book sale is April 28-30 at the Georgia National Fairgrounds' Georgia Building. There will be an estimated 90,000 books in 60 categories, and April 30 is a half-price day from 9 a.m. to 3 p.m.

There is a \$5 admission at the door only on April 28 (Friends members can enter for free) from 10 a.m. to 8 p.m. The April 29 hours (admission free) are 9 a.m. to 8 p.m.

Proceeds support Houston County libraries. For more information, call 923-0128.

**OBITUARIES** *"Remembered always"*

• No obituaries reported

**'Race 2 End Alzheimers'  
April 2 turns Statham's  
Landing area purple**

**HHJ history**

**50 Years Ago**

President Lyndon Johnson declares Houston and 14 other Georgia counties disaster areas allowing Houston to receive federal help to repair and replace roads and bridges damaged by recent flooding rain.

**25 Years Ago**

Two inmates escaped the Houston County Corrections Institute but were recaptured four hours later. They were spotted by Georgia State Patrol officers along I-75 in Henderson.

**10 Years Ago**

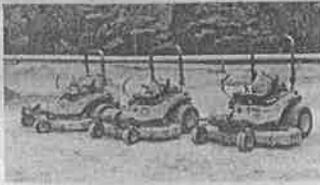
Ground is broken for what would become Mossy Creek Middle School and The Grace Village Women's Rehabilitation Center, a project of Perry Volunteer Outreach.



**Unreserved public equipment auction**



3 - 2012 Ford F150 XL



3 of 20 - 2011 Kubota ZD331LP

**1,340+ items including:**  
Pickups, autos, SUVs, ag tractors, landscape equipment, golf carts, pressure washers & much more.

**Financing & leasing**  
Up to 100% financing,

with no money down

**Atlanta (Newnan)**  
**March 24 (Thu) | 8 am**  
4170 Highway 154, Newnan

**New items added daily**  
Call about selling: 770.304.3355

See complete listings at [rbauction.com](http://rbauction.com)

**PUBLIC HEARING NOTICE**

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

A public hearing will be held on Tuesday, March 22, 2016 at 5:30 pm at the Houston County Commission Annex located at 200 Carl Vinson Parkway, Warner Robins, GA 31088. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Greg Boike, Senior Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact the Houston County Board of Commissioners at (478) 542-2115 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.



# 400 blankets for Project Linus



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## PUBLIC HEARING NOTICE

HOUSTON COUNTY AND THE CITIES OF  
CENTERVILLE, PERRY, AND WARNER ROBINS  
JOINT COMPREHENSIVE PLAN UPDATE

A public hearing will be held on Tuesday, October 25, 2016 at 5:30 pm at the Houston County Commission Annex located at 200 Carl Vinson Parkway, Warner Robins, GA 31088. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. Comments will be received at the above public hearing, or may be submitted in writing prior to Tuesday, November 1, 2016 at 5:00 p.m. to the Middle Georgia Regional Commission at 175 Emery Highway, Suite C, Macon, GA 31217.

All community members are invited to attend the Public Hearing. For additional information, please contact Greg Boike, Director of Public Administration, with the Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact the Houston County Board of Commissioners at (478) 542-2115 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

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**Houston County and the Cities of Centerville, Perry, and Warner Robins  
2017 Comprehensive Plan Update Steering Committee**

Salutation	First Name	Last Name	Address	City	State	Zip	Phone	Email	Initial
Mr.	Tommy	Stalnak	200 Carl Vinson Parkway	Warner Robins	GA	31088	478-542-2115	tstalnak2011@houstoncountyga.org	
Mr.	Randy	Toms	700 Watson Blvd.	Warner Robins	GA	31093	478-302-5515	rtoms@wrga.gov	
Mr.	Jimmy	Faircloth	1211 Washington Street 478-952-5964	Perry	GA	31069	<del>478-988-2700</del>	mayor.faircloth@perry-ga.gov	JFS
Mr.	John	Harley	300 E. Church Street	Centerville	GA	31028	478-953-4734	mayor@centerville.mgacoxmail.com	
Mr.	Fred	Wilson	1100 Main Street	Perry	GA	31069	478-929-0605	floed2@yahoo.com POST4@HCBE.NET	FW
Dr.	Mark	Scott	1100 Main Street 478-988-6257	Perry	GA	31069	<del>478-988-6241</del>	mark.scott@hcbe.net	MS
Mr.	Barry	Holland	200 Carl Vinson Parkway	Warner Robins	GA	31088	478-542-2115	BHolland@houstoncountyga.org	
Mr.	Lee	Gilmour	1211 Washington Street	Perry	GA	31069	478-988-2700	lee.gilmour@perry-ga.gov	LG
Ms.	Sherri	Windham	700 Watson Blvd.	Warner Robins	GA	31099	478-302-5517	swindham@wrga.gov	SW
Mr.	Mike	Brumfield	300 E. Church Street	Centerville	GA	31028	478-953-4734	mrbfield@centerville.mgacoxmail.com	
Mr.	Jake	Cox	200 Carl Vinson Parkway	Warner Robins	GA	31088	478-542-2115	jcox@houstoncountyga.org	JC
Mr.	Robert	Smith	1211 Washington Street	Perry	GA	31069	478-988-2757	robert.smith@perry-ga.gov	RS
Ms.	Jessica	Bird	700 Watson Blvd.	Warner Robins	GA	31093	478-302-5505	lbird@wrga.gov	
Mr.	Stephen	Machen	1601 Watson Boulevard 478-952-9138	Warner Robins	GA	31088	<del>478-922-4281</del>	smachen@hhc.org	SM
Ms.	Angie	Gheesling	200 Carl Vinson Parkway	Warner Robins	GA	31088	478-923-5470	gheesling@houstoncountyga.net	
Ms.	Darlene	McLendon	101 Gen. Courtney Hodges Blvd Suite B	Perry	GA	31069	478-987-1234	darlene@perrygachamber.com	DM
Ms.	April	Bragg	1228 Watson Boulevard	Warner Robins	GA	31093	478-922-8585	abragg@robinsregion.com	AB
Mr.	Gary	Lee	700 Watson Blvd.	Warner Robins	GA	31093	478-293-1012	glee@wrga.gov	GL
Ms.	Marsha	Buzzell	99 Armed Forces Blvd N.	Warner Robins	GA	31099	478-922-5100	cvb@wrga.gov	MB
Mr.	Hayden	Hinton	78th Civil Engineer Group, 775 Macon Street	Robins AFB	GA	31098	478-327-2908	hayden.hinton@us.af.mil	
Mr.	Terry	Landreth	78th Civil Engineer Group, 775 Macon Street	Robins AFB	GA	31098	478-327-2910	terry.landreth@us.af.mil	TL
Mr.	Rob	Brooks	P. O. Box 1298	Hawkinsville	GA	31036	478-783-7621	robbrooks@comsouth.net	
Ms.	Linda	Jones	P. O. Box 337	Perry	GA	31069	478-987-1682	linda1682@hotmail.com	LJ
Mr.	Jack	Steed	309 Lakefront Drive	Warner Robins	GA	31088	478-929-3888	jsteed@nicholscauley.com	JS
Mr.	Rick	Lowe	119 Benton Avenue	Warner Robins	GA	31088	478-335-2594	lobr6@bellsouth.net	RL
Ms.	Vivian	Childs	206 Rolling Ridge Drive	Warner Robins	GA	31088	478-953-2118	vivian.childs@att.net	
Mr.	Jim	Taylor	117 Echo Lane	Warner Robins	GA	31088	478-951-5665	jt.quanxi@gmail.com	JT
Mr.	Steve	Lynn	1207 Washington Street 478-297-0054	Perry	GA	31069	478-988-2806	steve.lynn@perry-ga.gov	SL
Mr.	Randall	Walker	1211 Washington Street (770-312-0711)	Perry	GA	31069	<del>478-988-2700</del>	randall.walker@perry-ga.gov	RW
Mr.	Brince	Coody	308 Pebble Stone Place	Perry	GA	31069	478-867-0111	brincecoody14@yahoo.com	BC
Ms.	Becky	Powell	1418 Duncan Drive Ave.	Perry	GA	31069	478-396-7914	beckypowell@mac.com	BP
Mr.	Brooks	Keisler	504 Altamaha Way	Bonaire	GA	31005	912-536-3599	BrooksKeisler@gmail.com	BK
Ms.	Christie	Drexler	402 Avondale Circle 302 Erin Way	Warner Robins	GA	31088	478-508-7728	christiedrexler@sunmarkbank.com	
Mr.	Jason	Jones	300 E. Church Street	Centerville	GA	31028	478-953-4050	jjones@cfcd.coxmail.com	

808-9722

Please check this information for accuracy. Make any corrections necessary or initial by your name if correct.

**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #2  
MARCH 22, 2016**

NAME	PHONE	EMAIL
Robert Smith	(478) 988-2757	robert.smith@perry-ga.gov
Jacob Cox	542-2027	JCOX@HoustonCountyga.ORG
Randall Walker	770-312-0711	Randall.Walker@perry-ga.gov
Sherri Windham	478-302-5518	SWindham@wrga.gov
Carolyn Robbins	478 258 7285	crobbs@wrga.gov
Mark Scott	478-988-6257	MARK.Scott@hobe.net
Mike Brumfield	478-953-3222	mrbfield@centerville.mgacoymail.com
Terry Landreth	478-327-2910	terry.landreth@us.af.mil
Jessica Bird	478-302-5505	jbird@wrga.gov
Linda H. Jones	478-396-8347	linda1682@hotmail.com
Brince Coody	478-867-0111	brincecoody14@yahoo.com
Jim Taylor	478-951-5665	jtaylor@wrsupply.com
Larry Thomson	478-9196704	lthomson@windshear.net
Jodi Morey	404-455-9585	morey@houstoncountyga.net

**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #2  
MARCH 22, 2016**

NAME	PHONE	EMAIL
April Bragg	478-922-8385	abragg@robinsregion.com
JACK Steed	478 397-8595	jsteed@nicholsranley.com
Hayden Hinton	478 327 2908	GLOBAL
Becky Powell	478-396-7914	beckypowell@mac.com
FRED WILSON	478 954-0678	POSTY@HCFE.NET
Rob Brooks	478-224-5000	robbrooks@comsouth.net
Steve Lynn	478-297-0054	steve.lynn@perry-ga.gov
JOHN R. HARLEY	478-953-4734	mayor@centerville.mga.coxmail.com
Virian L. Childs	478-397-5721	virian.childs@att.net
BROOKS KEISLER	912-536-3599	BROOKSKEISLER@GMAIL.COM
Gary Lee	478-253-1013	glee@wrsg.gov
Ange Gleason		
Jason Jones	478-808-9722	jjones@ctd.coxmail.com





**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #3  
APRIL 26, 2016**

**NAME**

**PHONE**

**EMAIL**

Jacob Cox 542-2027 JCOX@HOUSTONCOUNTYGA.ORG

Sherri Windham 478-802-5518 SWINDHAM@WGA.GOV

J Taylor 478-951-5665 JTAYLOR@URSUPPLY.COM

Brooks Keisler 712-536-3599 BROOKSKEISLER@GMAIL.COM

Marsha Duszell 478-922-5100 MDUSZELL@WGA.GOV



**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #4  
May 24, 2016**

NAME	PHONE	EMAIL
Leo Gilman	478-588-2703	leo.gilman@perry-ga.gov
RANDALL WALKER	770-312-0711	RANDALL.WALKER@PERRY-GA.GOV
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Becky Powell	478-396-7914	beckypowell@mac.com
Jessica Bird	478-302-5505	jbird@wrga.gov
Mike Braunfeld	478-953-3222	mrbfeld@centerville.mga.coxmail.com
Tian Foss	478-302-5577	Kidsjourney1@gmail.com
Lindsey Buffkin	478-225-9449 EXT 223	lbuffkin@firstchoiceprimarycare.org
Brince Coady	478-867-0111	brincecoady14@yahoo.com
FRED WILSON	478 929-8605	POST4@HCBE.NET
Jason Jones	478-808-9722	jjones@afd.coxmail.com
Terry Landreth	478-327-2910	Terry.Landreth@us.af.mil
Christie Drexler	478-508-7728	christiedrexler@sunmarkbank.com



**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #5  
JULY 26, 2016**

NAME	PHONE	EMAIL
April Bragg	478-922-8585	abragg@robinsregion.com
FRED WILSON	478-954-0678	POST4@HCBE.NET
Robert Smith	478-988-2757	robert.smith@perry-ga.gov
Darlene McLendon	478-987-1234	darlene@perrygachamber.com
Becky Powell	478-396-7914	beckypowell@mac.com
Brince Coody	478-867-0111	brincecoody14@yahoo.com
Randall Walker	770-312-0711	Randall.Walker@perry-ga.gov
Jessica Bird	478-302-5505	jbird@wrga.gov
Hayden Hinton	478-327-2908	Hayden.Hinton@us.af.mil
Terry Landreth	478-327-2910	Terry.Landreth@us.af.mil
Sherril Windham	478-302-5518	swindham@wrga.gov
Vivian L. Childs	478-397-5721	vivian.childs@att.net
John Cox		jcox@harts-conf.com
Rob Brooks	478-224-6501	robbrooks@comsouth.net

**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #6  
AUGUST 23, 2016**

NAME	PHONE	EMAIL
Jim Taylor	478-951-5665	jtaylor@wrs-pply.com
Sherri Windham	478-302-5518	swindham@wrga.gov
Jessica Bird	478-302-5505	jbird@wrga.gov
Barry Holland	478-542-2115	bholland@houstoncountyga.org
Jacob Cox	542-2027	JCox@HoustonCountyga.org
Tian Foss	478-302-5577	Kidsjourney1@gmail.com
Terry Landreth	478-327-2910	Terry.Landreth@us.af.mil
Jason Jones	478-808-9722	jjones@ctd.coxmail.com
Mike Brumfield	478-808-9737	mrbfield@centerville.mga.coxmail.com
JOHN R. HARLEY	478-953-4734	mayor@centerville.mga.coxmail.com

**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #7  
September 27, 2016**

NAME	PHONE	EMAIL
BARRY HOLLAND	478-542-2115	bholland@houstoncountyga.org
JOHN R. HARLEY	478-953-4734	MAYOR@CENTERVILLE.MGACOXMAIL.COM
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Mike Brunfield	478-808-9737	mrbfild@centerville.mgacoxmail.com
Gary Lee	478-293-1013	glee@WRGA.GOV
Sherri Windham	478-302-5518	swindham@WRGA.GOV
Jessica Bird	478-302-5505	jbird@WRGA.GOV
BRODERICK Lowe	478-335-2594	Bro-lobr6@bellsouth.net
Tian Foss	478-302-5577	Kidsjourney1@gmail.com
Terry Landreth	478-327-2910	Terry.Landreth@us.af.mil
Rob Brooks	478-224-6501	robbrooks@comcast.net
Darlene McLendon	478-987-1204	darlene@perryga.chamber
Becky Powell	478-396-7914	beckypowell@mar.com
Brince Coody	478-867-0111	brincecoody14@yahoo.com



**JOINT COMPREHENSIVE PLAN  
HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER ROBINS  
STEERING COMMITTEE MEETING #8  
October 25, 2016**

NAME	PHONE	EMAIL
Barry Howland	478-542-2115	bholland@houstoncountygga.org
Mike Brumfield	478-953-3222	mrbfield@centerville,org.coxmail.com
Jason Jones	478-808-9722	jjones@ctd.coxmail.com
Jessica Bird	478-302-5505	jbird@wrga.gov
Jim Taylor	478-951-5665	jtaylor@wrsupply.com
Shawn Blackum	478-923-3161	shaw@nationalbankproducts.com
FRED WILSON	478-929-0605	FLOVED2@YAHOO.COM
Vivian Childs	478-953-2118	vivian.childs@att.net
Brince Coody	478-867-0111	brincecoody14@yahoo.com
Linda H Jones	478-396-8347	linda1682@katmail.com
Beranda Enamorado	678-891-8196	beramarado@yahoo.com
Rob Brooks	478-224-6501	robbrooks@comsouth.net
GARY LEE	478-253-1013	glee@urpc.gov
Charles Whitley	404-543-9841	charles@urbanis-usa.com





**Where Georgia comes together.**

**OFFICE OF THE CITY MANAGER**

October 20, 2016

Mr. Greg Boike  
Middle Georgia Regional Commission  
175 Emory Highway, Suite C  
Macon, GA 31217

Re: City of Perry Comprehensive Plan

Dear Mr. Boike:

The City Council at its October 18, 2016 meeting adopted the following items for inclusion in its comprehensive plan.

1. Include the statement list in enclosed Exhibit A from the City's adjusted strategic plan.
2. Based on the historic plan, responses to the survey and stakeholders input, the items stated in Exhibit B are to be incorporated into the plan.

Sincerely,

Lee Gilmour  
City Manager

## Exhibit A

### Economic Development

- Dedicate and implement alternative revenue funding sources to pay for economic development projects.
- Redevelop General Courtney Hodges Boulevard corridor.
- Support growth of commercial and industrial corridors.
- Develop and implement a wayfinding signage campaign.
- Identify land parcels to guide future growth.
- Enhance downtown development district to increase options such as housing and dining.
- Implement gateway improvements along major corridors and I-75 interchanges.
- Develop consolidated marketing plan to cross promote events at GNFA and downtown Perry.
- Develop process and guidelines for use of public resources to encourage private investment in designated areas.
- Market Perry to surrounding communities.
- Support growth and expansion of Perry-Houston County Airport.

## Exhibit A

### Community Services

- Develop comprehensive plan for current facilities and parks.
- Explore opportunities for active recreation (canoeing, etc.).
- Develop therapeutic recreational activities.
- Develop new cultural programming.
- Periodically review all City services to ensure best management practices.
- Provide cost-sharing of services with other entities.
- Upgrade and improve natural gas systems in city.
- Develop ten-year space requirements plan for public safety.

## Exhibit A

### Transportation

- Construct multi-use paths for pedestrians, bicycles, golf carts, etc.
- Determine feasibility of use of traffic circles.
- Plan for future access roads
- Update major arterials master plan.

## Exhibit A

### Housing

- Find and remove dilapidated housing in target neighborhoods.
- Protect traditional neighborhoods and historic districts from commercial encroachment.
- Pursue mechanisms to encourage blight remediation and neighborhood redevelopment.
- Develop guideline criteria for expanding senior living options throughout the community.

## Exhibit A

### Natural and Cultural Resources

- Complete improvements at Perry Arts Center
- Explore opportunities to introduce equestrian trails where feasible
- Create long-term plan to ensure adequate water supply
- Develop long-term wastewater plan
- Develop green space master plan
- Upgrade and improve stormwater infrastructure
- Plan, develop and fund Heritage Park improvements.
- Complete extension of city trail system

## Exhibit B

### Economic Development

- Multiuse of sites is to be encouraged and supported.
- Continue concept of grouping traffic generating commercial activities in clustered areas at major street intersections. No strip commercial.
- Industrial and high traffic commercial uses limited to I-75 and railroad corridors.

### Community Services

- Perry service area to remain as currently set.
- All services provided through the City of Perry will be provided by the City of Perry in its incorporated area.
- Continue policy of not extending City services unless area to be served annexes into the City.

### Transportation

- Plan the major street expansions for:
  - o Mason Terrace extension
  - o Kings Chapel extension
  - o Perry Parkway extension
  - o Commodore Drive extension
  - o St. Patrick's Drive extension
- Continue to expand and connect the alternate transportation routes.

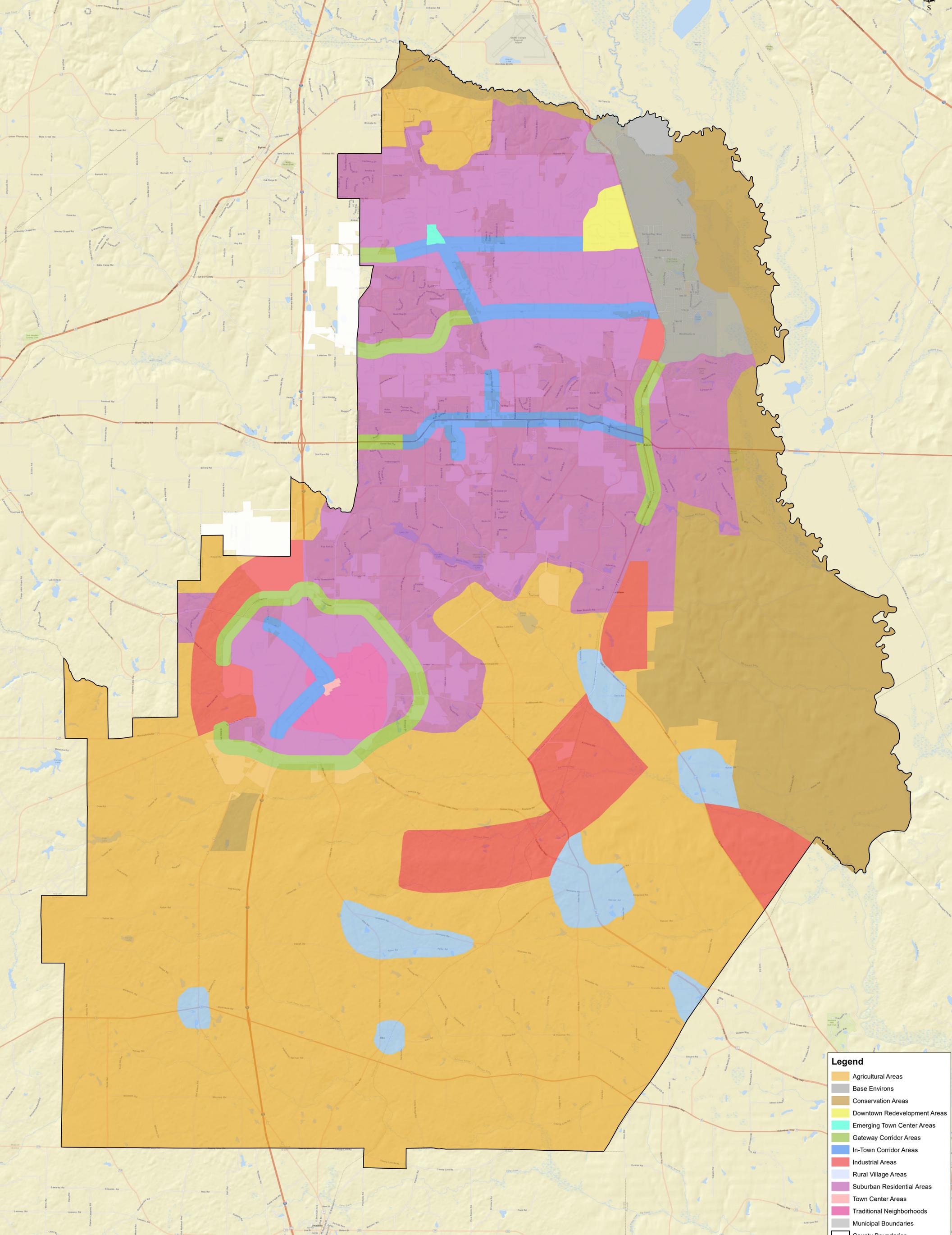
### Housing

- Continue to seek federal and state funding to assist low income housing improvements.

### Natural and Cultural Resources

- Develop a major park/recreation area in the northeast area of the Perry service area.
- Develop and construct nature trails connecting significant people gathering areas.
- Continue greening process with small pocket parks/public landscaping, etc.

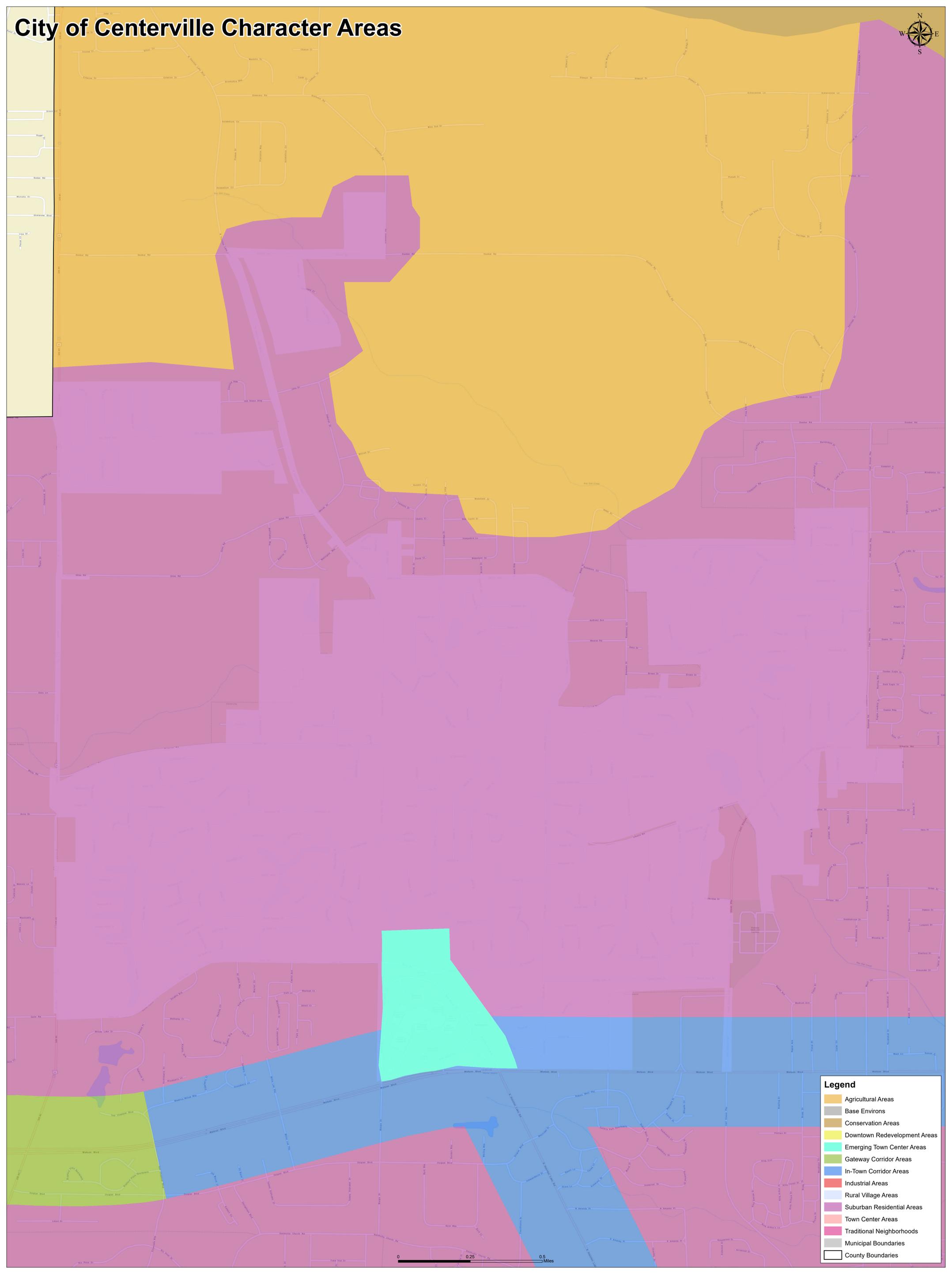
# Houston County Character Areas



- Legend**
- Agricultural Areas
  - Base Environs
  - Conservation Areas
  - Downtown Redevelopment Areas
  - Emerging Town Center Areas
  - Gateway Corridor Areas
  - In-Town Corridor Areas
  - Industrial Areas
  - Rural Village Areas
  - Suburban Residential Areas
  - Town Center Areas
  - Traditional Neighborhoods
  - Municipal Boundaries
  - County Boundaries



# City of Centerville Character Areas

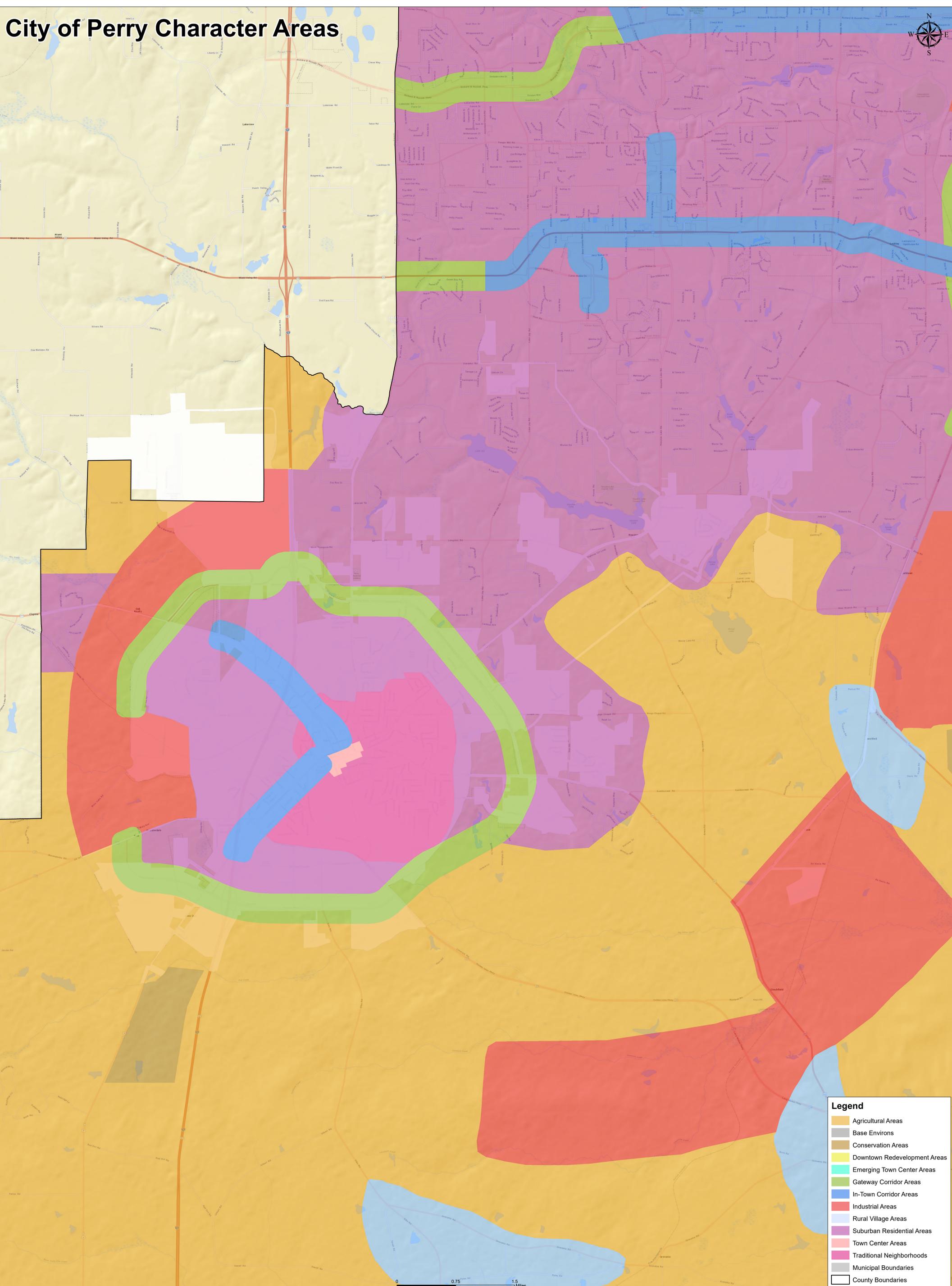


**Legend**

- Agricultural Areas
- Base Environs
- Conservation Areas
- Downtown Redevelopment Areas
- Emerging Town Center Areas
- Gateway Corridor Areas
- In-Town Corridor Areas
- Industrial Areas
- Rural Village Areas
- Suburban Residential Areas
- Town Center Areas
- Traditional Neighborhoods
- Municipal Boundaries
- County Boundaries

0 0.25 0.5 Miles

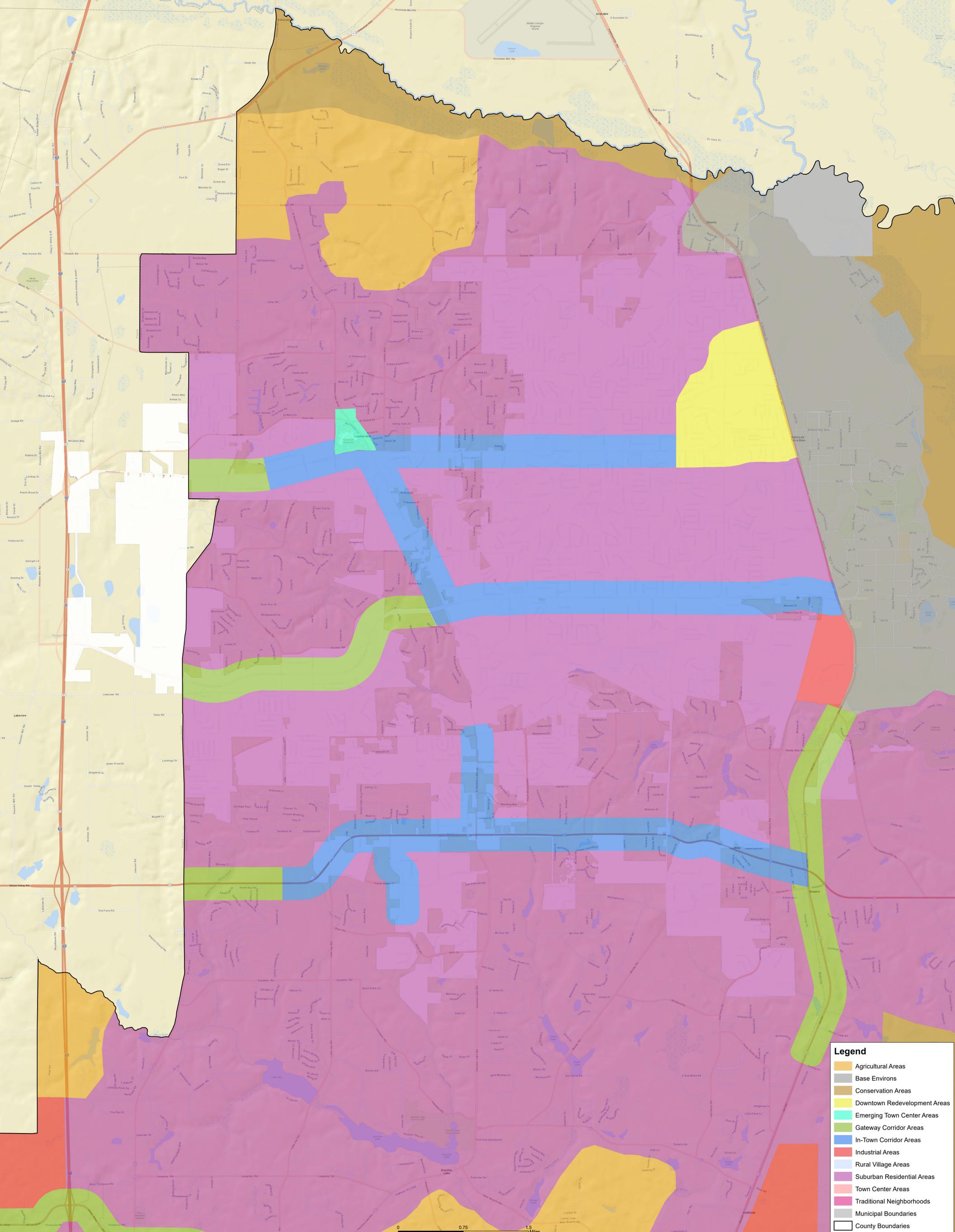
# City of Perry Character Areas



- Legend**
- Agricultural Areas
  - Base Environs
  - Conservation Areas
  - Downtown Redevelopment Areas
  - Emerging Town Center Areas
  - Gateway Corridor Areas
  - In-Town Corridor Areas
  - Industrial Areas
  - Rural Village Areas
  - Suburban Residential Areas
  - Town Center Areas
  - Traditional Neighborhoods
  - Municipal Boundaries
  - County Boundaries

0 0.75 1.5 Miles

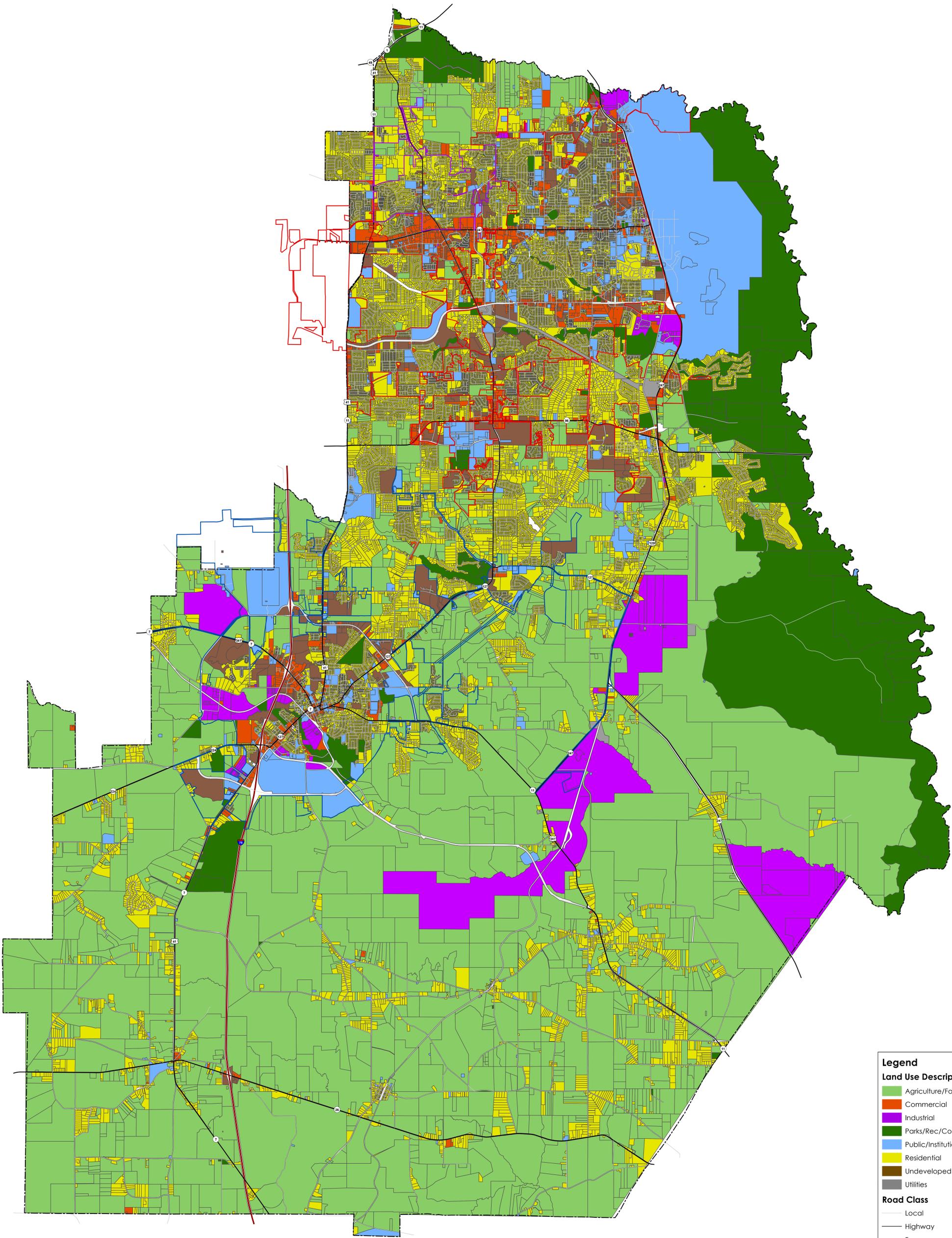
# City of Warner Robins Character Areas



- Legend**
- Agricultural Areas
  - Base Environs
  - Conservation Areas
  - Downtown Redevelopment Areas
  - Emerging Town Center Areas
  - Gateway Corridor Areas
  - In-Town Corridor Areas
  - Industrial Areas
  - Rural Village Areas
  - Suburban Residential Areas
  - Town Center Areas
  - Traditional Neighborhoods
  - Municipal Boundaries
  - County Boundaries

0 0.75 1.5 Miles

# Houston County: Existing Land Use



**Legend**

**Land Use Description**

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Rec/Conservation
- Public/Institutional
- Residential
- Undeveloped
- Utilities

**Road Class**

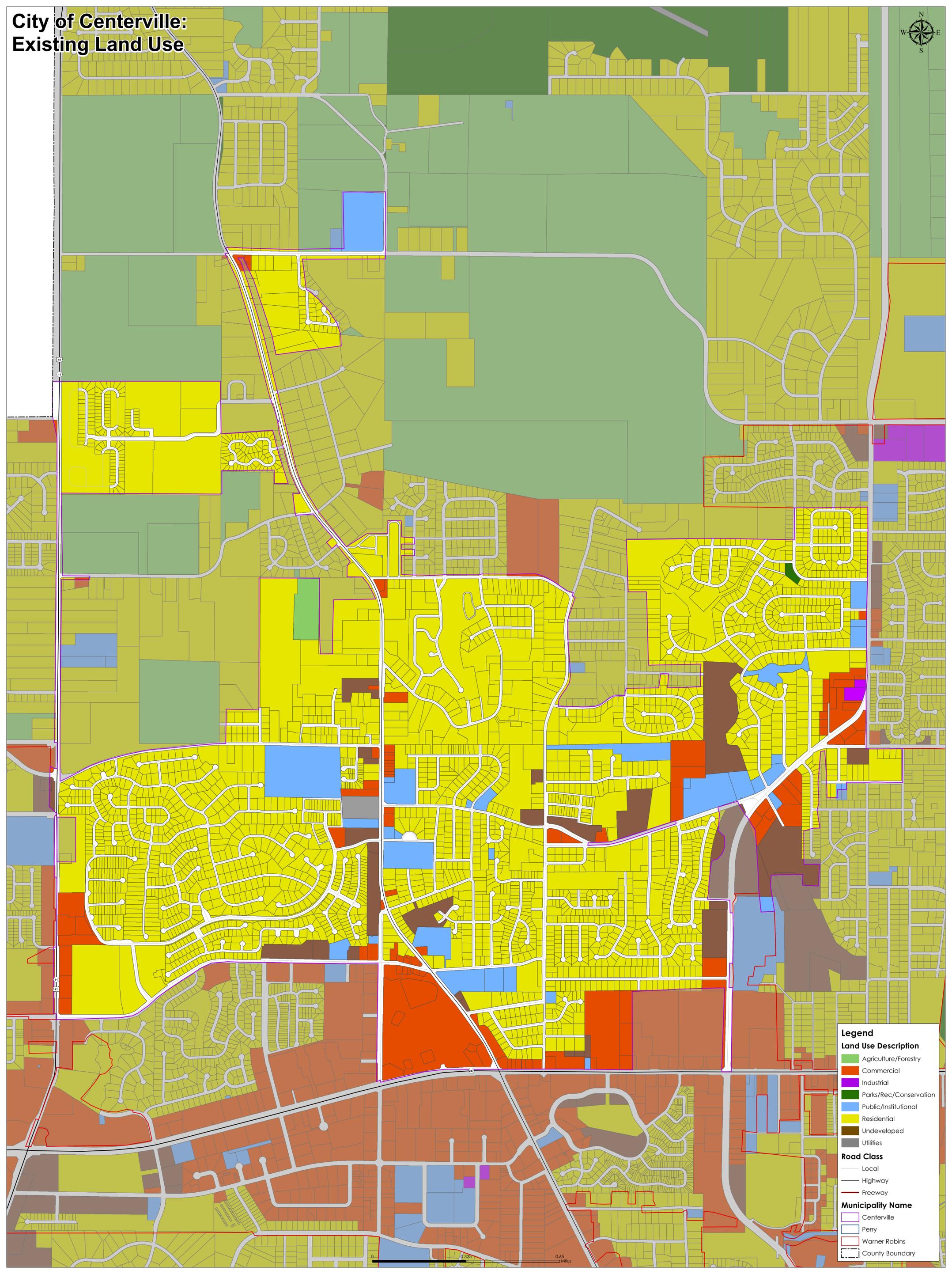
- Local
- Highway
- Freeway

**Municipality Name**

- Centerville
- Perry
- Warner Robins
- County Boundary



# City of Centerville: Existing Land Use



**Legend**

**Land Use Description**

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Rec/Conservation
- Public/Institutional
- Residential
- Undeveloped
- Utilities

**Road Class**

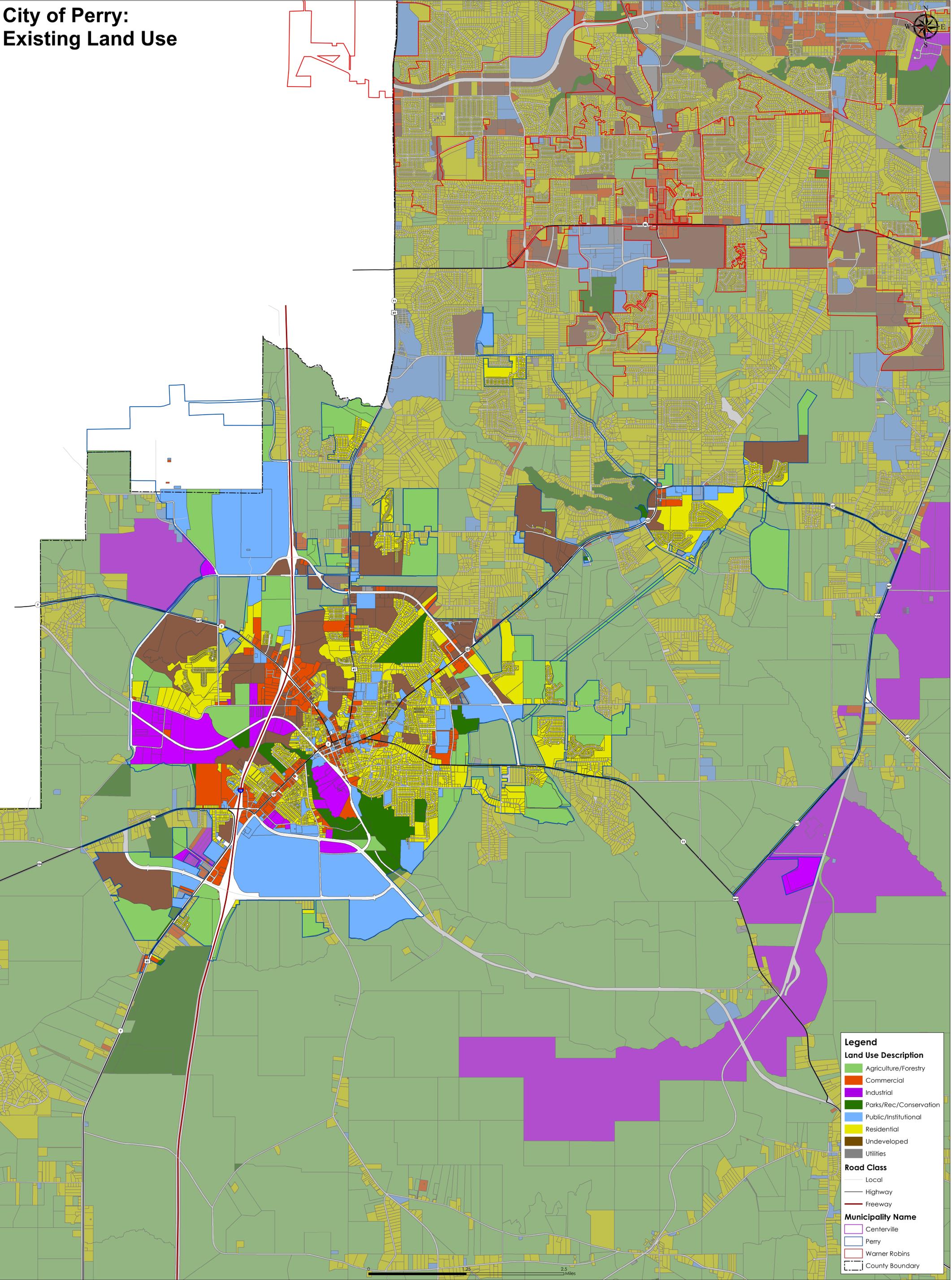
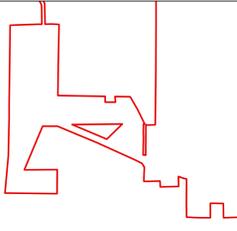
- Local
- Highway
- Freeway

**Municipality Name**

- Centerville
- Perry
- Warner Robins
- County Boundary



# City of Perry: Existing Land Use



**Legend**

**Land Use Description**

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Rec/Conservation
- Public/Institutional
- Residential
- Undeveloped
- Utilities

**Road Class**

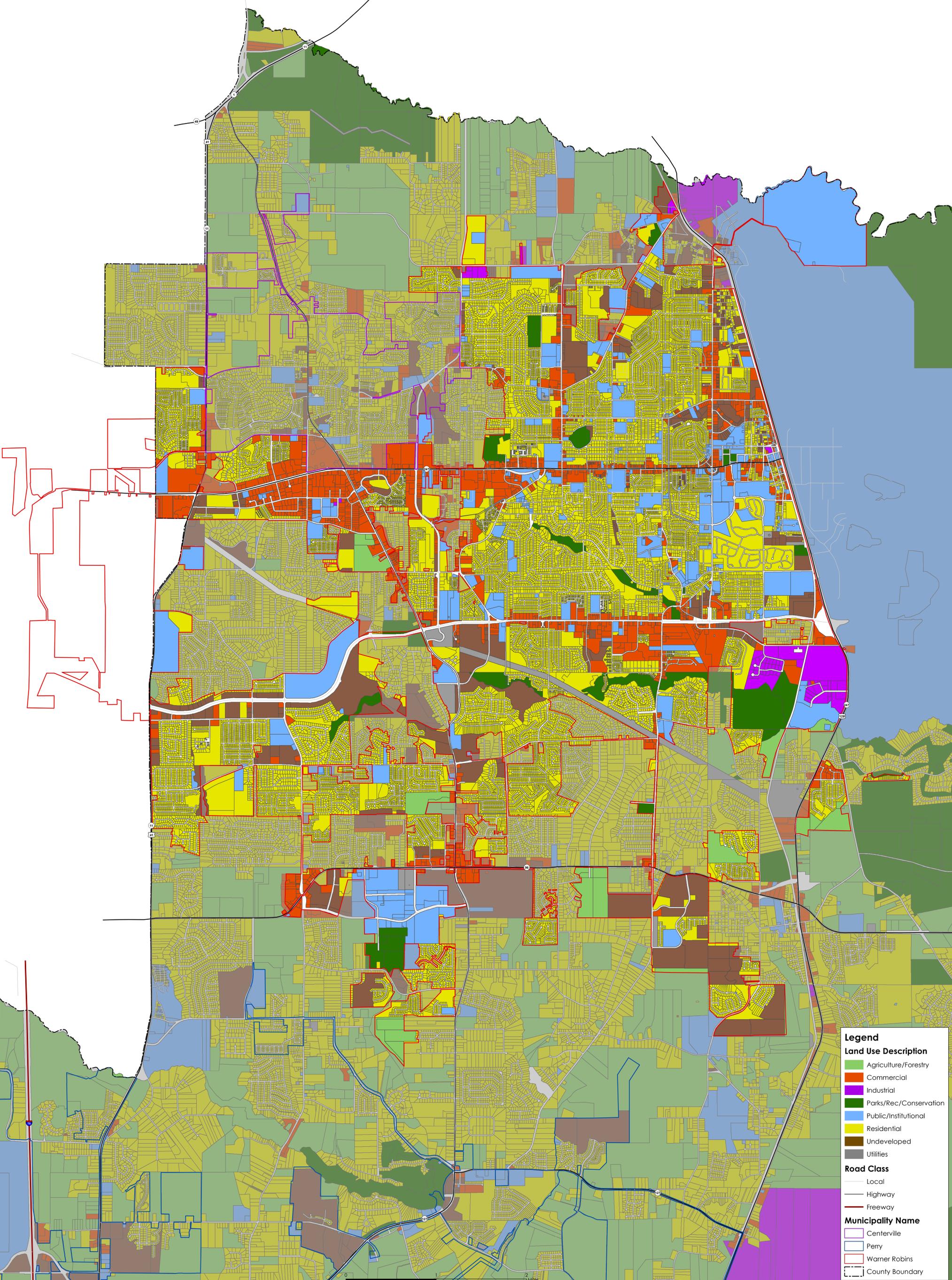
- Local
- Highway
- Freeway

**Municipality Name**

- Centerville
- Perry
- Warner Robins
- County Boundary



# City of Warner Robins: Existing Land Use



**Legend**

**Land Use Description**

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Rec/Conservation
- Public/Institutional
- Residential
- Undeveloped
- Utilities

**Road Class**

- Local
- Highway
- Freeway

**Municipality Name**

- Centerville
- Perry
- Warner Robins
- County Boundary