

**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 to be 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.

Adopted this 15th day of February 2022.



Tommy Stalnaker,
Houston County Chairman



Witness

**RESOLUTION
BY THE CITY OF CENTERVILLE
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

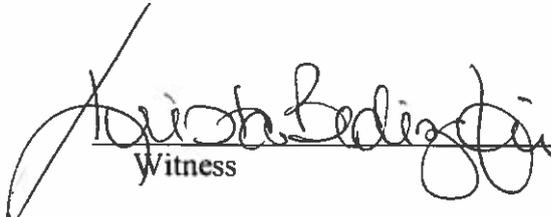
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

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 14th day of February 2022.



John R. Harley
Mayor, City of Centerville



Witness

**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 to be in compliance with the Local Planning Requirements; and

WHEREAS, this document was considered and recommended for adoption by the Perry Planning Commission.

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.

Adopted this 1st day of February 2022.



Randall Walker,
Mayor, City of Perry



Witness

**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 to be 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.

Adopted this 22nd day of February 2022.



LaRhonda Patrick,
Mayor, City of Warner Robins



Witness

2022 - 2026

HOUSTON COUNTY
JOINT
COMPREHENSIVE

PLAN

HOUSTON

CENTERVILLE

PERRY

WARNER ROBINS

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Introduction

The Joint Comprehensive Plan for Houston County and the cities of Centerville, Perry, and Warner Robins was adopted in January 2022 and 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 goal of this plan is to serve as the guiding document for the physical development and guide to land use in Houston County and the municipalities within. This plan is a living document, capable of being amended, updated, and improved to provide a flexible framework for development across the county for the next 20 years. This plan was built around and details the vision, goals, needs, and opportunities, current and future land use, and a five-year community work program that will help Houston County and the cities of Centerville, Perry, and Warner Robins evaluate new development projects, direct capital improvements, guide public policy, and ensure the county continues to prosper.

Planning Process

The Middle Georgia Regional Commission met with each local government during April and early May 2021 to discuss the Comprehensive Plan update requirement. These meetings allowed each jurisdiction to determine the best approach for plan development and stakeholder involvement. Based on that input, the Comprehensive Plan process formally began when the initial public hearing was held on Tuesday, May 11, 2021, at 5:30 pm in the Houston County Annex.



Figure 1: The Middle Georgia Regional Commission gives introductory remarks during the first public hearing on May 11, 2021, at the Houston County Annex.

Documentation for this meeting can be found in the Appendix. The purpose of the hearing was to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and obtain input on the planning process. The meeting was attended by representatives from each local government, community stakeholders, and members of the public. The planning process schedule is included below.

Comprehensive Plan Update Schedule		
Phase	Action	Timeframe
1	Initial Meetings with Local Governments	April – May 2021
2	Public Engagement, Including Kick-off Public Hearing	April – June 2021
3	Stakeholder Committee Meetings	June – July 2021
4	Community Work Program Update	September 2021
5	Drafting and Review	September – November 2021
6	Revision and Adoption	November 2021 – January 2022

After meetings with Houston County and the cities of Centerville, Perry, and Warner Robins

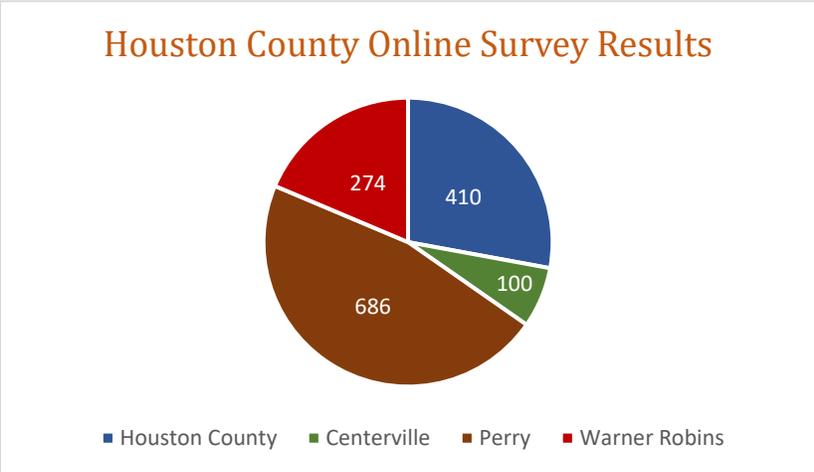


Figure 2: Survey results by municipality. Total responses: 1470.

it was decided that conducting online surveys for each government would be appropriate for the public engagement phase of the Joint Comprehensive Plan update. The surveys were able to get robust participation from the public. The surveys were open for public participation after the initial kick-off meeting through the Stakeholder Committee meetings.

The City of Perry launched additional surveys focused on the specific topics of Future Growth and Land Use, Civic Life and Community Services, and Housing for those who indicated a specific area of interest.

Additional public engagement was conducted in May and June 2021 at the Food Truck Friday events in Centerville and Perry, at the Centerville Market Days, and the Perry Juneteenth Community Celebration. These events were well attended, and the public was eager to share their thoughts on the future of Houston County. Additional paper surveys were given out in Perry due to concerns about the lack of equitable internet



Figure 3: The Middle Georgia Regional Commission at Perry's Food Truck Friday event on May 14, 2021. Note all of the sticky-notes on the poster board containing residents' thoughts for the plan.

access. Approximately 400 residents of Houston County were reached through these methods. All survey results are included in the Appendix.



Figure 4: Participants during a mapping exercise at a Perry Stakeholder Committee meeting.

For the Stakeholder Committee Meetings phase of the Comprehensive Plan, Houston County and its cities individually coordinated with the Middle Georgia Regional Commission to determine the most efficient manner of conducting their stakeholder meetings. The agreed-upon schedule with each government is included below. The meetings started with an overview of what the comprehensive plan was and an update on the planning process. The discussion of each topic included a review from the previous plan, sharing results from the surveys and other relevant information, and group engagement exercises including mapping activities, SWOT analysis, small group discussions, and other activities. The sign-in sheets from each of the public meetings are included in the Appendix.



Figure 5: The Middle Georgia Regional Commission takes notes at the Centerville Farmer's Market on May 1, 2021.

Stakeholder Committee Meeting Schedule				
Local Government	Session #1 Topics	Session #2 Topics	Session #3 Topics	Session #4 Topics
Houston County	Wednesday, 6/23/2021 3:00 – 5:00 PM	Wednesday, 6/30/2021 3:00 – 5:00 PM	Tuesday, 7/13/2021 3:00 – 5:00 PM	Thursday, 7/15/2021 3:00 – 5:00 PM
	Community Facilities, Public Safety	Economic Development, Broadband	Housing, Transportation	Natural/Cultural Resources, Land Use
Centerville	Tuesday, 6/15/2021 9:00 AM-Noon	Tuesday, 6/15/2021 4:00 – 5:00 PM	Tuesday, 7/6/2021 9:00 AM-Noon	
	Community Facilities, Public Safety, Economic Development, Broadband	Housing (with housing team)	Transportation, Natural/Cultural Resources, Land Use	
Perry	Thursday, 6/17/2021 5:30 – 7:00 PM	Monday, 6/21/2021 5:30 – 7:00 PM	Thursday, 6/24/2021 5:30 – 7:00 PM	Tuesday, 6/29/2021 5:30 – 7:00 PM
	Economic Development	Housing	Future Growth and Land Use	Civic Life and Community Services
Warner Robins	Friday, 6/4/2021 10:00 AM-Noon	Monday, 7/19/2021 3:00 – 5:00 PM		
	Community Facilities, Public Safety, Economic Development, Broadband	Housing, Transportation, Natural/Cultural Resources, Land Use		

After completing the Stakeholder Committee Meetings, the Middle Georgia Regional Commission took all the information gathered from the public and stakeholders to begin drafting the needs, opportunities, and goals for the comprehensive plan. These drafts were then shared with the local governments in advance of the next phase of the planning process, the Community Work Program Workshops. During the workshops, Regional Commission staff and stakeholders discussed the progress made for each item from the previous Community Work Program and shared new projects that will be undertaken in the upcoming five years covered by this update to be included in the new Community Work Program.

Community Work Program Workshop Schedule	
Local Government	Community Work Program Workshop
Houston County	Wednesday, 9/15/2021 9:30 – 11:30 AM – Houston County Annex
Centerville	Wednesday, 9/15/2021 1:30 – 3:30 PM – Centerville City Hall
Perry	Thursday, 9/23/2021 1:30 – 3:30 PM – Perry City Hall
Warner Robins	Thursday, 9/23/2021 9:30 – 11:30 AM – Warner Robins City Hall

The draft of the Comprehensive Plan was shared with Houston County and the cities of Centerville, Perry, and Warner Robins on October 15, 2021. The governments were given two months to read over the plan and provide their thoughts before the second required public hearing which was held on December 16, 2021, to present the plan to the public. Final comments were received over the following days and the final draft of the plan was then submitted to the Georgia Department of Community Affairs for their formal review before being adopted by each jurisdiction. All the documentation for these meetings is included in the Appendix.



Figure 6: The Middle Georgia Regional Commission covering the highlights of the plan at the second public hearing on December 16, 2021, at the Houston County Annex.

Vision

The following vision statement was developed in meetings with each of the local governments based on input gathered during the stakeholder sessions.

“Houston County aspires to be a welcoming, diverse community, filled with opportunities for economic prosperity, where everyone can attain a high quality of life. We will protect our natural resources, enhance relationships with Robins Air Force Base, and build a robust, creative, and social community.”

Economic Development

High priority needs and opportunities are identified with an asterisk (*).

GOALS

1. Diversify the economy to lessen dependence on the military while continuing to support current and future missions and personnel at Robins Air Force Base.
2. Enhance relationships with post-secondary institutions to create a more educated workforce.
3. Develop ways to expand economic development opportunities throughout the county.

NEEDS AND OPPORTUNITIES

1. With the concentration of missions at Robins Air Force Base, there is an opportunity to become a “Software Center of Excellence” and to create an Innovation Corridor. *

Advancements in defense software technology evolve at a remarkable pace. Houston County is poised to become a Software Center of Excellence as additional missions and technology expand throughout the area. Assuring adequate infrastructure, services, and lifestyle centers are available for prospective companies and their respective workforce is essential to growing an Innovation Corridor. The goal of the Innovation Corridor is to bring individuals and entities together to create a collaborative ecosystem that gives Houston County a competitive advantage over other regions in the country.



Figure 7: Logo for the Middle Georgia Innovation Project.

2. Public infrastructure capacity enhancement and a speculative building are needed to support industrial development.

Meeting the infrastructure needs of existing and prospective industries is vital to a thriving economy in Houston County. Growth in advanced manufacturing, food processing, and agribusiness requires industrial-scale water and wastewater capacity strategically located to support development. In addition, 80 percent of economic development prospects to the county continue to seek an existing speculative building. Efforts should be made to continue to monitor available land and buildings and expand infrastructure capacities, such as water, sewer, natural gas, and broadband where appropriate.

3. Look for opportunities to establish a downtown core within Warner Robins and Centerville. *

As Houston County continues to grow, establishing a sense of place for the county and its city centers will be crucial to the general quality of life of its residents and visitors alike. Warner Robins is specifically unique in that its establishment is generally recent and largely tied to the installment of Robins Air Force Base in the 1940s. As a result, the city’s development over time was focused and radiated from the base. There is an opportunity to reinvest in the existing commercial core along Watson Boulevard. Centerville, on the other hand, is faced

with a similar unique opportunity in that the city seeks to establish a new economic core and develop what defines its sense of place. Centerville will continue to expand on efforts to establish a downtown core around the newly built Center Park and identify emerging town centers.

4. There is an opportunity for redevelopment and in-fill development around Robins Air Force Base and the North Houston Recreation Complex.

There is an opportunity to focus economic development in the areas around Robins Air Force Base. Recognizing this, Warner Robins has since refocused its resources on revitalizing the area directly adjacent to the base and constructed the North Houston Recreation Complex to bolster economic development in the northern quadrant of the city. The city would like to continue to focus on this target area in the coming years and develop standards and guidelines to incentivize redevelopment and in-fill development.

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

Attracting and retaining a quality workforce that meets the labor demands of Houston County industries is vital. This need for a highly skilled workforce will only become more important as Houston County's knowledge-based economy matures. Houston County seeks to attract and retain a skilled workforce to the area, and meet the workforce demands of the surrounding region by growing educational offerings and partnerships. Beyond the workforce needs of Robins Air Force Base, employers across Houston County are seeking new and innovative ways to attract and retain skilled workers.

6. Enhance shopping, dining, and residential opportunities in Downtown Perry.

As the historic activity center of Houston County, Perry's downtown provides residents with a sense of place that projects the small-town feel that is desired by many residents. Efforts should be made to strengthen this existing downtown by developing additional unique shopping and dining experiences in existing, renovated, and infill buildings. Higher-density residential development in and around the downtown core helps support downtown businesses and creates active public spaces.



7. Capitalize on economic development opportunities near or adjacent to Interstate 75.

Interstate 75 serves as an economic driver for Houston County and its cities. Development near the interstate provides an opportunity for more intense uses. This type of development capitalizes on travelers passing through Houston County and should be considered as an effective economic development strategy.

Housing

High priority needs and opportunities are identified with an asterisk (*).

GOALS

1. Provide for a variety of housing types and densities throughout Houston County.
2. Promote the development of workforce and affordable housing.
3. Provide additional services and support to the homeless and at-risk populations, such as veterans.
4. Alleviate blight throughout the county.

NEEDS AND OPPORTUNITIES

1. Shifting household size and family-time priorities require various housing options.

The typical household size and makeup in the United States have been shifting since the 1970s. More families are prioritizing family activities over house maintenance and upkeep. To meet these changing demands, a variety of housing options, including attached and detached houses and multi-family housing should be developed. The densities of these developments should range from low to high based on supporting infrastructure and compatibility with surroundings.

2. Low-to-moderate income residents have few affordable housing choices. *

As Houston County continues to experience significant population growth, there will continue to be upwards pressure on rent and home prices. Particular concern was expressed throughout the county for low-to-moderate-income residents and those that work entry-level hourly wage jobs being able to afford safe and standard housing. According to the 2019 American Community Survey, the median rent paid in the county was \$940 a month, a 16.6 percent increase from 2010. It was estimated that one out of three renters in the county are considered rent-burdened, or their gross rent as a percentage of their income is 33.3 percent or higher. Recent work has been done to provide more affordable housing for residents, such as the upcoming development of a 156-unit apartment building being built in Centerville, with 64 units being designated as affordable housing units. As more housing units are built, there should be a uniform effort to ensure that low-to-moderate-income residents are not victims of gentrification and are priced out of the housing market.

3. There is a need to address the lack of housing for at-risk populations, including homeless and veterans. *

Being home to Robins Air Force Base, there are a large number of veterans who retire or settle into Houston County. Veterans experiencing homelessness are a problem throughout the country, and Houston County is no exception. There are many reasons people struggle with poverty, including lack of access to reasonably priced housing, substance abuse, mental health challenges, and trauma. While these challenges are especially prevalent in the veteran

populations, they are common across the homeless population of Houston County. Throughout the planning process, stakeholders and the public expressed the difficulty many individuals have in finding affordable, appropriate housing to fit their needs. Some of these needs included transitional housing for those leaving recovery services but not ready to live on their own, those that cannot afford a car and do not have access to public transportation, and other low-income individuals who are not eligible for subsidized housing. While the population of Houston County will continue to grow and new housing will be developed to satisfy that market, it is important to focus on the populations who fall through the gaps and are unable to have their housing needs met by the private sector.

4. There is a lack of incentives and code enforcement programs and tools for fighting blight, particularly from absentee landlords. *



Figure 9: A house that was determined to be distressed during Centerville's 2017 Housing Survey.

Blight remediation requires a targeted, intentional approach, as blight is known to spread once it has taken hold in an area. Houston County and its cities have been focused on mitigating blighted houses and addressing the most dilapidated structures. However, there is a lack of tools available to those communities to help prevent at-risk houses from falling into further states of disrepair and becoming blighted. Throughout the county, there is a need for additional resources focused on blight identification and code enforcement.

When discussing blight in every community throughout Houston County one of the issues that was brought up regularly was the difficulty engaging absentee owners and landlords and incentivizing them to rehabilitate properties. At times it can be difficult to track down the owner of blighted properties, and in other instances, it is impossible to get them to be responsive. Common issues with these properties include overgrown lawns, littered yards, and structural decay. Because this is an issue that is pervasive throughout the county, a targeted, unified approach is likely the best option for success.

Warner Robins Housing Narrative

Under the Comprehensive Plan Rules of the Georgia Department of Community Affairs, the housing element of the comprehensive plan is required for Warner Robins as a recipient of the Community Development Block Grant Entitlement Community. The 2020-2024 Consolidated Plan is incorporated by reference as a substitute for the required housing element. The plan is available by request from the City of Warner Robins Community and Economic Development Department. Warner Robins believes the goals, needs, and opportunities of this comprehensive plan reflect the strategies and needs outlined in their Consolidated Plan.

As outlined in the 2020-2024 Consolidated Plan, the City of Warner Robins seeks the following outcomes:

1. Improve the condition of the current housing stock.
2. Increase the quantity of affordable housing.
3. Abate community slum and blight.
4. Assist vulnerable populations.
5. Improve the aesthetic quality of underdeveloped areas.
6. Decrease the number of impoverished residents.
7. Increase transportation services.
8. Decrease homelessness.
9. Encourage the growth of local businesses.
10. Promote fair housing throughout the city.

As identified throughout the planning process, and in the Community Work Program for the City of Warner Robins, the city seeks to use its CDBG funds to assist local builders and developers to provide affordable housing and complete the rehabilitation of single-family homes. These objectives are definitive and measurable action items that meet the goals, needs, and opportunities identified in the Joint Comprehensive Plan and the Consolidated Plan.

Natural and Cultural Resources

High priority needs and opportunities are identified with an asterisk (*).

GOALS

1. Protect against non-stormwater discharges by maintaining Municipal Separate Storm Sewer Systems (MS4) permitting authority.
2. Incorporate electric vehicle (EV) charging stations as a part of new and existing developments as appropriate.
3. Preserve natural and historic resources, particularly in more rural parts of the county.
4. Support and invest in parks and recreational infrastructure.

NEEDS AND OPPORTUNITIES

1. There is an opportunity for improved marketing of natural resources in Houston County.

Multiple initiatives are undertaken by the governments of Houston County that provide their residents the opportunity to make a positive impact on the environment but they are not necessarily well known. The Centerville Recycling Center is a great example of this. Throughout the planning process, multiple citizens expressed an interest in starting or participating in recycling programs but were unaware of the Centerville Recycling Center, which accepts recycling materials from throughout the county, and the opportunity for

residents to volunteer at the center. Not only are these resources important to the quality of the natural environment, but the opportunity for citizens to participate in these programs provides a quality-of-life amenity by itself. There is also a collection of environmental education recreational opportunities that should continue to be marketed to the public. The Go Fish Education Center and the Oaky Woods are examples of protected areas that offer a variety of activities and opportunities for the residents of Houston County to experience nature while supporting conservation efforts. Amenities like these will become even more important as Houston County continues to develop a more urban culture.

2. With the rapid growth in Houston County, there is a need to identify, preserve, and develop historic resources throughout the County. *



Figure 10: Downtown Perry is an example of a historic area that should be preserved.

Houston County has grown exponentially in the last five years and is projected to continue this pattern of growth. It is important to develop processes that facilitate and incentivize development in a way that preserves and promotes the valuable historic resources that convey the County's rich history. Historic Preservation Tax Credits are available on the state and federal levels for the

rehabilitation and reuse of historic buildings. Preservation planning could, not only guide the preservation of historic buildings in the county, but it can direct compatible new development.

3. There is a desire for additional multi-modal pedestrian trails that provide connectivity to public places. *

As Houston County continues to develop a more urban character, there is a growing desire to develop new trails as an option for residents to avoid automobile traffic and participate in recreational activities. Multi-modal trails are designed to allow for multiple types of travel including walking, biking, and off-road vehicles to be used for those purposes. Safety was a concern expressed by many residents because they do not feel safe traveling as pedestrians along many of the busy roads throughout the county. The expansion of these trails provides a safe alternative for those pedestrians. Additional trails should be explored strategically, with priority planning to connect residential areas to public places with the potential highest demand for users. Some examples of connections that were shared throughout the planning process include connecting neighborhoods to local parks and libraries, as well as commercial centers, such as downtown Perry and neighborhoods to Center Park in Centerville.

4. Bodies of water in Houston County, including lakes and rivers, are underutilized. *

Houston County is home to multiple bodies of water across the county, from the Echeconnee



Figure 11: Trail at Rotary Centennial Park in the City of Perry. The trail system goes along the Big Indian Creek and the surrounding wetlands.

Creek in the north, Houston Lake in the center, and the Flat Creek south of Perry, but many are not being utilized as they should. Because of their scenic views and relaxing atmosphere, bodies of water are often viewed as ideal locations for trail and greenspace development by residents. As development in Houston County continues, a priority of the governments should be developing these resources for recreational use as it will help the county maintain a balance between its development as an urban county with its rural history.

5. There is a lack of community knowledge of proper drainage ditch maintenance practices. *

A concern from staff and officials expressed during stakeholder engagement sessions was that drainage ditches on private property commonly are poorly maintained causing flooding during heavy rain events. Because the local government has no authority to work on private property where most of these ditches are, it is the responsibility of property owners to maintain them. Engaging with the community through educational programs or other initiatives to inform and improve regular maintenance practices will improve the overall stormwater drainage capacity throughout the county.

Community Facilities and Services

High priority needs and opportunities are identified with an asterisk (*).

GOALS

1. Coordinate and enhance park and recreation services.
2. Improve communications with citizens about local government services available.
3. Enhance intergovernmental coordination for a greater quality of services.
4. Ensure high-quality public infrastructure is available to support growth and development.

NEEDS AND OPPORTUNITIES

1. Further investments are needed to meet the recreational needs of all residents. *

Throughout information gathering sessions, one need that was evident for Houston County and its cities is for additional recreational opportunities. It is worth noting that the local governments have made several investments in the development and rehabilitation of new and existing parks and recreation facilities in the past five years. Even with these investments, there is still a desire to expand recreational offerings and provide recreational opportunities for people of all ages and abilities. As Houston County continues to see intense population growth, more and more investments will be needed to meet this higher demand.

2. Continue to make improvements to public buildings on a priority basis. *

There have been many improvements made to public buildings throughout Houston County over the last several years, but there still exists a need for further improvements at some facilities. These include security improvements, capacity improvements, and other general upgrades at administrative buildings, courthouses, and public safety departments. These improvements are prioritized based on the severity of need and executed at times when necessary arrangements can be made as to not fully interrupt operations.

3. Fully staffed, community-focused, and well-trained fire and law enforcement services that reflect the community will enhance the quality of life for residents and visitors. *

As Houston County continues to grow, there is an increasing need to keep the public safety departments fully staffed and well-trained. Furthermore, the public safety officers should be representative of the population of the county, especially as it continues to diversify and change. This can make interactions more comfortable and lead to improved experiences overall between public safety personnel and the public.



Figure 12: The City of Centerville's new fire station, which was completed in August 2021.

4. There is a need for auxiliary officers for staffing parks and events as these offerings continue to grow.

A final concern that has been expressed through the planning process is a need for dedicated auxiliary officers for a public safety presence at parks and special events. Houston County and its cities host several well-attended events throughout any given year, and these events require a public safety presence. However, assigning law enforcement officers to such duties presents the challenge of balancing normal duty assignments with these additional assignments at parks and events. Finding ways to provide consistent levels of staffing for such events while maintaining sufficient resources to perform standard law enforcement duties will aid the cities and the county as they continue to grow.

Transportation

High priority needs and opportunities are identified with an asterisk (*).

GOALS

1. Improve traffic flow on main thoroughfares.
2. Improve public transportation opportunities countywide.
3. Identify areas throughout the county to improve pedestrian walkability and safety.

NEEDS AND OPPORTUNITIES

1. Houston County lacks adequate public transportation. *

Houston County encompasses 375.54 square miles, making it the 67th largest county in Georgia in landmass. With three cities, Centerville, Perry, and Warner Robins being major population centers, public transportation is lacking to facilitate intercity movement. Developing transportation solutions and policies that support growth in the area would establish a strong connection between transportation networks in the region.

2. Gateways and streetscapes need to be enhanced to be visitor-friendly.

Areas of Houston County like Centerville, Perry, and Warner Robins have studied emerging



Figure 13: Welcome sign for the City of Warner Robins.

town centers and crafted plans to enhance the visitor experience in target areas, such as Watson Boulevard, Downtown Perry, and the Centerville Galleria. Implementing proposed streetscape upgrades with improvements to roadways, lighting, landscaping, and way-finding signage serve as effective tools in enhancing the holistic Houston County experience.

3. There is a lack of a complete sidewalk network throughout Houston County. *

There are approximately 1088.2 miles of roadway throughout Houston County. Many of these roads do not have sidewalks, and the sidewalks that exist are unsafe and ineffective. Installing effective and safe sidewalks where needed is vital to walkability throughout Houston County. Studying pedestrian patterns and walkability can aid in connecting the community to vital resources. The transportation needs of younger generations have been reprioritized to lessen dependency on driving a car. Houston County has an opportunity to study and focus on health and walkability by identifying opportunities to expand the sidewalk network and lessen the need for vehicles within city limits.

NARRATIVE – TRANSPORTATION

Under the Comprehensive Plan 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 2045 Metropolitan Transportation Plan (MTP), adopted October 21, 2020, 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 MTP.

The WRATS 2040 LRTP/MTP 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 the improvement of public transportation opportunities.
 - Connected to the goals of walkability and bikeability.
 - Connected to upgrades of unpaved roads.

4. Environment and Quality of Life

- Protect wetlands, historic resources, neighborhoods, recreational facilities, and other important resources
- Support infill development
- Provide access to essential services

5. Multimodal System

- Provide for a connected bicycle and pedestrian network.
- Provide safe access between residential and activity centers
- Minimize network deficiencies and impacts on efficient freight mobility and access.

6. Management and Preservation of Existing System

- Require improvements necessary to accommodate future growth in the development review process
- Review all development proposals for transportation impacts
- Maximize the efficiency of signalized intersections
- Expand the use of intelligent Transportation Systems
- Maintain the existing transportation system

7. Resiliency and Reliability

- Minimize delays due to recurring and non-recurring congestion
- Coordinate with local and state emergency management agencies
- Identify vulnerable areas of the system that impact the reliability of travel and identify strategies to address
- Review transportation projects to ensure minimal stormwater impacts

8. Travel and Tourism

- Promote regional connectivity
- Promote transportation investments and strategies that provide access to tourist attractions

By the incorporation of the 2045 Metropolitan Transportation Plan (MTP), 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.

Broadband

High priority needs and opportunities are identified with an asterisk (*).

GOALS

1. Ensure that all Houston County residents and businesses have access to affordable and reliable broadband service to support daily activities

NEEDS AND OPPORTUNITIES

1. There are unserved areas in Houston County, where 25/3 MBs service is not available. *

Houston County has around 4 percent of its residences and businesses unserved for broadband service, and most of this is concentrated in the unincorporated southern end of the county. This area of the county is less densely populated than northern unincorporated Houston County and its cities. As the county continues to grow and the landscape changes, it may become desirable or necessary to find solutions for broadband connectivity for these areas.

2. The Middle Georgia Innovation Corridor is an opportunity that would require additional broadband capabilities.

Attracting software development and information technology talent to Middle Georgia, including Houston County, will require reliable and high-speed broadband access. This is important not only for just meeting the scope of work of software development and information technology, but to be an appealing place to live for the workers in those fields that Houston County wishes to attract. The availability of reliable broadband connectivity is increasingly a deciding factor in whether or not a family may wish to live in a particular area, just as quality schools and safety have historically been.

3. The local government process for broadband services could be enhanced through the Broadband Ready program. *

Most of the municipalities in Houston County do not have pre-established processes relating to broadband service like those detailed in the Broadband Ready Model Ordinance. Adopting this ordinance and moving forward with applying for the Broadband Ready designation is an opportunity to signal to providers that Houston County is interested in seeking solutions for areas that are currently unserved or underserved for broadband connectivity. Not only could this entice providers to offer broadband service where it currently does not exist, but it could create competition to get better service in already-served areas.

4. EMCs are able to provide internet service which could bring high-speed internet to unserved areas of Houston County.

While there are a significant number of unserved Census Blocks in southern unincorporated Houston County, several of them were awarded in the Rural Digital Opportunity Fund (RDOF) Auction 904 and have prospective corporations to provide service in the future, including EMCs. Over the next several years, as required in the regulations of the RDOF Auction 904, several – but not all – of the unserved or underserved areas will have an expansion of broadband service available to them.

5. There is a need for Public Wi-Fi infrastructure to be encouraged in new public buildings and facilities developments, such as parks. *

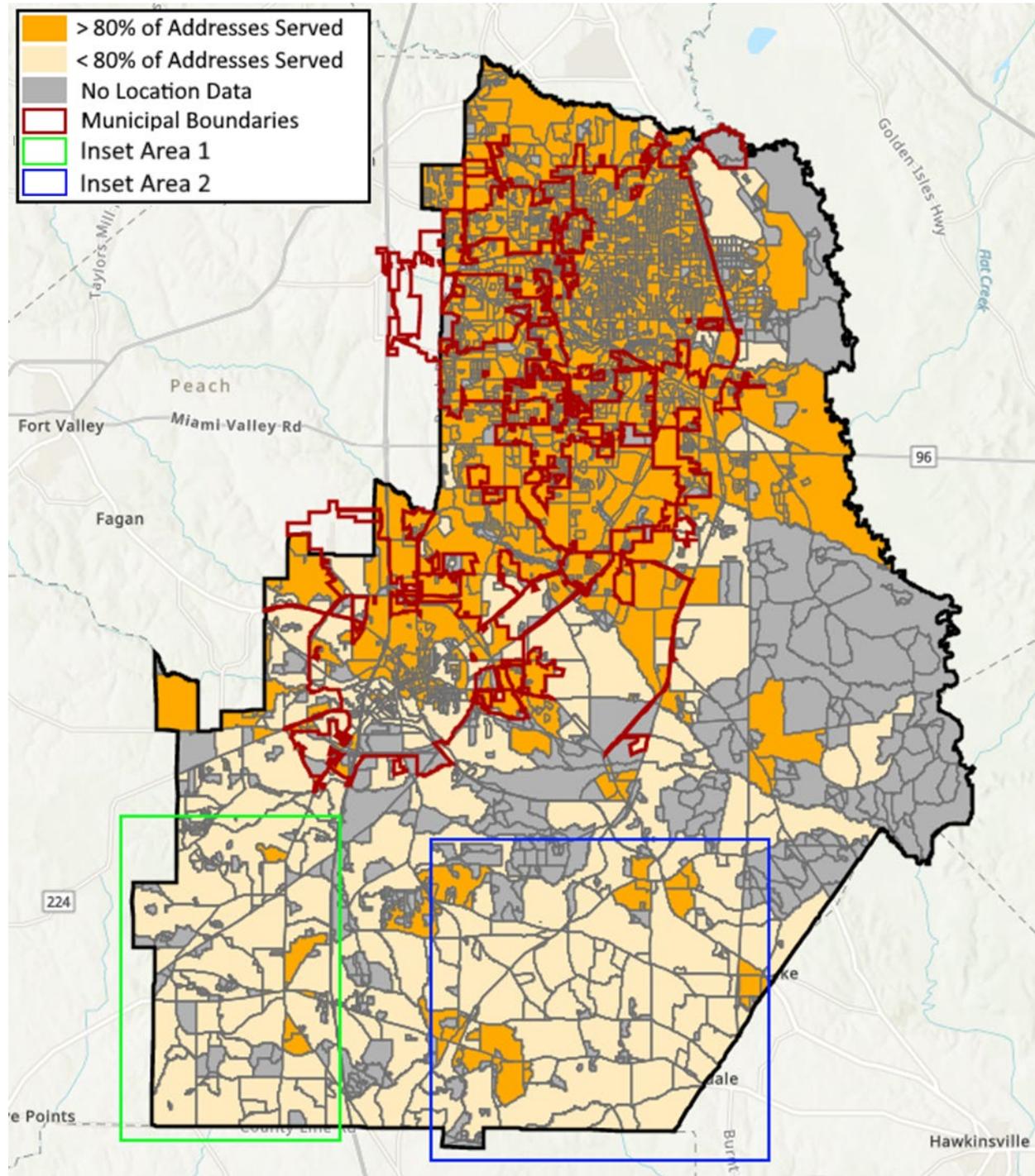
Houston County already provides public Wi-Fi at several of its existing public buildings, including the libraries, fire stations, parks, and several administrative buildings. Because there is a considerably large area of Houston County that does not have access to broadband service, public Wi-Fi must be included in all discussions in the future regarding new public buildings and facilities, and plans be made to expand public Wi-Fi service to older public facilities that do not have them.



Figure 14: The new Centerville Branch of the Houston County Public Library System. The building offers free Wi-Fi to the public.

The City of Perry intends to address public Wi-Fi by establishing a high-speed internet hub within its downtown area. This hub would serve residents and visitors in downtown as well as support city-sponsored events.

ANALYSIS OF UNSERVED AREAS

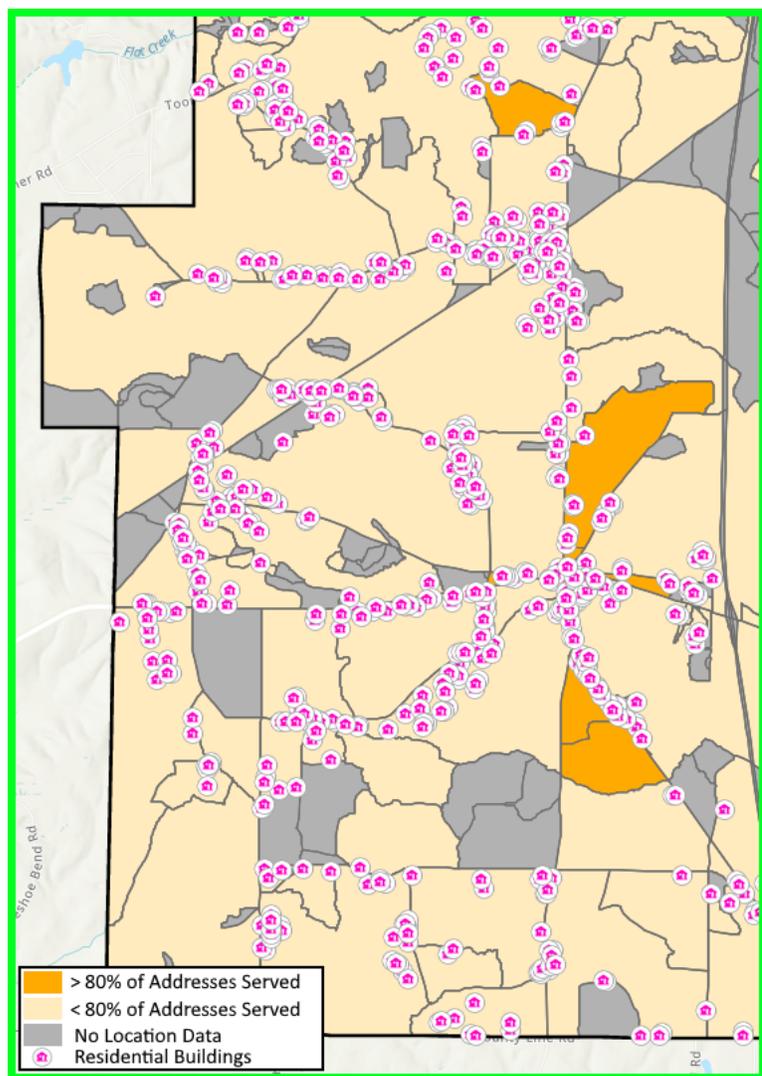


Map 1: Houston County Broadband Availability Map.

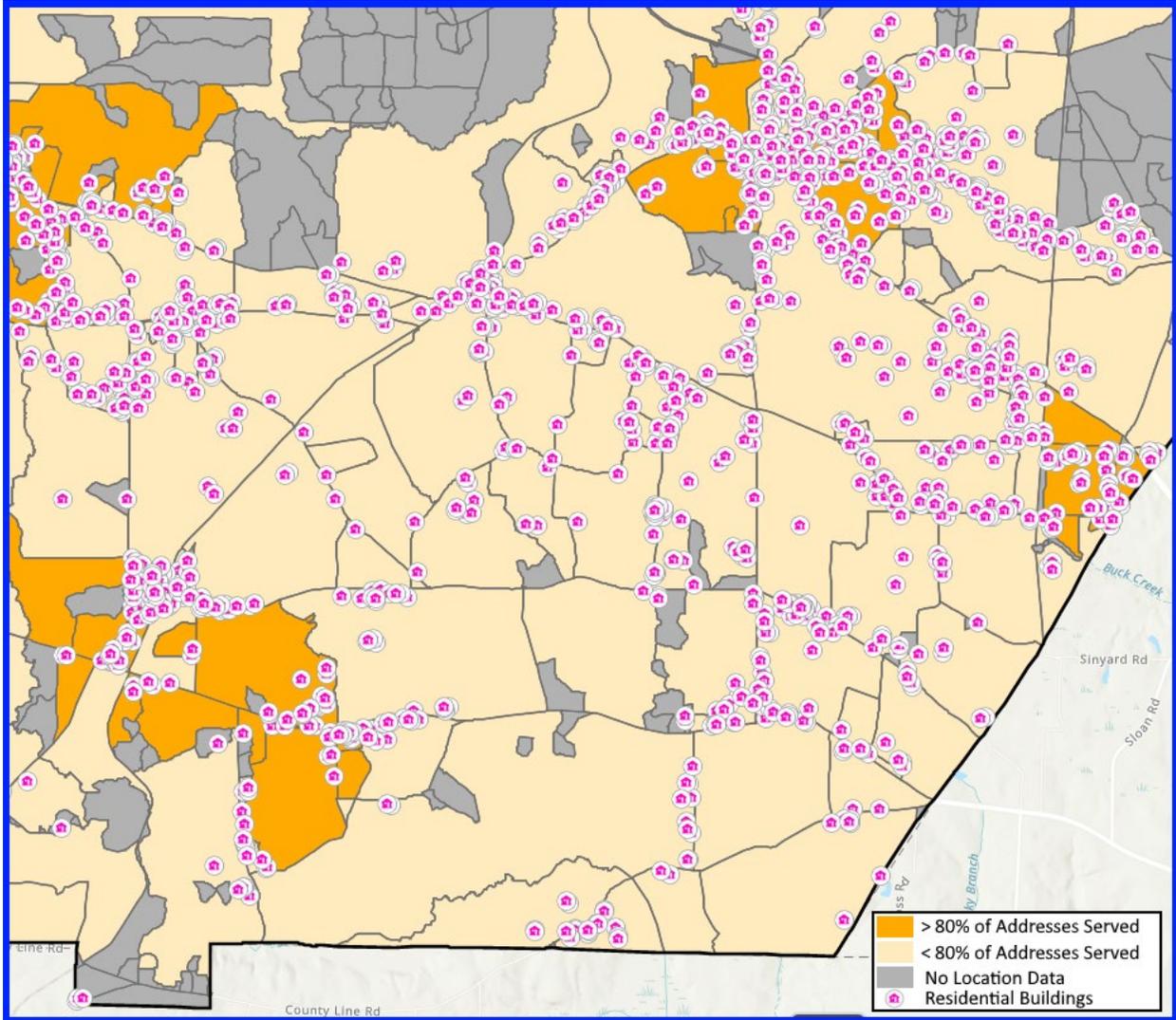
The State of Georgia, as part of the Georgia Broadband Deployment Initiative (GBDI), undertook a large-scale survey of broadband access, mapping more than 5 million locations of homes and businesses across the state, and overlaying that data with information on broadband provider service availability. Map 1, on the previous page, shows this data at the Census Block Level. An interactive version of this data made by the Middle Georgia Regional Commission can be found at <https://tinyurl.com/HoustonCoBroadband>.

As can be seen from Map 1 on the previous page, the cities of Centerville, Perry, and Warner Robins are well covered by broadband service providers. Collectively, 96 percent of Census Block locations throughout Houston County are considered served, meaning that 80 percent of locations within the block meet the FCC’s minimum definition of broadband service (at least 25 Mbps download speed and at least 3 Mbps upload speed). Furthermore, throughout a significant portion of the incorporated areas of the county, Fiber technology service at speeds of 500/50 Mbps or greater are available, which far exceeds the minimum broadband definition.

Considering the levels of service that are available throughout most of the county, the primary areas of focus for new service provision are in two quadrants in the unincorporated southern end of Houston County. Map 2 (right) shows the first identified area with points indicating the location of residential structures. Expanding service along GA-26, Felton Road, Kersey Road, and General Courtney Hodges Boulevard (U. S. Route 41) would catch a significant number of the denser unserved areas that can be seen in this quadrant. A significant portion of these homes are not in an area awarded under the recent Rural Digital Opportunity Fund (RDOF) Auction 904 and would be ideal locations to submit for future grants. Beyond these roads, the concentration of homes around Free Lake (Toomer Road and Orchard Road) would also benefit from increased service availability, but this area was awarded during the RDOF and may see service in the future.



Map 2: Unserved Southwestern Houston County.



Map 3: Unserved Southeastern Houston County.

Map 3 (above) shows the other identified area with points indicating the location of residential structures. Much of the unserved areas around the unincorporated community of Grovania (Grovania Road and Klondike Road) were awarded in the RDOF Auction 904, but almost all of the southeasternmost area of the county was not awarded, including along Pitts Road, East Flournoy Road, portions of Larry Walker Parkway (U.S. Route 341) and Fuller Road. All of these areas would benefit from increased service availability and will be desirable locations for grant applications in the future.

Land Use

High priority needs and opportunities are identified with an asterisk (*).

GOALS

1. Promote new and infill development in areas with adequate existing infrastructure capacity.
2. Develop design standards to promote developments that reduce or eliminate negative impacts on the surrounding built environment.
3. Protect Robins Air Force Base from the encroachment of non-compatible uses.
4. Develop standards and incentives for redevelopment of obsolete or under-utilized properties.

NEEDS AND OPPORTUNITIES

1. Gateways identified in the cities need improved regulations to improve aesthetics and useability. *

The gateway corridors identified in the Character Areas map are important as main thoroughfares to be a visitor's first impression of the municipality. It is important that these corridors, including Perry Parkway, Russell Parkway, and State Route 96, be aesthetically pleasing, efficient, and inviting. Improving regulations on development patterns on these gateway roads is one way to achieve this outcome.

2. There is a need for increased coordination with the Houston County Board of Education regarding future development.

Houston County is consistently recognized for its high-quality school system and the location of new schools in areas of the county that historically brings new development and population concentrations with it. Coordinating with the Board of Education to identify desirable areas for the development of schools can be a useful tool for guiding other kinds of development. In some cases, schools are developed in areas with less-than-adequate existing infrastructure, putting a high burden on the nearest municipality. Future coordination is the first step in ensuring that this does not continue to occur.

3. There is a need to focus on what development looks like to maintain character in each respective municipality.

Through surveying efforts, many city and county residents expressed their concerns about future development being incompatible with the character of their communities. Respondents expressed that they intentionally chose to live in Houston County or one of its cities instead of other populated nearby areas such as Macon-Bibb County largely because of the smaller town feel. This was particularly notable through the City of Perry's survey respondents. With this passion in mind, there is a need to carefully plan for the future throughout the county to preserve the unique and desirable character that makes it a popular place to live for existing and prospective residents.

4. Infill development and redevelopment opportunities exist in the cities.

The cities of Perry and Warner Robins have significantly expanded their boundaries over the past several years through annexations. Since the previous Comprehensive Plan cycle in 2017, the city of Warner Robins has added 586 acres and the city of Perry has added 570 acres. There is an opportunity to promote infill development to encourage more efficient use of the land within their respective boundaries. Infill development allows the cities to utilize existing infrastructure for new developments rather than having to invest in service expansion through redevelopment efforts.

5. Houston County continues to experience significant population growth. *

Houston County has grown over 15 percent from around 140,500 residents in 2010 to over 163,000 residents in 2021 and is projected to keep growing to over 220,000 by 2050. This rate of population growth brings exciting possibilities for the future of Houston County and its cities but requires careful planning efforts to handle and avoid uncontrollable sprawl. There is a need to prioritize land use planning for future growth to achieve sustainable and efficient patterns of development.

6. There is a need to ensure that new development is not incompatible with the existing character throughout Houston County. *

A concern that was identified in all of the cities and the unincorporated county through public engagement efforts was that of Houston County losing its strong rural hometown character and becoming indistinguishable from other urban areas of the state. Controlling what development looks like throughout the county is important in addressing this concern and maintaining the character that so many residents think highly of. This is especially important in the context of coordination between cities and the county to avoid drastic differences immediately upon crossing jurisdictional lines.

Character Areas

Houston County and the cities of Centerville, Perry, and Warner Robins have a highly diverse mix of land types. The Oaky Woods Wildlife Management Area spans over 12,000 acres, the vast majority of which is in Eastern Houston County, and hosts a diverse number of species of wildlife, compounded by the Ocmulgee River's biodiversity which is the county's eastern boundary. Houston County also has strong urban cores in its cities and is proud to be the home of Robins Air Force Base, which provides jobs to over 23,000 citizens and with an economic impact of \$3.4 billion (2020) it is one of the largest economic drivers in the Middle Georgia region. With these characteristics in mind, character areas were devised to help the county and cities plan for sustainable and optimum growth into the future. For each character area, development patterns, primary land uses, objectives, and implementation strategies were identified. Additionally, Neighborhood Nodes and Commercial Nodes have been identified in some areas.

Neighborhood Node

The purpose of neighborhood nodes is to create a neighborhood center that allows less-intense commercial activity and mixed-use within walking distance to traditional and suburban neighborhoods. Neighborhood nodes provide for small-scale bike and pedestrian-oriented retail, office, commercial, and residential centers integrated into the existing communities. These nodes promote efficient and maximum utilization of land development around certain intersections. Neighborhood nodes can also provide a catalyst for the redevelopment of adjacent residential neighborhoods and commercial properties. Compared to commercial nodes, neighborhood nodes are smaller and include less-intense commercial development. An example of a neighborhood node is at the intersection of Swift Street and Houston Lake Drive in the City of Perry. This node is located in the Oldfield Neighborhood and includes a convenience store, church, funeral home, auto repair shop, and other small-scale commercial development.

Commercial Node

The purpose of commercial nodes is to provide a mix of retail and service establishments to support residents within the suburban residential and gateway corridor character areas. Compared to neighborhood nodes, commercial nodes are larger and include more varied uses. These nodes promote efficient and maximum utilization of land development around certain intersections, usually arterial roads. Commercial nodes provide for a balance of housing and employment opportunities through their ability to support more dense development and mixed uses to support daily needs and specialized services. Commercial nodes should support walkable, bike-friendly connections to nearby neighborhoods and multi-family developments. An example of a commercial node is at the intersection of Perry Parkway and Houston Lake Road in the City of Perry. This commercial node includes a mix of retail, service, restaurant, and grocery store developments and is within walking distance to nearby residential developments.

Character Areas for Houston County and the cities of Centerville, Perry, and Warner Robins include:

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

A detailed webmap of the Character Areas for Houston County and the cities of Centerville, Perry, and Warner Robins can be found at: <https://tinyurl.com/HoustonCoCharacterAreas>.

CONSERVATION

Conservation areas include those parts of the community that either cannot be developed due to topographic challenges or 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 benefits 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 15: The Ocmulgee River Corridor is a primary area in need of conservation throughout Houston County.



Figure 16: 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

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 that 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



Figure 17: Farms remain an important part of the landscape in southern unincorporated Houston County.

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.

A substantial amount of land that would have been considered agricultural areas in the past has been converted to residential, commercial, and industrial uses as the county continues to develop; this is particularly evident in the northern parts of the county. Members of the steering committees 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 (TMDLs) for water quality.
- Conservation easements.
- Farmland protection.

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 a 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.

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 seamless while attempting to retain the rural character of the community.

Suggested Development Patterns:

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



Figure 18: Southern Bridle Farms near the community of Henderson is an example of agribusiness growing alongside a rural village.

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 and greenspace.
- Lot size averaging.



Figure 19: Aerial photo of construction of Veterans High School in 2009. Note the difference in scale between the 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 the 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, though not insignificant in Perry and the unincorporated areas between the municipalities. 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 area; 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 20: 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 a mix of housing densities and types, including single-family, townhomes, multi-family, and mixed-use.
- 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 and housing type diversity throughout the community.
- Retrofitting existing residential areas to improve pedestrian access to nearby commercial areas.
- Commercial development within identified nodes that support suburban residents.
- Higher intensity development near or adjacent to Interstate 75.



Figure 21: An example from Warner Robins where a grid pattern has been disrupted, leading to dead-end streets. Reestablishing connections such as this one and connecting cul-de-sacs to nearby roads could greatly enhance walkability and bikeability.

Suggested Land Use Designations:

- Residential
- Public/Institutional
- Parks/Recreation

Suggested Implementation Measures:

- Pocket parks and greenspace.
- Analyze fiscal impacts of growth.
- Appropriate school setting 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.

TRADITIONAL NEIGHBORHOOD

Traditional neighborhoods were generally developed between the late 1800s and the 1960s, with streets laid out in a modified grid pattern. Lots and houses vary in size and architectural style. Landscaping has matured over time to provide a dense tree canopy. Traditional neighborhoods historically include a mix of income levels. Because vehicular traffic is generally local and dispersed through multiple streets, walking and biking in these neighborhoods are generally safe. Traditional neighborhoods are located within walking or biking distance to schools, downtown Perry, and the General Courtney Hodges commercial corridor.

These neighborhoods are not without their challenges. Traditional neighborhoods are more likely to include older homes and infrastructure which require additional maintenance. Revitalization is an important tool to help maintain the stability of these neighborhoods. The Sand Hill and Creekwood neighborhoods are examples of revitalization efforts in the City of Perry.

Traditional neighborhoods require the preservation of their unique characteristics while allowing appropriately scaled infill and development along the neighborhood edges.

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 a healthy mix of uses within easy walking distance.
- Accessory housing units that provide rental opportunities for small households.
- Location of schools within neighborhoods where students can walk to class.
- Commercial development within identified nodes that support neighborhood residents.

Suggested Land Use Designations:

- Residential
- Public/Institutional
- Parks/Recreation

Suggested Implementation Measures:

- Pocket parks and greenspace.
- Appropriate school setting for walkability.



Figure 22: 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 further rehabilitation.

- Housing assessments and inventories.
- Georgia Initiative for Community Housing (GICH) program participation.
- Establishment of an Urban Redevelopment Area (URA).
- 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 into 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 23: Russell Parkway at the Peach County Line is still mostly underdeveloped, 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 that 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 previously discussed nodal development, rather than strip development. In addition, a focus on the continuity of traffic flow along these corridors with limited curb cuts and stoplights 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 that may have a strategic advantage as shipping corridors for heavy truck traffic.

Suggested Development Patterns:

- Residential, commercial, and institutional uses grouped in mixed-use centers.
- Buildings in centers architecturally integrated with the site and with one another.
- Use of village centers in new residential developments to accommodate commercial and service needs of residents.
- Accommodation of big-box retail in a way to complement surrounding uses.
- Incorporate sidewalks and streetscape amenities in commercial centers.
- Redevelop or renovate older strip commercial centers in lieu of new construction further down the strip.
- Landscaped buffers between roadways and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by open space and 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.
- Higher intensity development near or adjacent to Interstate 75.



Figure 24: The City of Perry has 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 Paradise Shoppes of Perry located at Houston Lake Road and the Perry Parkway is an example of this.

Suggested Land Use Designations:

- Commercial
- Residential
- Mixed use
- Public/Institutional

Suggested Implementation Measures:

- Controlling big-box development.
- Access control measures.
- 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 a noticeable difference.

Future plans for the county recognize the difficulty in the 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 instead of continued expansion.

Suggested Development Patterns:

- Residential, commercial, and institutional uses grouped in mixed-use centers.
- Buildings that are architecturally integrated with the site and with their surroundings.
- Use of village centers in new residential developments to accommodate commercial and service needs of residents.
- Accommodation of big-box retail in a way to complement surrounding uses.
- Incorporate sidewalks and streetscape amenities in commercial centers.
- Redevelopment or renovation of older strip commercial centers instead of new construction further down the 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.
- Higher intensity development near or adjacent to Interstate 75.



Figure 25: Watson Boulevard in Warner Robins, pictured 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.

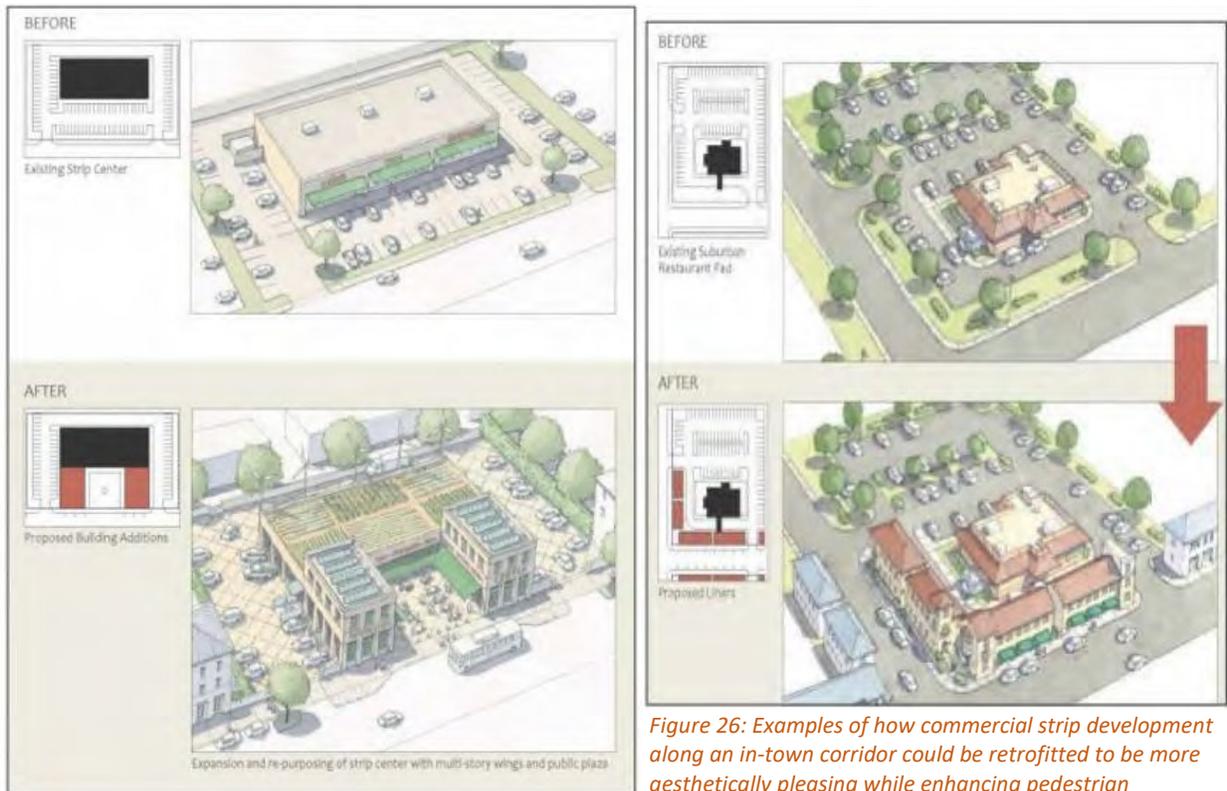


Figure 26: Examples of how commercial strip development along an in-town corridor could be retrofitted to be more aesthetically pleasing while enhancing pedestrian accessibility.

Suggested Land Use Designations:

- Commercial
- Residential
- Mixed use
- Public/Institutional

Suggested Implementation Measures:

- Controlling big-box development.
- Strategies for reuse or redevelopment of greyfields.
- Targeted corridor redevelopment.
- Maximum impervious surface coverage.
- Corridor studies.
- Walkability audit.
- Access control measures.
- Promotion of walkability.
- Urban arterial corridor overlay.
- Retrofitting parking lots with landscape islands and streetside landscaping.

REDEVELOPMENT

Part of the identified Redevelopment area is in the city of Warner Robins, adjacent to the Base Environs character area on Watson Boulevard. 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 lacks identity and has struggled to attract nightlife and cultural activities often found in other communities in Middle Georgia, even those that are considerably smaller in size.

Members of the Houston County Joint Comprehensive Plan Steering Committee and stakeholders believe that the development area of downtown in the Warner Robins area has potential and is a worthwhile goal to pursue in the coming years. To achieve this vision, Warner Robins will likely need to embrace mixed-use zoning and developments throughout the potential downtown area. Nationally, mixed-use buildings continue to increase in popularity, particularly among younger individuals looking for the amenities that are more often found in urban environments, including the ability to walk or bike between an individual's home and where they work or shop. Traditional downtown areas reflect this desirable mix of development well, which is why all of the cities in Houston desire such development.



Figure 27: The Commercial Circle area in Warner Robins has the 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 provide an opportunity for multi-story developments that will contribute to the goal of creating a skyline within the more urban parts of the county. Building up, as opposed to out, can be a more efficient use of space in some areas and can help revitalize a neighborhood that has fallen into decline. Zoning regulations that allow for a mixture of land uses within a compact area will also be beneficial in reducing traffic congestion as the populations of Warner Robins and Houston County continue to grow. Furthermore, the 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 continues to gain interest in the development of a downtown area, several steps can be undertaken. First, additional public investment, such as Centerville's Center Park, can help to create an attractive environment for new private businesses. This may also include utilizing government resources to attack challenges of blight which has taken hold in some areas just outside the current commercial corridor, especially north of Watson Boulevard. 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, such as a Tax Allocation District, Community Improvement District, or 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.

Three redevelopment areas are identified in the City of Perry – Courtney Hodges Boulevard, a portion of Valley Drive, and Smith Drive/Hampton Court Extension. The development patterns along General Courtney Hodges Boulevard are very different from those in the historic downtown core area of Perry, which the corridor leads to. The condition of many of the commercial structures along the corridor is average or worse, compared to the mostly good and excellent quality of buildings downtown. This area has had revitalization efforts around it in the past, including in the Sand Hill and Creekwood communities, but the corridor remains an area in need of commercial redevelopment and new investments.

The redevelopment area along Valley Drive in Perry is comprised of obsolete motels and older warehouse buildings. The motels on Valley Drive were constructed in the 1960s when Interstate 75 opened to travelers. Over the years, these facilities became less attractive lodging locations as new hotels were constructed. Owners were not able to maintain the properties to compete with newer facilities. The area has high visibility from, and easy access to, Interstate 75 which makes it attractive for new commercial and hotel facilities.

The Smith Drive/Hampton Court Extension redevelopment area in Perry is a blighted area characterized by obsolete industrial facilities, including an abandoned concrete plant, junkyards, and older commercial and industrial buildings. The area is bounded by Interstate 75 to the west, the New Hope neighborhood to the east, hotel and restaurant development to the north, and Big Indian Creek to the south. A rail spur bisects the redevelopment area. This area would be appropriate as an extension of the tourist-oriented facilities to the north and light industrial facilities.

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 the street front with parking in the 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 underutilized commercial strips to mixed use.
- Infill development on vacant or underutilized sites.
- Brownfield redevelopment and adaptive reuse of industrial sites.
- Higher intensity development near or adjacent to Interstate 75.

Suggested Land Use Designations:

- Mixed use
- Commercial
- Residential
- Public/Institutional

Suggested Implementation Strategies:

- Strategies for reuse of greyfields.
- Brownfield grant programs.
- Housing assessments and inventories.
- Density bonuses.
- Infill development program.
- Mixed use zoning.
- Pocket parks and greenspace.
- Shared parking.
- Overlay districts.
- Walkability audit.
- Promotion of walkability.
- Maximum setback requirements.
- Establishment of a Tax Allocation District, Community Improvement District, or Business Improvement District.
- Establishment of an Urban Redevelopment Area.



Figure 28: 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.

- Adaptive reuse of structures.
- Crime prevention through environmental design.
- Land assembly for redevelopment.
- Education, marketing, and branding campaigns.

EMERGING TOWN CENTER

Centerville has the characteristics of an emerging town center given the city’s track record of targeted investments in a designated area, including the development of Center Park. This has been an initiative for over 10 years and has been incorporated into past and ongoing planning efforts by the city. In the near future, the city will see more affordable housing developments in its downtown area to appeal to a diverse crowd of potentially interested families. The city continues to pursue grants while developing regulations and strategies which will help bring the ideas from its town center master plan to life, including exploring mixed-use zoning.

These regulations will also focus 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 intends to use public funds to serve as leverage to attract new private dollars for the construction of greenspace and transportation improvements.

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

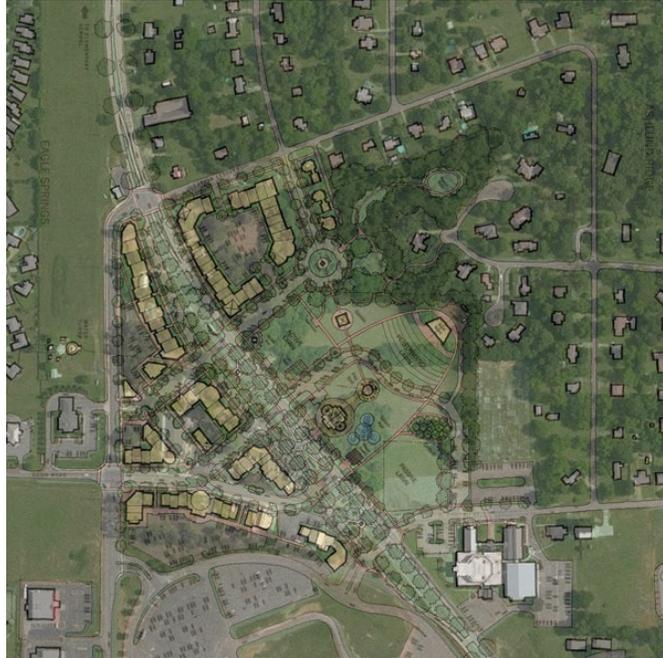


Figure 29: The above sketch of a fully developed Center Park shows it as the heart of development activity around downtown Centerville.



Figure 30: 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 the street front with parking in the rear of buildings.
- Traffic calming measures, such as narrow 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 underutilized commercial strips to mixed use.
- Infill development on vacant or underutilized sites.

Suggested Land Use Designations:

- Mixed use
- Commercial
- Residential
- Public/Institutional
- Parks/Recreation

Suggested Implementation Measures:

- Strategies for reuse of greyfields.
- Smart Growth audit.
- Design standards or guidelines.
- Lifestyle (live, work, play) centers.
- Land assembly for redevelopment.
- Maximum setback requirements.
- Mixed use zoning.
- Overlay districts.
- Shared parking.
- Promotion of walkability.
- Community visioning and design charrettes.

DOWNTOWN

The City of Perry is the county seat of Houston County. Perry's downtown developed as the center of commerce, government, and religious and social activity for the agrarian economy of the county. Because of its location at the intersection of major US highways, downtown Perry also became a resting place for travelers. The former Houston County Courthouse, the New Perry Hotel, and several churches are prominent structures downtown. The primary shopping district along Carroll Street is comprised of one- and two-story commercial buildings constructed in the early 20th century.



Figure 31: Historic storefronts in the Perry town center.

While some of the activities that contributed to the development of Perry's downtown have shifted to other parts of the county, Downtown is still the heart of the community with a unique character not found in other parts of Houston County.



Figure 32: 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.

The Downtown Strategic Plan, adopted December 14, 2020, is incorporated herein by reference. This strategic plan identifies the vision for downtown: “Downtown Perry is a premier and inclusive destination for dining, shopping, and gathering for families, neighbors, and visitors. Downtown Perry is a safe, clean, inviting, and walkable place that proudly maintains its historic, small-town culture and charm while providing new and diverse business, entertainment, and residential opportunities.”

Suggested Development Patterns:

- Infill development on vacant and underutilized sites.
- Active uses (retail, restaurants, and entertainment) on the ground level of buildings; residential and office uses on upper levels of buildings.
- Parking facilities located behind buildings or on the perimeter of the downtown district.
- Structures located at the sidewalk edge to maintain pedestrian interest and downtown character.
- Public spaces designed for active use.
- Residential developments designed to reflect the character of downtown (i.e., townhouses, live/work units).
- Complete streets.

Suggested Land Use Designations:

- Mixed use
- Commercial
- Residential
- Public/Institutional

Suggested Implementation Measures:

- Historic resources design standards.
- Adaptive reuse of structures.
- Design standards or guidelines.

- Maximum setback requirements.
- Mixed use zoning.
- Overlay districts.
- Promotion of walkability.

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 current planning document that provides guidance to the patterns of future development near RAFB, but the 2004 JLUS will be replaced by the Middle Georgia Robins AFB Sustainability Plan in 2022. 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. Many manufactured homes 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. Since 2009, the Central Georgia Joint Development Authority has been working to acquire properties in the encroachment area of Robins Air Force Base that are incompatible with the land use designations listed below. These proactive planning measures have been helping to 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.

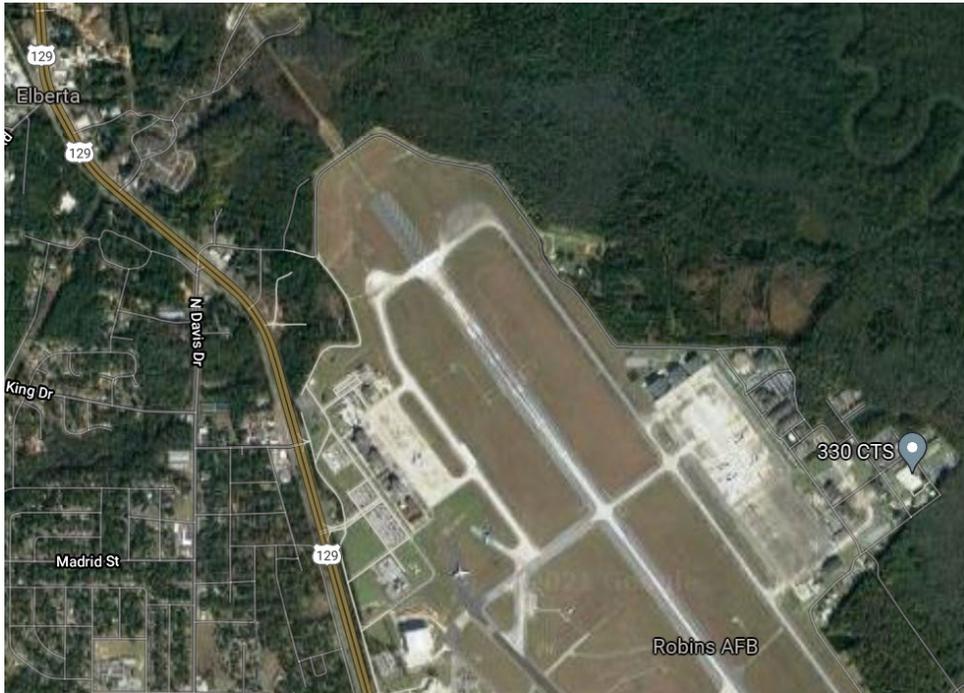


Figure 33: View of the Base Environs Area, courtesy of Google Earth. The Clear Zone and Accident Potential Zone #1, which are just off the end of the runway, pictured above, are clear of non-compatible uses within Houston County; however, as can be seen toward the left in the above picture, a number of residential neighborhoods still exist in close proximity within the noise contours.

INDUSTRIAL

The majority of industrial sites within Houston County are located in industrial parks, many of which are located within the rural parts of the community. These include the Houston County I-75 GRAD site near Interstate 75, the State Route 247 site near Frito Lay, the Houston County Rail Site on AE Harris Road, the Perry Industrial Park, 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 close to neighborhoods.

However, this underscores the 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 34: Houston County industrial parks are home to a number of major national and international corporations with large production facilities.

Suggested Development Patterns:

- New industry located near highways and arterial roads.
- 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 is sensitive to natural features of the site.
- Higher intensity development near or adjacent to Interstate 75.

Suggested Land Use Designations:

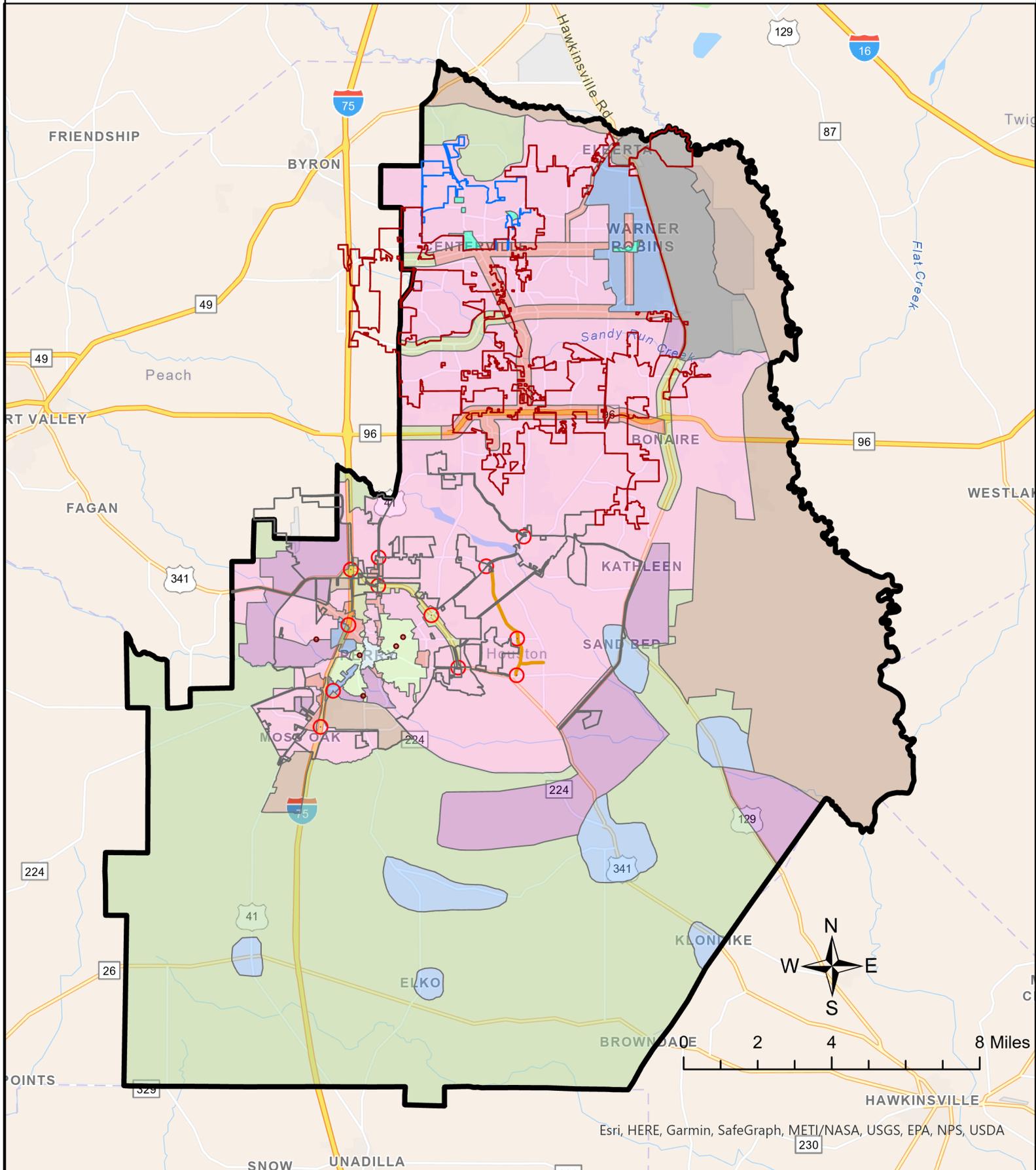
- Industrial
- Transportation/Communication/Utilities
- Warehouse
- Waste services

Suggested Implementation Measures:

- Examination of regional, state, and national industry performance.
- Exploration of additional sites for industrial development.

Note: Municipal Boundaries on the Character Area Maps on the following pages are drawn with the most up-to-date available data from the Boundary and Annexation Survey (BAS) for each respective municipality.

Houston County Character Areas



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

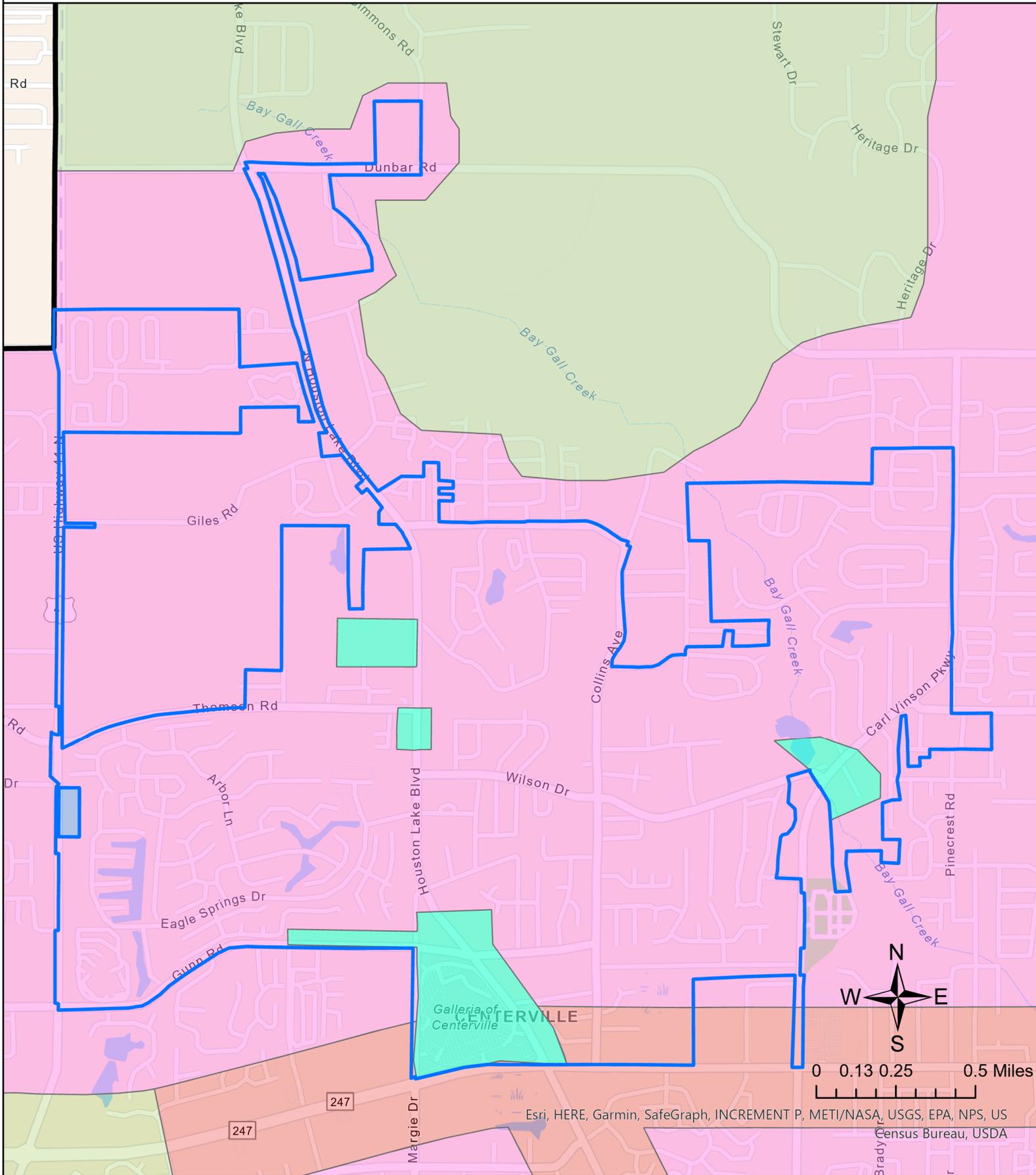


- Legend**
- Centerville
 - Perry
 - Warner Robins
 - County Boundaries
 - Commercial Node
 - Character Area Nodes
 - Neighborhood Node
 - Langston Rd Extension
 - Character Areas**
 - Agricultural Areas
 - Base Environs
 - Conservation Areas
 - Redevelopment
 - Emerging Town Center Area
 - Gateway Corridor Areas
 - In Town Corridor Areas
 - Industrial Areas
 - Rural Village Areas
 - Suburban Residential Areas
 - Downtown
 - Traditional Neighborhoods

Map compiled by the Middle Georgia Regional Commission (MGRC) in December 2021. The information represented on this map is compiled from a variety of geospatial data sources, including MGRC but not limited to other organizations. Primary data sources include the following: MGRC, City of Perry, and Esri. The intended use of this map is for general planning and reference purposes only. MGRC makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of the information provided herein and shall assume no liability for errors, omissions or inaccuracies on the map. Please contact the Middle Georgia Regional Commission for more information about this map.



City of Centerville Character Areas



Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



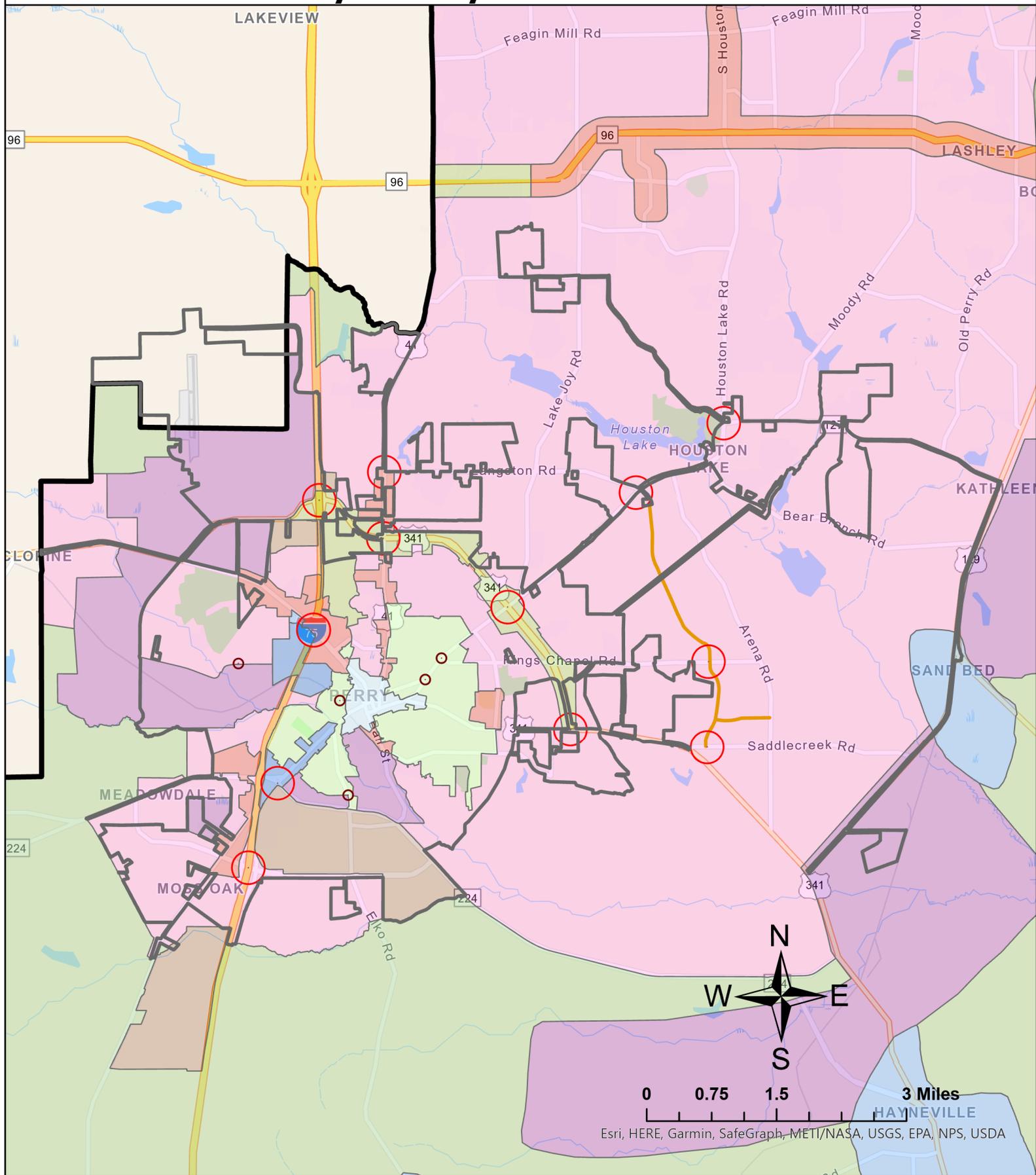
Legend

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

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City of Perry Character Areas



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA



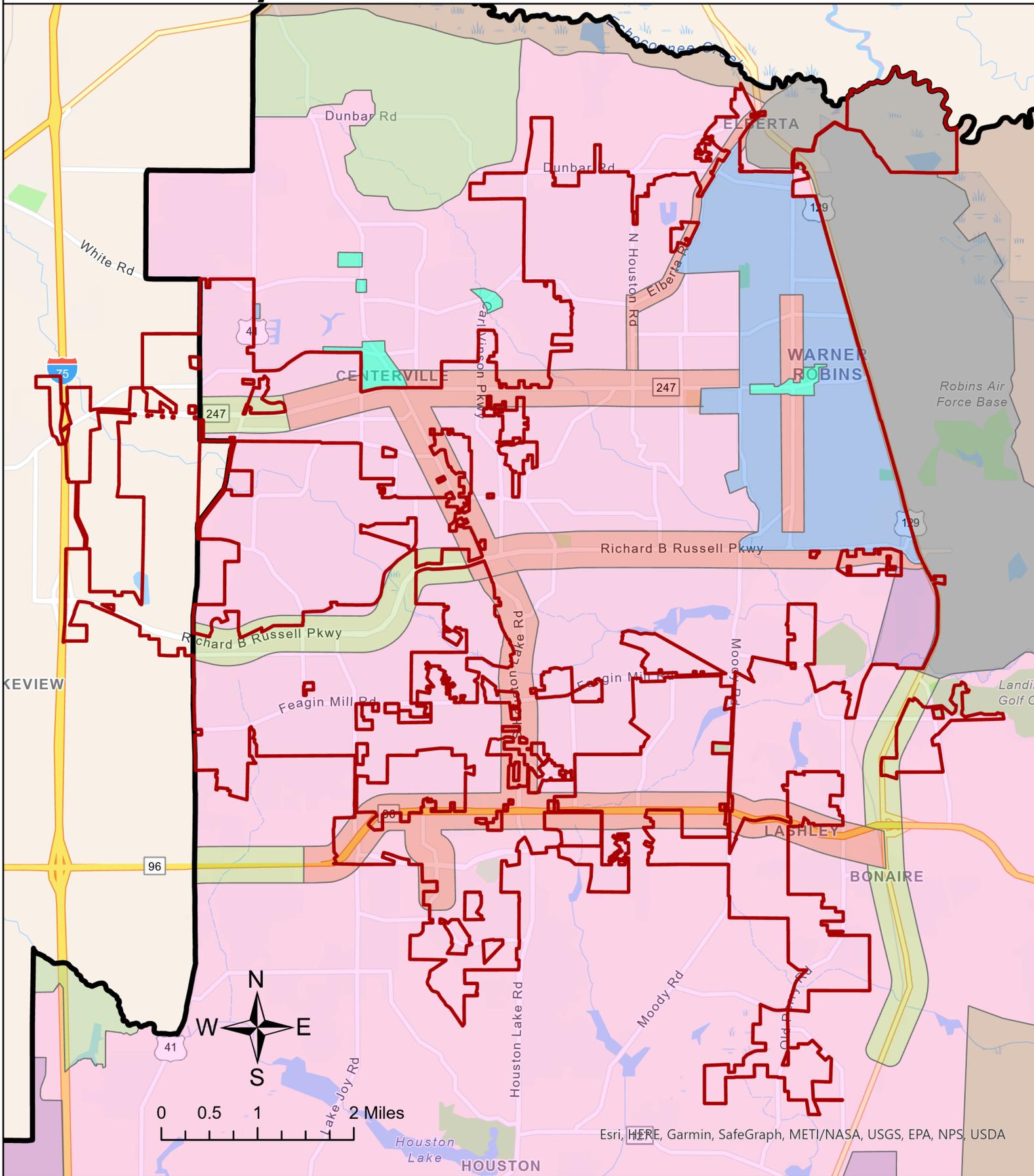
Legend		Character Areas	
	Perry		Agricultural Areas
	County Boundaries		Base Environments
	Commercial Node		Conservation Areas
	Character Area Nodes		Redevelopment
	Neighborhood Node		Emerging Town Center Area
	Langston Rd Extension		Gateway Corridor Areas
			In Town Corridor Areas
			Industrial Areas
			Rural Village Areas
			Suburban Residential Areas
			Downtown
			Traditional Neighborhoods

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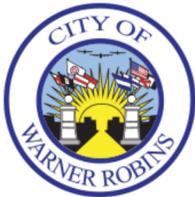


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City of Warner Robins Character Areas



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA



Legend

- Warner Robins
- County Boundaries
- Character Areas**
- Agricultural Areas
- Base Environs
- Conservation Areas
- Redevelopment
- Emerging Town Center Area
- Gateway Corridor Areas
- In Town Corridor Areas
- Industrial Areas
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- Downtown
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HOUSTON COUNTY
JOINT
COMPREHENSIVE

PLAN

CENTERVILLE PERRY WARNER ROBINS

REPORT

OF

ACCOMPLISHMENTS

2022-2026 Community Work Program - Houston County Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
Economic Development							
1	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	2017-2021	Houston County, Development Authority of Houston County, MGRC	Varies	Varies	Ongoing	Ongoing, non-defense related economic development projects located in Houston County in addition to projects that support the defense / aerospace industry.
2	Assist Development Authority in obtaining additional industrial acreage with rail access.	2017-2021	Houston County, Development Authority of Houston County	Varies	Development Authority & Houston County General Fund	Ongoing	Industrial acreage with rail acquired in 2017-2018; ongoing, multi-year initiative.
Housing							
1	Continue progressive code enforcement via training of code enforcement staff.	2017-2021	Houston County	\$25,000	General Fund	Ongoing	Ongoing, multi-year initiative.
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	Underway	Many programs and strategies have been implemented; updated item in 2022 CWP to be about maintaining these programs and strategies.
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	Ongoing	Ongoing, multi-year initiative.
Natural and Cultural Resources							
1	Provide education on the importance of Groundwater Recharge Areas.	2017-2021	Houston County Health Department	Staff Time	General Fund	Ongoing	Ongoing, multi-year initiative; added Houston County Board of Education as activity partner in 2022 CWP.
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	Ongoing	Ongoing, multi-year initiative; educational handouts are provided annually.
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	Ongoing	Still of interest; kept in 2022 CWP.
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	Ongoing	New measures haven't been started; of-interest item for 2022 CWP.
Community Facilities and Services							
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	Completed	Expansion completed in 2018.
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	Ongoing	Currently, Houston County does not provide any sewer (even dry sewer), but this is still of interest.
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	Ongoing	Still of interest; kept in 2022 CWP.
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	Ongoing	Ongoing, multi-year initiative; looking towards Next Gen 911 as a future expansion to this item. Upgraded phones and data 2017-2021.
5	Expand the Houston County Detention Center to include a Mental Health Housing Unit	2017-2021	Houston County	\$5,250,000	SPLOST	Ongoing	Still of interest; kept in 2022 CWP.
6	Explore additions to courthouse for additional space for courts, sheriff, and tax commissioner.	2017-2021	Houston County	Varies	SPLOST	Underway	Estimated completion date December 31, 2022.

2022-2026 Community Work Program - Houston County Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
Land Use							
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	Ongoing	Ongoing, multi-year initiative.
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	Ongoing	Ongoing, multi-year initiative; informed by comprehensive plan.
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	Underway	Kept clause about monitoring and purchasing "for sale" properties in 2022 CWP; removed the rest as mitigation plans have been completed.
Transportation							
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	Completed	Transitioned to the 2045 Metropolitan Transportation Plan.
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	Ongoing	Ongoing, multi-year initiative. Projects from 2006 SPLOST are still under construction.
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	Ongoing	Ongoing, multi-year initiative. Projects from 2012 SPLOST are still under construction.
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	Ongoing	Identified bus upgrades as a \$50,000 cost; ongoing initiative to further identify feasible measures.
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	Completed	

2022-2026 Community Work Program - City of Centerville Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
Economic Development							
1	Finalize Downtown Centerville Master Plan and promulgate findings and recommendations of the plan.	2017	City of Centerville	\$75,000	General Fund	Complete	Master Plan was completed in October 2016
2	As part of the downtown master plan, complete a market study to identify best industries for downtown area.	2017	City of Centerville	\$25,000	General Fund	Underway	Added clause about tackling market leakage; kept in 2022 CWP.
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	Underway	Initial phase of Center Park complete December 2020. Amended to keep just second clause about town center master plan implementation.
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	Ongoing	Design standards and overlay district have been drafted, but not adopted; kept in 2022 CWP.
5	Develop incentives plan to attract new businesses into developing town center.	2017	City of Centerville, MGRC	Staff Time	General Fund	Ongoing	Ongoing several-year initiative; kept in 2022 CWP.
Housing							
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	Complete	A citywide housing assessment was completed in February 2018.
2	Conduct Housing Survey to determine condition of existing housing stock of older traditional neighborhoods.	2017-2018	City of Centerville, MGRC	Varies	General Fund	Complete	A citywide housing assessment was completed in February 2018.
3	Allocate additional resources and training toward law enforcement of nuisance ordinances and code violations.	2017-2021	City of Centerville	\$10,000	General Fund	Ongoing	An ongoing initiative; kept in 2022 CWP.
Natural and Cultural Resources							
1	Evaluate all open ditches, and create priority list for piping all ditches.	2017-2021	City of Centerville	Staff Time	General Fund	Complete	Added item in 2022 CWP about performing maintenance according to the priority list that was created.
2	Develop passive and active recreation opportunities throughout the city, and upgrade existing spaces.	2017-2021	City of Centerville	Varies	General Fund, SPLOST, Grants	Ongoing	Ongoing several-year initiative; kept in 2022 CWP.
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	Ongoing	Ongoing several-year initiative; kept in 2022 CWP.
Community Facilities and Services							
1	Construct a new machine shop and storage building on Elberta Road.	2017-2021	City of Centerville	Varies	General Fund, SPLOST	Complete	Machine shop and storage building completed in 2017-2019.
2	Construct new fire department building.	2018-2021	City of Centerville	Varies	General Fund, SPLOST	Complete	Construction is complete and the grand opening was in September 2021.
3	Purchase new ladder truck.	2018-2021	City of Centerville	\$50,000	General Fund, SPLOST	Complete	Purchased in 2017.
4	Work with United States Postal Service on potential upgrades to facility.	2017-2021	City of Centerville, USPS	Staff Time	General Fund	Ongoing	Still of interest; kept in 2022 CWP.
Land Use							
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	Ongoing	Ongoing several-year initiative; kept in 2022 CWP.
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	Ongoing	Ongoing several-year initiative; kept in 2022 CWP.
Transportation							
1	Wilson Drive Widening Project	2018-2021	City of Centerville, Houston County	\$500,000	SPLOST, Federal & State Funding	Removed	County-led project.
2	Elberta Road Sidewalk Addition	2017	City of Centerville, Houston County	\$958,750	SPLOST, Federal & State Funding	Removed	County-led project.
3	Carl Vinson Parkway Sidewalk Addition	2017	City of Centerville, Houston County	\$720,000	SPLOST, Federal & State Funding	Complete	Sidewalk addition completed in 2018.
4	Collins Avenue Sidewalk Addition	2017	City of Centerville, Houston County	\$855,000	SPLOST, Federal & State Funding	Underway	Currently being constructed, estimated completion 2024; kept in 2022 CWP.

2022-2026 Community Work Program - City of Centerville Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
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	Removed	County-led project.
6	Houston Lake Road Sidewalk Addition	2017-2021	City of Centerville, Houston County	\$560,000	SPLOST, Federal & State Funding	Removed	County-led project.
7	Church Street Widening Project	2017-2021	City of Centerville	\$1,500,000	SPLOST, Federal & State Funding	Complete	Widening project completed in 2019-2020.
Broadband							
1	Prioritize the availability of public Wi-Fi in new and rehabilitated public buildings and spaces.	2018-2021	City of Centerville	Staff Time	General Fund	Complete	

2022-2026 Community Work Program - City of Perry Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
Economic Development							
1	Recruit more commercial and retail businesses to keep pace with the residential growth.	2017-2021	Perry Area Chamber of Commerce, City of Perry, Development Authority of Houston County	Staff Time	General Fund	Ongoing	Ongoing, multi-year initiative; added language focusing on software and technology industry in 2022 CWP.
2	Dedicate and implement alternative revenue funding sources to pay for economic development projects.	2017-2021	City of Perry, Development Authority of Houston County	Staff Time	General Fund	Underway	Ongoing; multi-year initiative.
3	Redevelop General Courtney Hodges Boulevard corridor.	2017-2021	City of Perry	Varies	Varies	Cancelled	No longer a priority of the city.
4	Develop and implement a wayfinding signage campaign.	2017-2019	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies	Completed	Still installing signage, but campaign has been completed.
5	Identify land parcels best suited to guide future growth.	2017-2018	City of Perry	Staff Time	General Fund	Cancelled	Done only as-needed; not a guaranteed initiative for 2022 CWP.
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	Ongoing	Reworded in 2022 CWP to mention implementing recommendations from Downtown Master Plan.
7	Implement gateway improvements along major corridors and I-75 interchanges.	2017-2021	City of Perry	Varies	General Fund, SPLOST, GDOT	Ongoing	Ongoing, multi-year initiative; removed language about I-75 interchanges in 2022 CWP.
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	Ongoing	Ongoing, multi-year initiative; reworded to be about City of Perry Branding and Marketing Plan implementation in 2022 CWP.
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	Underway	Process created; 2022 CWP item references implementing the guidelines.
10	Market Perry to surrounding communities.	2017-2019	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies	Cancelled	Item was unclear; this is done regularly.
11	Support growth and expansion of Perry-Houston County Airport.	2017-2021	City of Perry, Houston County, Perry-Houston County Airport Authority	Varies	Varies	Underway	Apron and Hanger have been completed.
Housing							
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	Ongoing	Ongoing, multi-year initiative.
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	Ongoing	Ongoing, multi-year initiative.
3	Find and remove dilapidated housing in target neighborhoods.	2017-2021	City of Perry	Varies	General Fund, SPLOST	Ongoing	Reworded in 2022 CWP to focus on revitalizing dilapidated housing.
4	Pursue mechanisms to encourage blight remediation and neighborhood redevelopment.	2017-2021	City of Perry	Varies	General Fund, SPLOST, Grants	Cancelled	Consolidated in above item in 2022 CWP.
5	Develop guideline criteria for expanding senior living options throughout the community.	2017-2021	City of Perry	Staff Time	General Fund	Ongoing	Reworded in 2022 CWP to focus on housing types and affordability levels instead of just senior.
6	Update the community's Urban Redevelopment Plan and Revitalization Area Strategy to identify new areas for targeted housing reinvestment.	2018-2019	City of Perry	Staff Time	General Fund	Ongoing	Reworded in 2022 CWP to be about updating City of Perry's Revitalization Area Strategy.
Natural and Cultural Resources							
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	Ongoing	Corridors identified; 2022 CWP item focuses on obtaining.

2022-2026 Community Work Program - City of Perry Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
2	Complete improvements at Perry Arts Center	2017-2021	City of Perry	Varies	Varies	Ongoing	Reworded in 2022 CWP to implementing Phase 2 improvements.
3	Explore opportunities to introduce equestrian trails where feasible.	2017-2021	City of Perry	Staff Time	General Fund	Cancelled	Consolidated in 2022 CWP Transportation item about Connectivity Plan.
4	Develop long-term wastewater plan	2017-2019	City of Perry	Staff Time	General Fund	Underway	Moved to Community Facilities and Services; plan should be completed in 2022-2023.
5	Develop greenspace mater plan	2017-2019	City of Perry	Staff Time	General Fund	Cancelled	No longer a priority of the city.
6	Upgrade and improve stormwater infrastructure.	2017-2021	City of Perry	Varies	Stormwater Utility Fund	Ongoing	Ongoing, multi-year initiative; moved to Community Facilities and Services in 2022 CWP.
7	Plan, develop, and fund Heritage Park improvements.	2017-2021	City of Perry	Varies	Varies	Ongoing	Expanded in 2022 CWP to include Creekwood, Pine Needle, Crossroads, and Heritage Oaks Parks.
8	Complete extension of city trail system.	2017-2021	City of Perry	Varies	General Fund, SPLOST, Grants: LWCF, RTP	Ongoing	Consolidated in 2022 CWP Transportation item about Connectivity Plan.
Community Facilities and Services							
1	Resurface city streets as needed.	2017-2021	City of Perry	Varies	Varies	Ongoing	As-needed item; moved to transportation in 2022 CWP and added language about priority list.
2	Extend existing runway at the Perry-Houston County Airport and obtain additional buffers.	2017-2021	Perry-Houston County Airport Authority	\$500,000	Varies	Completed	
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	Ongoing	Identified need to hire at least three firemen and nine police officers.
4	Correct stormwater infiltration into city sewer system.	2017-2021	City of Perry	Varies	Water/Sewer Fund	Ongoing	Ongoing, multi-year initiative.
5	Construct parks in high-growth area.	2017-2021	City of Perry	Varies	General Fund	Completed	
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	Underway	Moved to Transportation in 2022 CWP and removed clause about I-75 northbound realignment; right-of-way was donated.
7	Review and replace water systems within older neighborhoods as needed.	2017-2021	City of Perry	Varies	Water/Sewer Fund	Ongoing	As-needed item; reworded in 2022 CWP to "Identify and replace ..."
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	Ongoing	Own land in eastern Perry.
9	Develop comprehensive plan for current facilities and parks.	2017-2019	City of Perry	Staff Time	General Fund	Cancelled	No longer a priority of the city.
10	Explore opportunities for active recreation.	2017-2019	City of Perry	Staff Time	General Fund	Ongoing	Ongoing, multi-year initiative.
11	Develop therapeutic recreational activities.	2017-2019	City of Perry	Staff Time	General Fund	Ongoing	
12	Develop new cultural programming.	2017-2021	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies	Underway	Event offerings have expanded considerably over last five years, still identifying new opportunities for additional culture representation.
13	Upgrade and improve natural gas systems in city.	2017-2021	City of Perry	Varies	Varies	Underway	Capacity has been improved in last five years.
14	Develop ten-year space requirements plan for public safety.	2017-2019	City of Perry	Staff Time	General Fund	Cancelled	No longer a priority of the city.
Land Use							
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	Ongoing	Reworded in 2022 CWP to reference integration of commercial and activity centers with public spaces through connectivity network.
2	Review and update Perry Land Development Ordinance incorporating latest planning and zoning concepts.	2017-2021	City of Perry	Staff Time	General Fund	Ongoing	Ongoing, multi-year imitative.
3	Update master plan for future development in the downtown area.	2019-2020	City of Perry, Downtown Development Authority	Staff Time	General Fund	Completed	Plan updated in 2020.

2022-2026 Community Work Program - City of Perry Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
Transportation							
1	Construct a citywide multi-use path system.	2017-2021	City of Perry	Varies	General Fund, SPLOST, Grants: LWCF, RTP	Ongoing	Consolidated with several other items in 2022 CWP in implementing City of Perry Connectivity Plan.
2	Determine feasibility of use of traffic circles.	2017-2018	City of Perry	Staff Time	General Fund	Cancelled	No longer a desirable initiative.
3	Plan for future access roads.	2017-2021	City of Perry	Staff Time	General Fund	Underway	St. Patrick's / Langston Road extension identified as priority.
4	Update major arterials master plan.	2017-2019	City of Perry	Staff Time	General Fund	Completed	Plan updated in 2018-2019.
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	Cancelled	Covered by St. Patrick's / Langston Road extension.
6	Continue to expand and connect alternate transportation routes.	2017-2021	City of Perry	Varies	General Fund, SPLOST	Cancelled	Consolidated in connectivity plan item in 2022 CWP.
7	Undertake study on the availability of public parking within the downtown area.	2018-2019	City of Perry, Downtown Development Authority	\$1,000	Perry DDA	Completed	Study completed in 2018.
8	Implement recommendations of downtown Parking Assessment.	2019-2021	City of Perry, Downtown Development Authority	Staff Time	General Fund	Completed	Recommendations implemented in 2019.

2022-2026 Community Work Program - City of Warner Robins Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
Economic Development							
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, Development Authority of Houston County	\$10,000,000	General Fund, SPLOST	Underway	400 acres purchased to date, partnerships have been sought with Peach County; kept in 2022 CWP.
2	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	2017-2021	Houston County, Development Authority of Houston County	Varies	Varies	Ongoing	Reworded in 2022 CWP to focus on implementing recommendations from the Urban Redevelopment Plan that would be complementary to RAFB.
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	Completed	Added new 2022 CWP item about promotion of World War II Heritage Trail following completion of this item.
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	Underway	Construction underway, estimated completion in 2022-2023; kept in 2022 CWP.
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	Completed	Veteran's Park completed in 2017; Vietnam Veteran's Memorial Park included as part of Welcome Center in 2022 CWP item.
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	Completed	Incompatible property in encroachment area has been purchased, monitored since 2009.
7	Acquire, derelict properties in the City Redevelopment Area	2017-2021	City of Warner Robins, Redevelopment Authority	\$2,000,000	SPLOST, Grants, Donations	Ongoing	Reworded in 2022 CWP about implementing recommended items in Urban Redevelopment Plan.
8	Begin Redevelopment in the TAD area	2017-2021	City of Warner Robins, Redevelopment Authority	Varies	TAD Funds, Donations	Cancelled	TAD expired
Housing							
1	Assist local builders/developers to provide affordable housing.	2017-2021	City of Warner Robins	Varies	Local Funds, HUD CDBG	Ongoing	Ongoing, multi-year initiative.
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	Ongoing	Updated in 2022 CWP to reference the Middle Georgia Robins AFB Sustainability Plan instead of Joint Land Use Plan.
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	Ongoing	Ongoing, multi-year initiative; city has just recently hired three new code enforcement officers.
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	Ongoing	Ongoing, multi-year initiative.
5	Partial Rehab of 35 houses per year through Rebuilding Together Organization.	2017-2021	City of Warner Robins, Rebuilding Together	\$150,000 annually	HUD CDBG Funds, donations	Ongoing	Ongoing, multi-year initiative.
Natural and Cultural Resources							
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	Ongoing	Renamed trail in 2022 CWP to "Warner Robins Greenway/Beltline" instead of "Wellston Trail"
2	Strengthen existing tree ordinance.	2017-2021	City of Warner Robins, Keep Warner Robins Beautiful	Staff Time	General Fund	Ongoing	Expanded item in 2022 CWP to include landscape ordinance.
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	Ongoing	Ongoing, multi-year initiative.

2022-2026 Community Work Program - City of Warner Robins Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
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	Ongoing	Changed from "Crepe Myrtle Program" to "native tree planting program" in 2022 CWP
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	Cancelled	Incorporated in 2022 CWP Item #1 (Warner Robins Greenway/Beltline)
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	Cancelled	Still interested, but no funding for this initiative; unlikely to happen in next planning cycle.
Community Facilities and Services							
1	Construct sports complex and new Recreation Center.	2017-2021	City of Warner Robins	\$4,000,000	SPLOST, Grants	Completed	
2	Install sprinkler system on three fields at Peavy Park	2017-2021	City of Warner Robins	Varies	SPLOST, Grants	Cancelled	Still interested, but low priority project; unlikely to happen in next planning cycle.
3	Construct Utilities along I-75 Frontage Rd.	2017-2021	City of Warner Robins	\$500,000	Utility Fund	Completed	
4	Replace light at Peavy Field #3, and Sewell Park	2017-2021	City of Warner Robins	Varies	SPLOST, Grants	Completed	
5	Conduct Capacity Analysis and Treatment Study for future sewer needs.	2017-2018	City of Warner Robins	\$40,000	Utility Fund	Ongoing	Added language in 2022 CWP about long-range facilities plan.
6	Continue planned upgrades to Sewell Circle Park and Delores Tolliver Park.	2017-2021	City of Warner Robins	\$150,000	General Fund	Completed	
7	Upgrade Waste Water Treatment plant #2	2017	City of Warner Robins	\$20,000,000	Utility Fund, Bonds	Completed	Plant upgrades completed in 2018.
8	Construct sidewalks near schools and in high foot-traffic areas.	2017-2021	City of Warner Robins	\$1,500,000	SPLOST	Ongoing	Upgrades to sidewalks done according to city's priority matrix; currently identified Watson Blvd to Houston Lake.
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	Ongoing	Ongoing, multi-year initiative; acquired tennis complex on west side of city in last five years.
10	Install irrigation system on athletic fields	2017-2021	City of Warner Robins	Varies	SPLOST, Grants	Completed	
11	Construct Police/Fire Department storage building	2017-2021	City of Warner Robins	\$400,000	SPLOST	Ongoing	Only kept clause about Police Department storage building in 2022 CWP.
12	Watson Boulevard Streetscape Project	2017-2021	City of Warner Robins	\$3,000,000	Federal Funds	Cancelled	No longer a priority.
13	Modifications to City Hall & Civic Center	2017	City of Warner Robins	\$3,700,000	SPLOST	Ongoing	City Hall upgrades completed, amended item in 2022 CWP to focus on Civic Center.
14	Upgrade to Waste Water Treatment Plant #1	2017-2021	City of Warner Robins	\$2,500,000	Utility Fund, SPLOST	Ongoing	Price changed to \$1,000,000 in 2022 CWP.
15	Upgrade sewer system lift stations	2017-2021	City of Warner Robins	\$500,000	Utility Fund, SPLOST	Underway	Significant work done in last five years.
16	Construct Amphitheatre	2017-2021	City of Warner Robins	\$500,000	SPLOST	Ongoing	Moved to Natural/Cultural Resources section in 2022 CWP.
Land Use							
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	Ongoing	Ongoing, multi-year initiative.
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	Ongoing	Reworded in 2022 CWP.
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	Ongoing	
4	Develop long-term mitigation plans that address incompatible development north of RFB. 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	Ongoing	Kept clause about monitoring and purchasing "for sale" properties in 2022 CWP; removed the rest as plans have been completed.

2022-2026 Community Work Program - City of Warner Robins Report of Accomplishments

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES	STATUS AS OF SEPTEMBER 2021 (Underway, Ongoing, Complete or Cancelled)	EXPLANATION (short sentence that explains status)
Transportation							
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	Completed	Transitioned to the 2045 Metropolitan Transportation Plan.
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	Ongoing	Ongoing, multi-year initiative.
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	Completed	
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	Completed	
5	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	Underway	Phase I is underway (let set for December 16, 2021). Phase II will be ongoing through the 2022-2026 planning cycle.

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COMMUNITY
WORK
PROGRAMS

Community Work Program - Houston County

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Implement recommendations outlined in the Economic Diversification Strategy to reduce the region's dependence on RAFB.	2022-2026	Houston County, Development Authority of Houston County, MGRC	Varies	Varies
2	Assist Development Authority in obtaining additional industrial acreage with rail access.	2022-2026	Houston County, Development Authority of Houston County	Varies	Development Authority & Houston County General Fund
3	Support defense and aerospace-related industry inside.	2022-2026	Houston County, Development Authority of Houston County	Varies	Development Authority & Houston County General Fund
4	Implement recommendations of the Middle Georgia Innovation Project.	2022-2026	Houston County and Cities of Centerville, Perry, and Warner Robins	Varies	Varies
Housing					
1	Continue progressive code enforcement via training of code enforcement staff.	2022-2026	Houston County	\$25,000	General Fund
2	Maintain programs and strategies identified in the Joint Land Use Plan to eliminate incompatible residential development encroaching on RAFB in North Houston.	2022-2026	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.	2022-2026	Houston County, HODAC, Phoenix Center, NAMI, Salvation Army, MGCAA	Varies	General Fund, State and Federal Grants
4	Conduct a blight study throughout Houston County.	2022-2026	Houston County and the Cities of Centerville, Perry, and Warner Robins	Staff Time	General Fund
5	Remove blighted properties throughout Houston County.	2022-2026	Houston County and the Cities of Centerville, Perry, and Warner Robins	Varies	General Fund, State and Federal Grants
Natural and Cultural Resources					
1	Provide education on the importance of Groundwater Recharge Areas.	2022-2026	Houston County Health Department, Houston County Board of Education	Staff Time	General Fund
2	Provide education regarding Phase 2 Regulations on Stormwater Containment.	2022-2026	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.	2022-2026	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.	2022-2026	Houston County	Varies	General Fund
5	Explore programs for the preservation of Agricultural land throughout Houston County.	2022-2026	Houston County	Staff Time	General Fund
Community Facilities and Services					
1	Investigate the feasibility of modifying the Land Development Regulations to require the installation of dry sewer in new developments within unincorporated Houston County.	2022-2026	Houston County, Houston County Health Department	Staff Time	General Fund
2	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.	2022-2026	Houston County and Cities of Centerville, Perry, and Warner Robins.	Varies	General Fund, Fire Tax District
3	Enhance the integrated phone, voice and data systems utilized by E911.	2022-2024	Houston County and Cities of Centerville, Perry, and Warner Robins.	7,000,000	SPLOST
4	Expand the Houston County Detention Center to include a Mental Health Housing Unit	2022-2026	Houston County	\$5,250,000	SPLOST
5	Explore additions to courthouse for additional space for courts, sheriff, and tax commissioner.	2022-2026	Houston County	Varies	SPLOST
6	Develop a Fire Station in the Bonaire community and elevate staffing to 24/7.	2021-2023	Houston County	Varies	General Fund
7	Evaluate fees and rates for services to maintain consistency with similar municipalities.	2022-2024	Houston County	Staff Time	General Fund

Community Work Program - Houston County

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
8	Purchase an Armored Bearcat vehicle for the Sheriff's Department.	2022-2024	Houston County	Varies	General Fund
9	Explore voter education initiatives, including video tutorials.	2022-2026	Houston County	\$5,000/Staff Time	General Fund
Transportation					
1	Pursue implementation of the 2045 WRATS Metropolitan Transportation Plan. (For short, medium and long-range road improvements see the WRATS plan.)	2022-2024	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.)	2022-2024	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.)	2022-2024	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.	2022-2026	Houston County and Cities of Centerville, Perry, and Warner Robins.	Staff Time	General Fund
5	Explore locations for the deployment of Electronic Vehicle charging stations.	2022-2026	Houston County	Varies	General Fund
6	Continue road, street, and bridge improvement projects outlined in the 2018 SPLOST. (For project list see 2018 SPLOST Intergovernmental Agreement.)	2022-2026	Houston County and Cities of Centerville, Perry, and Warner Robins	Varies	SPLOST
7	Elberta Road Sidewalk and Widening Project.	2022-2026	Houston County	Varies	SPLOST, State and Federal Funds
8	Houston Lake Road (Thomson to Dunbar) Sidewalk and Widening Project.	2022-2026	Houston County	Varies	SPLOST, State and Federal Funds
9	Wilson Sidewalk and Widening Project.	2022-2026	Houston County	Varies	SPLOST, State and Federal Funds
10	Create a priority list for intersection operational efficiency improvements.	2022-2026	Houston County	Staff Time	General Fund
Broadband					
1	Adopt the Model Broadband Ordinance.	2022	Houston County	Staff Time	General Fund
2	Apply for Broadband Ready Designation.	2022	Houston County	Staff Time	General Fund
3	Prioritize the availability of public Wi-Fi in new and rehabilitated public buildings and spaces.	2022-2026	Houston County	Staff Time	General Fund
Land Use					
1	Annually review and update land development regulations to ensure they do not discourage mixed used developments.	2022-2026	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.	2022-2026	Houston County and Cities of Centerville, Perry, and Warner Robins.	Staff Time	General Fund
3	Identify opportunities to keep up service capacities with population growth in areas throughout the county.	2022-2026	Houston County and the Cities of Centerville, Perry, and Warner Robins	Varies	General Fund
4	Implement the action items of the RABF Sustainability Plan.	2022-2026	Houston County	Staff Time	General Fund

Community Work Program - City of Centerville

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	As part of the downtown master plan, complete a market study to identify best industries for downtown area and strategies for tackling market leakage.	2023	City of Centerville	\$25,000	General Fund
2	Implement strategies outlined from the town center master plan.	2022-2026	City of Centerville	\$8,200,000	General Fund, SPLOST, Grants
3	Adopt overlay district and design standards to guide development of town center, as recommended in the town center master plan.	2023	City of Centerville, MGRC	Staff Time	General Fund
4	Develop incentives plan to attract new businesses into developing town center.	2023	City of Centerville, MGRC	Staff Time	General Fund
5	Implement Phase II of the Center Park Plan	2022-2026	City of Centerville	\$2,500,000	General Fund, SPLOST
Housing					
1	Implement the recommended strategies of 2018 Housing Assessment by reviewing and updating zoning code regulating distressed or failing single-family homes, mobile homes, and mobile home parks.	2022-2023	City of Centerville, MGRC	Varies	General Fund
2	Allocate additional resources and training toward enforcement of nuisance ordinances and code violations.	2022-2026	City of Centerville	\$10,000	General Fund
3	Pursue housing rehabilitation initiatives, including single-family owner occupied homes, multi-family homes through strategic support of tax credit rehab applications, and the inspection of mobile homes for building code deficiencies,	2022-2026	City of Centerville	Varies	General Fund, Grants
4	Pursue certified alumni status in Georgia Initiative for Community Housing (GICH)	2022-2026	City of Centerville	Staff Time	General Fund
Natural and Cultural Resources					
1	Perform maintenance to selected stormwater drainage ditches according to priority list.	2022-2026	City of Centerville	Staff Time	Stormwater utility fees
2	Develop passive and active recreation opportunities throughout the city, and upgrade existing spaces.	2022-2026	City of Centerville	Varies	General Fund, SPLOST, Grants
3	Focus on developing and marketing the cultural resources of Centerville, particularly the new town center.	2022-2026	City of Centerville	Staff Time	General Fund
Community Facilities and Services					
1	Work with United States Postal Service on potential upgrades to facility.	2022-2026	City of Centerville, USPS	Staff Time	General Fund
2	Purchase five new city police vehicles annually	2022-2026	City of Centerville	Varies	General Fund, SPLOST
3	Apply for grants for apparatus and vehicles for the Fire Department.	2022-2026	City of Centerville	Varies	General Fund, Grants, SPLOST
Transportation					
1	Collins Avenue sidewalk addition from Church Street to Houston Lake Road	2022-2026	City of Centerville, Houston County	\$1,500,000	SPLOST, Federal & State Funding
2	Explore implementing Electric Vehicle charging stations throughout Centerville.	2022-2026	City of Centerville	Varies	General Fund
3	Continue implementation of Sidewalk-Pedestrian Master Plan.	2022-2026	City of Centerville	Staff Time	General Fund
Broadband					
1	Adopt the Model Broadband Ordinance.	2022	City of Centerville	Staff Time	General Fund
2	Apply for Broadband Ready Designation.	2022	City of Centerville	Staff Time	General Fund
Land Use					
1	Develop a Downtown Centerville within the focus area near the intersection of Gunn Road, Church Street, and Houston Lake Boulevard.	2022-2026	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.	2022-2026	City of Centerville	Staff Time	General Fund
3	Update land use regulations and zoning code to allow for Mixed-Use developments in the downtown area.	2022-2024	City of Centerville, MGRC	Staff Time	General Fund
4	Continue to implement master plan for Center Park.	2022-2026	City of Centerville	Staff Time	General Fund

Community Work Program - City of Perry

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Recruit more commercial and retail businesses to keep pace with the residential growth, especially in the software and technology industry.	2022-2026	Perry Area Chamber of Commerce, City of Perry, Development Authority of Houston County	Staff Time	General Fund
2	Dedicate and implement alternative revenue funding sources to pay for economic development projects.	2022-2026	City of Perry, Development Authority of Houston County	Staff Time	General Fund
3	Implement the recommendations from the Downtown Master Plan.	2022-2026	City of Perry, Local Businesses	Varies	Varies
4	Implement gateway improvements along major corridors.	2022-2026	City of Perry	Varies	General Fund, SPLOST, GDOT
5	Implement the City of Perry's Branding and Marketing Plan.	2022-2026	City of Perry, GNFA, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
6	Implement guidelines for use of public resources to encourage private investment within designated areas.	2022-2026	City of Perry	Staff Time	General Fund
7	Support growth and expansion of Perry-Houston County Airport.	2017-2021	City of Perry, Houston County, Perry-Houston County Airport Authority	Varies	Varies
8	Establish a new technology park in the City of Perry as part of the Innovation Corridor.	2022-2026	City of Perry, Development Authority of Houston County	Varies	Varies
Housing					
1	Advertise home ownership assistance programs, such as Georgia Dream Home Ownership Program, to low-to-moderate income families.	2022-2026	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.	2022-2026	City of Perry	Varies	General Fund, Grants: CDBG, CHIP
3	Revitalize dilapidated housing in target neighborhoods.	2022-2026	City of Perry	Varies	General Fund, SPLOST
4	Develop guideline criteria for diversifying housing and affordability options throughout the community.	2022-2026	City of Perry	Staff Time	General Fund
5	Update Revitalization Area Strategy.	2022	City of Perry	Staff Time	General Fund
6	Revise development guidelines to encourage sustainability development practices.	2022-2024	City of Perry	Staff Time	General Fund
7	Develop character standards for new developments.	2022-2024	City of Perry	Staff Time	General Fund
8	Maintain certified alumni status in Georgia Initiative for Community Housing (GICH)	2022-2026	City of Perry	Staff Time	General Fund
Natural and Cultural Resources					
1	Obtain greenspace corridors in the City of Perry, including buffers along area streams.	2022-2026	City of Perry	Varies	General Fund, SPLOST, Grants: LWCF, RTP
2	Implement Phase 2 improvements at Perry Events Center	2022-2026	City of Perry	Varies	Varies
3	Plan, develop, and fund Creekwood, Pine Needle, Crossroads, and Heritage Oaks Park improvements.	2022-2026	City of Perry	Varies	Varies
4	Update Historic Preservation Ordinance.	2022-2026	City of Perry	Staff Time	General Fund
5	Reevaluate existing and designate new historic districts.	2022-2026	City of Perry	Staff Time	General Fund
6	Plan and construct expansion of nature trail network, including Weleetka Trail Extension.	2022-2026	City of Perry	Varies	General Fund, SPLOST, Grants: LWCF, RTP
Community Facilities and Services					
1	Hire more public safety personnel to keep pace with the growth to ensure that Perry remains a safe community.	2022-2026	City of Perry	Varies	General Fund
2	Correct stormwater infiltration into city sewer system.	2022-2026	City of Perry	Varies	Water/Sewer Fund
3	Identify and replace water and sewer systems within older neighborhoods as needed.	2022-2026	City of Perry	Varies	Water/Sewer Fund, Grants: CDBG
4	Increase water supply capabilities to serve a growing population by adding an additional well and storage tank.	2022	City of Perry	\$950,000	SPLOST, Water/Sewer Fund
5	Explore opportunities for active recreation.	2022-2024	City of Perry	Staff Time	General Fund
6	Develop therapeutic recreational activities.	2022-2024	City of Perry	Staff Time	General Fund
7	Develop and diversify new cultural programming.	2022-2026	City of Perry, Perry Area Chamber of Commerce, Perry Area CVB	Varies	Varies
8	Upgrade and improve natural gas systems in city.	2022-2026	City of Perry	Varies	Varies

Community Work Program - City of Perry

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
9	Develop long-term wastewater plan	2022-2023	City of Perry	Staff Time	General Fund
10	Upgrade and improve stormwater infrastructure.	2022-2026	City of Perry	Varies	Stormwater Utility Fund
11	Make improvements to public buildings as-needed.	2022-2024	City of Perry	Varies	General Fund
12	Build a public works satellite office in Eastern Perry.	2022-2026	City of Perry	Varies	General Fund
13	Finish construction and bring online the East Perry Service Area Wastewater Treatment Plant.	2022-2024	City of Perry	Varies	General Fund
Transportation					
1	Plan for future access roads as Perry grows.	2022-2026	City of Perry	Staff Time	General Fund
2	Implement City of Perry Connectivity Plan.	2022-2026	City of Perry	Varies	General Fund
3	Resurface city streets according to priority list.	2022-2026	City of Perry	Varies	Varies
4	Extend St. Patrick's Drive.	2022-2026	City of Perry, GDOT	Varies	SPLOST
5	Participate in the Safe Routes to School program.	2022-2026	City of Perry, SRTS	Varies	General Fund
Broadband					
1	Adopt the Model Broadband Ordinance.	2022	City of Perry	Staff Time	General Fund
2	Apply for Broadband Ready Designation.	2022	City of Perry	Staff Time	General Fund
3	Prioritize the availability of public Wi-Fi in new and rehabilitated public buildings and spaces.	2022-2026	City of Perry	Staff Time	General Fund
Land Use					
1	Explore opportunities to integrate existing commercial centers with public spaces through the connectivity network.	2022-2026	City of Perry	Staff Time	General Fund
2	Review and update Perry Land Management Ordinance incorporating latest planning and zoning concepts.	2022-2026	City of Perry	Staff Time	General Fund
3	Encourage the development of pocket parks, trails, and greenspace within new subdivisions.	2022-2026	City of Perry	Staff Time	General Fund
4	Expand existing GIS data and utilize data in decision making.	2022-2026	City of Perry	Staff Time	General Fund
5	Develop and implement Future Land Use Map.	2022-2024	City of Perry	Staff Time	General Fund

Community Work Program - City of Warner Robins

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
Economic Development					
1	Identify, preserve, and protect additional industrial development sites to expand manufacturing opportunities in the community, especially in the I-75 corridor.	2022-2026	Engage Warner Robins, Joint Development Authority of Warner Robins & Peach County	Varies	General Fund, SPLOST
2	Construct Warner Robins Welcome Center on I-75 at Russell Parkway, including a Vietnam Veterans' Memorial Park	2022-2026	City of Warner Robins, Warner Robins Convention and Visitors Bureau	\$1,300,000	SPLOST, Hotel/Motel Tax, CVB Funds, Donations
3	Implement recommended action items in the city's Urban Redevelopment Plan	2022-2026	City of Warner Robins, Engage Warner Robins	Varies	SPLOST, Grants
4	Identify areas for the development of Lifestyle Centers, including Commercial Circle	2022-2024	City of Warner Robins, Engage Warner Robins	Staff Time	General Fund
5	Identify opportunities for suburban redevelopment and implementation strategies	2022-2024	City of Warner Robins, Engage Warner Robins	\$100,000	General Fund
Housing					
1	Assist local builders/developers to provide affordable housing.	2022-2026	City of Warner Robins	Varies	Local Funds, HUD CDBG
2	Implement programs and strategies identified in the RAFB Sustainability Plan to eliminate incompatible residential development encroaching on RAFB.	2022-2026	City of Warner Robins, Houston County, Central Georgia Joint Development Authority, DNR	Varies	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.	2022-2026	City of Warner Robins	\$50,000	General Fund
4	Complete Rehab of five single-family (owner-occupied) houses per year.	2022-2026	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.	2022-2026	City of Warner Robins, Rebuilding Together	\$150,00 annually	HUD CDBG Funds, donations
6	Pursue participation in Community Housing Improvement Program (CHIP).	2022-2026	City of Warner Robins	Staff Time	General Fund
7	Develop criteria for Low-Income Housing Tax Credit (LIHTC) project evaluation.	2022-2024	City of Warner Robins	Staff Time	General Fund
8	Maintain Georgia Initiative for Community Housing (GICH) Alumni Status.	2022-2026	City of Warner Robins	Staff Time	General Fund
Natural and Cultural Resources					
1	Support continued development of the mixed-use Warner Robins Greenway/Beltline	2022-2026	City of Warner Robins	\$600,000	State and Federal Grants, General Fund, SPLOST, Donations
2	Strengthen existing tree and landscape ordinance.	2022-2026	City of Warner Robins, Keep Warner Robins Beautiful	Staff Time	General Fund
3	Complete one planting or beautification project per year	2022-2026	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 native tree planting program	2022-2026	City of Warner Robins, Keep Warner Robins Beautiful, Private partners	\$500 annually	General Fund, Donations
5	Conduct Historic Resource Survey.	2022-2024	City of Warner Robins	Staff Time	General Fund
6	Construct Amphitheatre	2022-2026	City of Warner Robins	\$5,000,000	SPLOST
7	Promote the creation and preservation of greenspace as a community development anchor.	2022-2026	City of Warner Robins	Staff Time	General Fund
	Achieve Bee City Designation for the purpose of placemaking and environmental sustainability	2022-2026	City of Warner Robins, Keep Warner Robins Beautiful	Staff Time	General Fund
Community Facilities and Services					
1	Construct sewer along Vietnam Veterans Parkway	2022-2026	City of Warner Robins	Varies	Utility Fund
2	Conduct Capacity Analysis and Treatment Study for future sewer needs according to long-range facilities plan.	2022-2024	City of Warner Robins	\$40,000	Utility Fund
3	Construct sidewalks near schools and in high foot-traffic areas.	2022-2026	City of Warner Robins	\$1,500,000	SPLOST
4	Explore and study need for additional parks and recreation facilities in Western and Southern parts of the City.	2022-2024	City of Warner Robins, MGRC	Staff Time	General Fund
5	Construct Police Department storage building	2017-2021	City of Warner Robins	\$400,000	SPLOST
6	Develop and implement a plan for upgrades to the Civic Center.	2022-2026	City of Warner Robins	Varies	SPLOST
7	Upgrade to Waste Water Treatment Plant #1	2022-2026	City of Warner Robins	\$1,000,000	Utility Fund, SPLOST
8	Upgrade sewer system lift stations	2022-2026	City of Warner Robins	\$500,000	Utility Fund, SPLOST

Community Work Program - City of Warner Robins

#	ACTIVITY	CWP YEAR	RESPONSIBLE PARTIES	ESTIMATED COST	POSSIBLE FUNDING SOURCES
9	Construct a Police Department Training Facility	2022-2026	City of Warner Robins	Varies	General Fund, SPLOST
10	Construct a new water tower	2023	City of Warner Robins	\$6,000,000	Bonds
11	Implement smart technology improvements in law enforcement practices.	2022-2026	City of Warner Robins	Varies	Varies
Transportation					
1	Pursue implementation of the 2045 WRATS Metropolitan Transportation Plan. (For short, medium and long-range road improvements see the WRATS plan.)	2022-2045	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.	2022-2024	City of Warner Robins	Staff Time	General Fund
3	Phase I and II widening of Elberta Road from Carl Vinson Parkway to Northside Drive.	2022-2026	City of Warner Robins, Houston County	\$7,700,000	SPLOST
4	Watson Boulevard Streetscape Project.	2022-2026	City of Warner Robins	\$3,000,000	Federal Funds, SPLOST
Broadband					
1	Codify broadband service provider permitting and point-of-contact in an Ordinance.	2022	City of Warner Robins	Staff Time	General Fund
2	Apply for Broadband Ready Designation.	2022	City of Warner Robins	Staff Time	General Fund
3	Prioritize the availability of public Wi-Fi in new and rehabilitated public buildings and spaces.	2022-2026	City of Warner Robins	Staff Time	General Fund
Land Use					
1	Develop Conservation Subdivision regulations to achieve a well-designed neighborhood which protects the environment and preserves meaningful open space.	2022-2026	City of Warner Robins	Staff Time	General Fund
2	Begin implementation of strategies for the redevelopment of Watson Blvd. Corridor.	2022-2026	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.	2022-2026	City of Warner Robins	Staff Time	General Fund
4	Monitor and purchase "for sale" properties designated as incompatible uses in the RAFB encroachment area.	2022-2026	City of Warner Robins, Houston County, Central Georgia Joint Development Authority, DNR	Varies	SPLOST

HOUSTON COUNTY JOINT COMPREHENSIVE

PLAN

CENTERVILLE PERRY WARNER ROBINS

APPENDIX

ADOPTION RESOLUTIONS



PUBLIC HEARING #1

DOCUMENTATION



STAKEHOLDER SESSIONS

DOCUMENTATION



ONLINE SURVEY RESULTS



PUBLIC HEARING #2 DOCUMENTATION

SEMI

From page 1A

As explained by Perry Fire Chief Lee Parker, "The tractor trailer we see here had a fire in the engine compart-

ment. It overwhelmed the driver, so he had to pull over. The truck already had smoke in the cab, so he parked it [on the off ramp] and jumped out." The driver, John Carter,

sustained mild smoke inhalation, but refused transportation to the hospital. Perry Fire Department worked to put out the blaze, while the Perry Police department controlled traf-

fic and made way for the fire department. It was further noted on the incident's report that "The diesel tanks on the semi-truck were melted and began leaking fuel into [the] drain.

Approximately one gallon of fuel leaked into [the] drain before crews were able to set up a dam to contain fluids." After Perry Fire was able to extinguish the flames,

the Warner Robins Wrecker Service pulled the truck away. Traffic was continuing normally, and all units were off the scene by 1:54 p.m.

PERRY

From page 1A

contract program, discussion of the use of federal monies and the addition of city traffic lights.

The meeting started with Anselmy Fitzer, Public Works Superintendent, speaking on the Stormwater Culvert Restoration Projects and their respective cost estimates. She shared that there are three locations that will need repair. First of the repairs is on Valley Drive where the corrugated metal pipe is 37 inches in height and 65 inches in

width. The estimated cost for this first repair will be approximately \$11,475. The next two sections in need of repair are located at Houston Lake and King's Chapel. King's Chapel's metal pipe is 60 inches in diameter and 50 inches linear. This repair will cost approximately \$15,000 to repair while the Houston Lake pipe, 60 inches diameter and 80 inches linear, will cost roughly \$24,000.

Fitzer went on to express the recommended vendor, Unity Asset Management, Inc. (UAM). Fitzer stated her confidence in the company due to the previous work

they have done with the city of Perry, such as the repair of pipes in Rosar Park and Houston Springs and various manhole repairs. The total that would be requested for the Stormwater Culvert Restoration Projects is \$50,475. The mayor and council members agreed to continue to look over this topic and come to a solution about the cost and the vendor.

Further in the meeting, Sedrick Swan, Director of Leisure Services, presented a new program proposal to the council members called the Citizen Contact Program. Swan started off

the proposal stating that many "senior citizens, during COVID, have had to sit at home alone with little assistance." Swan explained that this program will be put in place to assist citizens and families with aging and disabled loved ones who live independently.

The program operations will consist of enrollment, check-in, and checkups. To implement the plan of action, Swan detailed that there will be courtesy calls, notifications, and check-ups. The program has also listed available resources for their patients to use, including the emergency services, City

of Perry service, and the community resources. The operating hours will be Monday through Friday, 8:00 a.m. to 5:00 p.m. Swan also addressed that to protect the citizens against scam calls, the plan would be to ensure that the caller ID displayed "City of Perry." Mayor Walker and council members were in concurrence that this idea was needed and would be a beneficial program for the citizens of Perry. Swan indicated that the program could begin as soon as the first of the month.

Continuing the meeting, Mr. Mitchell Worthington,

Perry's Finance Director, introduced the use of federal monies. The CARES Act implemented last year had limitations on what that money could be used for. Recently, the American Rescue Plan (ARP) passed, allowing businesses to replace revenue that was lost due to COVID. With the passing of this plan, Worthington presented the information for council's consideration to reimburse themselves for all of these expenses, and to spend the rest on the sewer and water infrastructure.

OPEN

From page 1A

the opening of council meetings for public comment. The first meeting that was closed to the public was held almost one full year ago on April 20. "I think we're all tired of the situation we're in. So, it's going to be good," Toms said with excitement.

Toms noted that opening this new setting will be taken with caution. He confirmed with council members that policies put in place will protect the integrity of set guidelines. While Governor Kemp dropped

the gathering ban and shelter in place requirements on April 8, 2021, the guidelines still state that the ability to social distance needs to be present in any location. "We're going to figure out how many chairs we can get out there and keep the number at least the recommended distance apart."

On a first come first serve basis, Toms plans to start letting a certain number of the public in through setting up chairs outside the council room where the directors meet. Rather than citizens coming up to present their comments, he plans to have

a stack of papers out and one person who will read in their place. While all the buildings have been fully operational, "As far as council meeting goes, our very next meeting is what my plan is," Toms announced on when to allow public attendance.

Toms also said that what the governor does or does not do come April 30, may influence plans on re-opening and renting out facilities. Governor Kemp signed three executive orders on April 8, 2021, one of which extended the Public Health State of Emergency through

April 30, 2021. The other two removed gathering bans and shelter in place requirements but also reduced any remaining distance requirements. This includes movie theatres, group fitness classes and parties at restaurants.

"If the order just expires on April 30, then I think we need to be ready to start renting out our facilities to some degree. That's just my initial thought," stated Toms.

According to Houston Healthcare, from December 23, 2020 to April 17, 2021, 19,649 people have been

vaccinated. Of the employees at Houston Healthcare, 82 percent have been vaccinated through April 17, 2021, with 1,964 people out of 2,090 receiving the second dose. The medical staff at Houston Healthcare, consisting of 197 members, has received both doses. In addition to health care workers, teachers are also getting vaccinated. As of April 14, 2021, 1,337 teachers of 1,548 have received both doses.

Since April 18, 2021, 16.94 percent of the 25,875 people tested based on experiencing COVID-19 symptoms

have shown to be positive. Approximately 96.36 percent of the same number tested are recovering at home, leaving 14 current positive cases in the Houston Medical Center. Out of 201 total deaths, 138 have been from Houston County and 63 are from other counties. A return to normalcy has been long awaited. However, Mayor Toms has hope. "We're looking at a way to make it so that they can present their comments in another form until we can slowly get back to being normal."

FAREWELL

From page 1A

Force and 28 years devoted to the Houston County Sheriff's Office. Family, friends and members of the community were present for Chapman's final departure. The service was held at McCullough Funeral Home with Reverends Daron Gray and Eddie Wilcox, two friends of Chapman's, officiating his funeral service.

Friends and family came together at McCullough Funeral Home to be present during the final goodbyes to Sergeant Chapman. Close family members were led in to the sound of bagpipes - a well-respected police funeral tradition. After each member took their seats, Gray stood at the podium and began to speak amongst the sounds of tears from the audience.

Gray worked with Chapman for a number of years as fellow law enforcement officer. At the funeral, Gray called Chapman a "leader amongst men." Gray



The funeral procession passes under an American flag held aloft by two Warner Robins fire trucks.

spoke on Chapman's hard work, high spirits and affinity for his faith. "He loved, he served and he wanted the best out of everybody,"

Gray said. Wilcox took the podium shortly after Gray took his seat, and similarly to Gray, Wilcox knew Chapman for

several years as a fellow law enforcement officer and friend. Through intermittent tears, Wilcox reminisced over their years of

friendship, and one piece of Scripture: "In everything, give thanks," Wilcox explained that though it seemed nonsensical to be thankful after the death of a loved one, people should be thankful for their opportunity to have met Chapman for the faith Chapman held and for the opportunity to see him again in the afterlife. Wilcox spoke on their friendship, their shared love for North Carolina basketball, their time in law enforcement and their past conversations. "I'm thankful, I'm sad, but I'm thankful," Wilcox closed with a final prayer.

Chapman's family was guided out of the service by bagpipes. McCullough Funeral Home officials escorted the remaining attendees.

Following the service, Chapman's family proceeded to Magnolia Park Cemetery on Pleasant Hill Road. As the procession passed through each Warner Robins street on its way to the graveside, they were guided there by

Warner Robins Police and Fire, who all stood at attention, their hats at their chests. Passersby stopped their cars in respect of Chapman. As the procession drew near the cemetery, they were guided under an American flag held aloft by two Warner Robins Fire Department trucks.

At the cemetery, his four pallbearers brought Chapman's body to the graveside. Bagpipe players led the way. Wilcox and Gray both gave brief statements at the burial. Chapman was bestowed his final honors as his mother, Ann Chapman, was given his folded flag, and a 21-gun salute rang out over the grounds, reverberating throughout the City of Warner Robins. Having been given the full honorable tribute that reflected a life well lived and respected, Chapman's family and friends said their final goodbyes as he was laid to rest.

HCBOE

From page 1A

resolutions, a large portion of the meeting consisted of Chairman Fred Wilson opening up the meeting with the announcement of the signing of a joint proclamation between the board and the Robins Air Force Base.

"April is recognized globally as the month of the military child and a time to honor the youth who are impacted by deployment or other challenges in military life," Wilson introduced. He went on to explain, "In our district, approximately

6,300 students are military affiliated, representing 21% of our student population. For many years, our district and Robins Air Force Base have partnered to formally recognize this month. Our schools are celebrating the month of the military child with various activities."

Wilson pointed out that he, many of the board members and those in attendance donned their own purple attire in observation of Purple Up Day in a display of support of military children. "Purple symbolizes all branches of the military. We have many employees who are personally connected to

the military." With Houston County being such a military community, it is no wonder that the numbers of children with families residing in the thousands. Guest Colonel Brian Moore represented the RAFB and explained that being a military child is a form of service as well. He commended Houston County for answering the call to care and recognize the children impacted by being of a military family, noting that on average, children experience six to nine relocations in their schooling career.

Just last month, Robins Air Force Base WR-ALC and its 402nd Software Engineering Group, Houston County Board of Education and Career Academy, Board of Commissioners and Development Authority announced their collaboration of Project Synergy at the new R. Wayne Lowe Synergy Innovation Complex. Juniors and seniors will have the opportunity to participate

in the dual enrollment program under Middle Georgia University. In addition, this June, the first group of graduating seniors will begin a summer internship and have the opportunity to continue working with the base all the way to full employment after obtaining a degree.

Superintendent Mark Scott addressed Colonel Brian Moore for the hard work that he and his colleagues have put in to make the partnership happen. "Partnerships work both ways. It's a better, stronger partnership when those entities work together. The Synergy Project is something that we're very proud of and we appreciate your role and the people from Robins Air Force Base being so receptive to our needs as far as the groundwork for more great things to come in the future."

Scott and Moore signed the joint proclamation in show of the support both entities have for each other.

Scott followed up with the Superintendent's Report, noting his thanks to the Houston Healthcare and the Houston County Health Department for working with the 39 schools to administer vaccines to faculty and staff on location. "They went above and beyond to make sure the process was easy as possible for our employees," he commended.

He also shared awards from across the district. Among the highlighted news, all five of the high schools received recognition of the 2021 Advanced Placement Honor Schools for the seventh year in a row. Scott announced several teacher awards, including Perry High's visual arts teacher, Cathy Heller, being named National Art Education Association Southeastern Region Secondary Director and theater teacher, Joe Sendek, receiving the Innovative Playwriting Instruction Award and Dr. Nicole Page being elected to serve on the Georgia Science

Teachers Association Board of Directors as president-elect. Student award recognition consisted of winning the Reach and Touch middle school design contest, getting first in the state for the FCCLA Culinary Arts Competition and various art scholarships.

Toward the end of his report, Scott pointed out that the testing period has arrived. "Georgia Milestones end of course for high school will be administered April 21 through 29. AP exams will be administered May 3 through May 14. I am confident that our students are prepared." In conclusion, Scott reminded attendees and onlookers that graduation will be held May 28 and 29 at Reaves Arena at the Georgia National Fairgrounds.

Public Hearing Notice
For Houston County and the Cities of Centerville, Perry, and Warner Robins
Joint Comprehensive Plan Update

A public hearing will be held on Tuesday, May 11, 2021 at 5:30 p.m. at the Houston County 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 planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Taylor Stickle, Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or tstickles@mg-rc.org.

Persons with special needs relating to disability access or foreign language should contact the Houston County Board of Commissioners at (478) 812-2115 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0256 or (Voice) 1-800-255-0135.

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

**PUBLIC HEARING SIGN IN
May 11, 2021, 5:30 p.m. | Houston County Annex**

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Angie Chesling		
CHRISTOPHER STONER	478-250-2950	cstoner@houstoncountyga.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY
FACILITIES AND PUBLIC SAFETY**

HOUSTON COUNTY STAKEHOLDER SESSION AGENDAS

June 23, 2021 3:00 pm – 5:00 pm: Community Facilities & Public Safety

Houston County Annex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
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Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY FACILITIES AND
PUBLIC SAFETY**

SIGN IN

June 23, 2021, 3:00 p.m. – 5:00 p.m. | Houston County Annex

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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC
DEVELOPMENT AND BROADBAND**

HOUSTON COUNTY STAKEHOLDER SESSION AGENDAS

June 30, 2021 3:00 pm – 5:00 pm: Economic Development & Broadband

Houston County Annex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

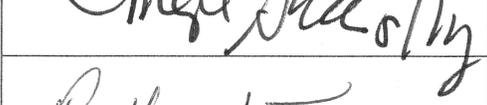
If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

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Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC DEVELOPMENT AND
BROADBAND**

SIGN IN

June 30, 2021, 3:00 p.m. – 5:00 p.m. | Houston County Annex

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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING &
TRANSPORTATION**

HOUSTON COUNTY STAKEHOLDER SESSION AGENDAS

July 13, 2021 3:00 pm – 5:00 pm: Economic Development & Broadband

Houston County Annex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING & TRANSPORTATION**

SIGN IN

July 13, 2021, 3:00 p.m. – 5:00 p.m. | Houston County Annex

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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: NATURAL/CULTURAL
RESOURCES & LAND USE**

HOUSTON COUNTY STAKEHOLDER SESSION AGENDAS

July 15, 2021 3:00 pm – 5:00 pm: Natural/Cultural Resources and Land Use

Houston County Annex

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: NATURAL/CULTURAL
RESOURCES & LAND USE**

SIGN IN

July 15, 2021, 3:00 p.m. – 5:00 p.m. | Houston County Annex

Name	Phone	Email
JAMIE COOK	478-376-8520	jcook@Robins21.ORG
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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2**

HOUSTON COUNTY STAKEHOLDER SESSION AGENDA

**September 15, 2021 1:30 p.m. – 3:30 p.m. – Community Work Program
Review**

Houston County Annex

- | | |
|-------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of Round 1 Sessions | MGRC |
| 3) Discussion/CWP Review | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

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Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS

JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2

SIGN IN

September 15, 2021, 1:30 p.m. – 3:30 p.m. | Houston County Annex

Name	Phone	Email
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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC
DEVELOPMENT**

PERRY TOPIC SESSION AGENDA

June 17, 2021, 5:30 p.m. – 7:00 p.m. – Economic Development

Perry Events Center

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: ECONOMIC DEVELOPMENT**

PERRY TOPIC SESSION SIGN IN

June 17, 2021, 5:30 p.m. – 7:00 p.m. | Perry Events Center

Name	Phone	Email
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Bill LOUDERMILK	478-319-1412	wloudermilk@parishconstruction.com
NEAL NEWHOUSE	478 955-0956	Housbay7@gmail.com
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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING**

PERRY TOPIC SESSION AGENDA

June 21, 2021, 5:30 p.m. – 7:00 p.m. – Housing

Perry Events Center

- | | |
|-------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Survey Recap | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS**

JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING

PERRY TOPIC SESSION SIGN IN

June 21, 2021, 5:30 p.m. – 7:00 p.m. | Perry Events Center

Name	Phone	Email
Holly Wharton	478.988.2702	holly.wharton@perry-ga.gov
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HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: FUTURE GROWTH &
LAND USE

PERRY TOPIC SESSION AGENDA

June 24, 2021, 5:30 p.m. – 7:00 p.m. – Future Growth & Land Use

Perry Events Center

- | | |
|-------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Survey Recap | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: FUTURE GROWTH & LAND USE**

PERRY TOPIC SESSION SIGN IN

June 24, 2021, 5:30 p.m. – 7:00 p.m. | Perry Events Center

Name	Phone	Email
Chad McMullan	478 988 2733	Chad.McMullan@perry-ga.gov
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**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: CIVIC LIFE &
COMMUNITY SERVICES**

PERRY TOPIC SESSION AGENDA

June 29, 2021, 5:30 p.m. – 7:00 p.m. – Civic Life & Community Services

Perry Events Center

- | | |
|-------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Survey Recap | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

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Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: CIVIC LIFE & COMMUNITY
SERVICES**

PERRY TOPIC SESSION SIGN IN

June 29, 2021, 5:30 p.m. – 7:00 p.m. | Perry Events Center

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BreAnna Sheffield	478-996-1031	BreannaSheffield17@gmail.com
Holly Wharton	478-988-2702	
Sedrick Swan	478-244-6507	sedrick.swan@perry-ga.gov
Val Sander	478-997-9452	valerie.sanders@perry-ga.gov
ANSUEY FITZNER	478 988 2731	ANSUEY-FITZNER@PERRY-GA.GOV
C. McMurrian	988 2737	Chad.McMurrian@Perry
Meg Mehsenle	478-951-2172	mmehsenle@jmaarch.net
Steve Lynn	478-297-0054	steve.lynn@perry-ga.gov

Name	Phone	Email
Jim McKerle	478 987 1814	jmcskerle@jmaarch.net
Jim Lay	478 737 6532	jimlay52@gmail.com
Jazmin Thomas	478 508 6324	Jazmin.thomas@perry.ga.gov
Andre B. B.	478 230 6919	balrdre@ yahoo .com
Angela Walker	(678) 698-9043	angelanperkins@gmail.com

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2**

CITY OF PERRY STAKEHOLDER SESSION AGENDA

**September 23, 2021 1:30 p.m. – 3:30 p.m. – Community Work Program
Review**

Perry City Hall

- | | |
|-------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of Round 1 Sessions | MGRC |
| 3) Discussion/CWP Review | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2**

SIGN IN

September 23, 2021, 1:30 p.m. – 3:30 p.m. | Perry City Hall

Name	Phone	Email
Holly Wharton	478-988-2702	holly.wharton@perry-ga.gov
Anya Turpin	478-954-5758	anya.turpin@perry-ga.gov
Tabitha Clark	478-662-2668	tabitha.clark@perry-ga.gov
Lee Parker	478 338-0011	lee.parker@perry-ga.gov
Jazmin Thomas	478-508-6324	jazmin.thomas@perry-ga.gov
Ashley Hardin	478-508-1384	ashley.hardin@perry-ga.gov
ANSLEY FITZNER	478 988 2781	ANSLEY.FITZNER@PERRY-GA.GOV
Bryan Wood	478-988-2714	Bryan.Wood@perry-ga.gov
Sedrick Swan	478-244-6507	sedrick.swan@perry-ga.gov
Steve Lynn	478-297-0054	steve.lynn@perry-ga.gov
Robert Smith	478-988-2757	robert.smith@perry-ga.gov

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY
FACILITIES, PUBLIC SAFETY, ECONOMIC DEVELOPMENT, BROADBAND**

CENTERVILLE STAKEHOLDER SESSION AGENDAS

June 15, 2021, 9:00 a.m. – 10:30 a.m. – Community Facilities/Public Safety

June 15, 2021, 10:30 a.m. – 12:00 p.m. – Economic
Development/Broadband

Centerville City Hall

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY FACILITIES, PUBLIC
SAFETY, ECONOMIC DEVELOPMENT, BROADBAND**

SIGN IN

June 15, 2021, 9:00 a.m. – 12:00 p.m. | Centerville City Hall

Name	Phone	Email
Mike Brownfield	478-953-3222	mrbfield@centerville.mga.coxmail.com
Sara Caldwell	478-953-4795	scaldwell@centervillepd.com
Rebecca Lyding	478-953-4734	cityattorney@centerville.mga.coxmail.com
Carol Harrison	478-953-4734	cityaccountant@centerville.mga.coxmail.com
Kate Hogan	478.283.0958	khogan@centerville.mga.coxmail.com
Pedric F. Duncan	478-808-9729	cduncan@centervillepd.com
MICHAEL EVANS	478-808-9728	mevans@centerville.mga.coxmail.com

HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING

CENTERVILLE STAKEHOLDER SESSION AGENDAS

June 15, 2021, 4:00 p.m. – 5:00 p.m. - Housing

Centerville City Hall

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: TRANSPORTATION,
LAND USE, NATURAL/CULTURAL RESOURCES, HOUSING**

CENTERVILLE STAKEHOLDER SESSION AGENDAS

**July 6, 2021, 9:00 a.m. – 12:00 p.m.: Transportation, Land Use,
Natural/Cultural Resources, Housing**

Centerville City Hall

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: TRANSPORTATION, LAND USE,
NATURAL/CULTURAL RESOURCES, HOUSING

SIGN IN

July 6, 2021, 9:00 a.m. – 12:00 p.m. | Centerville City Hall

Name	Phone	Email
Mike Brumfield	478 808 9737	
Cedric Duncan	478 808 9721	
Sara Caldwell	478 808 9718	
Jason Jones	478-808-9722	JJones@cfp.coxmail.com
Carol Harrison	478-953- ⁴⁷³⁴ 5234	
John Harley		

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2**

CENTERVILLE STAKEHOLDER SESSION AGENDAS

**September 15, 2021 9:30 a.m. – 11:30 a.m. – Community Work Program
Review**

Centerville City Hall

- | | |
|-------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of Round 1 Sessions | MGRC |
| 3) Discussion/CWP Review | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

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Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2**

SIGN IN

September 15, 2021, 9:30 a.m. – 11:30 a.m. | Centerville City Hall

Name	Phone	Email
Alicia Hartley	912 223 2021	ahartley@centerville. mgacoxmail.com
Mike Brumfield	478-808-9737	mrbfields@centerville.mga coxmail.com
Cedric B. Duncan	(478) 808-9729	cduncan@centervillepd.com
Carol Harrison	478-953-4734	cityaccountant@centerville.mga harrisoncarol coxmail.com
Robert (Bob) Bird	478-808-9744	rbird@centerville.mgacoxmail.com
Sara Caldwell	478-808-9718	scaldwell@centervillepd.com
Jason Jones	478-808-9722	jjones@ctd.coxmail.com
Ed Armijo		
MICHAEL EVANS	478-807-9728	mevans@centerville.mgacoxmail.com
John Harley		

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY
FACILITIES, PUBLIC SAFETY, ECONOMIC DEVELOPMENT, BROADBAND**

WARNER ROBINS STAKEHOLDER SESSION AGENDAS

June 4, 2021, 10:00 a.m. – 11:00 a.m. – Community Facilities/Public Safety
June 4, 2021, 11:00 a.m. – 12:00 p.m. – Economic Development/Broadband

Warner Robins City Hall

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: COMMUNITY FACILITIES, PUBLIC
SAFETY, ECONOMIC DEVELOPMENT, BROADBAND**

SIGN IN

June 4, 2021, 10:00 a.m. – 12:00 p.m. | Warner Robins City Hall

Name	Phone	Email
Randy Tom5	478-302-5515	rtom5@wrqa.gov
Teresa Crawford	(478) 302-5515	tcrawford@wrqa.gov
Kim Mazo	478 302 5514	kmazo@wrqa.gov
Mandy Stille	478-293-1099	mstella@wrqa.gov
Kelvin Robinson	307 287 2402	iamgifted35@gmail.com
DEREK MACIL	(478) 213-1597	dmacil@wrqa.gov
Keith Lauritsen	478-662-4955	klauritsen@wrqa.gov
Larry Curtis		

HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING,
TRANSPORTATION, NATURAL/CULTURAL RESOURCES, LAND USE

WARNER ROBINS STAKEHOLDER SESSION AGENDAS

July 19, 2021 3:00 pm – 5:00 pm: Housing, Transportation, Natural/Cultural
Resources, Land Use

Warner Robins City Hall

- | | |
|-----------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Successes Since Previous Cycle | MGRC |
| 3) Discussion/Group Exercises | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS
JOINT COMPREHENSIVE PLAN TOPIC SESSION: HOUSING, TRANSPORTATION,
NATURAL/CULTURAL RESOURCES, LAND USE**

SIGN IN

July 19, 2021, 3:00 p.m. – 5:00 p.m. | Warner Robins City Hall

Name	Phone	Email
Clifford Holmes	478-951-9050	clholmes@wrqa.gov
Teresa Crawford	(478) 302-5515	tcrawford@wrqa.gov
Kim Mazo	478 302 5514	kmazo@wrqa.gov
Randy Toms	478-302-5515	
Dan Rhoades	478 973 3191	DRHOADES@ROBINS21.ORG
Mandy Stella	478-293-1099	mstella@wrqa.gov
Annie King	922-8585	

**HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND
WARNER ROBINS
JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2**

CITY OF WARNER ROBINS STAKEHOLDER SESSION AGENDA

**September 23, 2021 9:30 a.m. – 11:30 a.m. – Community Work Program
Review**

Warner Robins City Hall

- | | |
|-------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of Round 1 Sessions | MGRC |
| 3) Discussion/CWP Review | MGRC |
| 4) Questions/Comments | MGRC |
| 5) Debrief/Wrap-up | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Joe Black	jblack@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

HOUSTON COUNTY AND THE CITIES OF CENTERVILLE, PERRY, AND WARNER
ROBINS

JOINT COMPREHENSIVE PLAN STAKEHOLDER SESSION 2

SIGN IN

September 23, 2021, 9:30 a.m. – 11:30 a.m. | Warner Robins City Hall

Name	Phone	Email
Kim Mazo	478 302 5514	kmazo@wrga.gov
Montie WALTERS	478 302 5444	m.walters@wrga.gov
Michael Johnson	478 302 5503	mjohnson@wrga.gov
Jarred Reneau	478-951-7721	jreneau@wrga.gov
John WAGNER, Jr	478-302-5423	j.wagner@wrga.gov
Bill Mulkey	478-302-5506	bmulkey@wrga.gov
Kate Hogan	478-203-0958	khogan@wrga.gov
Teresa Crawford	(478)302-5515	tcrawford@wrga.gov
Toni Graham	478-293-1010	tmgraham@wrga.gov
Melanie K. Byer	478-302-5443	mbyer@wrga.gov
GRANT CLIFTON	478-338-1464	cclifton@wrga.gov
Ross Moulton	478)808-9392	Rmoulton@wrga.gov
Kim Demoonie	478)302-5539	Kdemoonie@wrga.gov
Pepper Holmes	478-951-9050	cholmes@wrga.gov
Mandy Stella	478-951-0366	mstella@wrga.gov

HOUSTON HOME JOURNAL

WATERS

nominees were represented in five categories and named the winner in two.

Dr. Jenny Millward, Director of Students Services

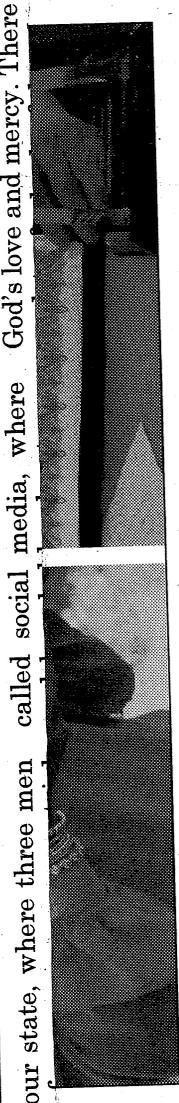
ners? His sons. One of his

Christy Jones, Coach of the Year Award nominee;

Anna Henry, Coach of the Year Award nomi-

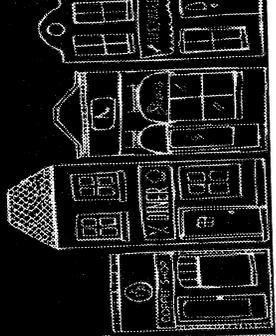
there is no substitute for it.

or Houston County's winners, please contact Jones at Christy.Jones@hcbe.net.



our state, where three men called social media, where God's love and mercy. There

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Public Hearing Notice For Houston County and the Cities of Centerville, Perry, and Warner Robins Joint Comprehensive Plan Update

A public hearing will be held on Thursday, December 16, at 5:30 p.m. at the Houston County Annex, located at 200 Carl Vinson Parkway, Warner Robins, GA 31088. All community members are invited to attend. The purpose of the 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 Department of Community Affairs for review. All comments must be submitted by Friday, December 17, at 5:00 p.m. to the Middle Georgia Regional Commission.

Persons with special needs relating to disability access or foreign language should contact the Houston County Commissioner's Office 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.

For additional information, please contact Taylor Stickels, Middle Georgia Regional Commission, at (478) 751-6160.

Mail, Fax or Email comments to:
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217
Fax: (478) 751-6517
Email: tstickels@mg-rc.org

[Your ticket to THE LATEST NEWS]

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

**PUBLIC HEARING AGENDA
December 16, 2021, 5:30 p.m. | Houston County Annex**

- | | |
|------------------------------|------|
| 1) Welcome & Introductions | MGRC |
| 2) Review of process to-date | MGRC |
| 3) Plan highlights | MGRC |
| 4) Next steps | MGRC |
| 5) Questions/Comments | MGRC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Taylor Stickels	tstickels@mg-rc.org
Joe Black	jblack@mg-rc.org
Caitlin Mee	cmee@mg-rc.org
Laura Mathis	lmathis@mg-rc.org

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

**PUBLIC HEARING SIGN IN
December 16, 2021, 5:30 p.m. | Houston County Annex**

Name	Phone	Email
DANIEL HOADES	4789733191	DLHOADES@ROBINS21.ORG
JAMIE COOK	4783968572	jcook@ROBINS21.ORG
KATE HOGAN	478.283.0958	khogan@wrga.gov
Will Newton	478 297 8336	wnewton@wrga.gov
SHERMAN FALANA	478-987-3658	1STHIM@WINDSTREAM.NET
Debra Presswood	478-987-1973	dpresswood@houstoncountygga.org
Timothy Andrews	478 542-2018	tandrews@houstoncountygga.org
Debra Cox	770-294-6673	digthatteat@yahoo.com
Edmond Strickland	478-244-4511	
Jody Strickland	478-954-8058	jstrickland@fwforestry.com
Barry Holland	478-542-2115	bholland@houstoncountygga.org

Name	Phone	Email
RONNIE HEALD	478 987-4280	rheald@houstoncountyga.org
BRIAN JONES	478- 987-4280	bjones@houstoncountyga.org
Dan Perdue	478-287- 1817	dperdue@houstoncountyga.org
Jacob Coy	542-2027	JCoy@HoustonCountyga.ORG
JOHN R. HARLEY	478 953-4734	MAYOR@CENTERVILLE.MGA.COUNCIL.COM
Sara Meyers	478 218 4870	Smeyers@houstoncountyga.org
Brian Blanton	478 542-2080	
Holly Wharton	478-988-2702	holly.wharton@perry-ga.gov
George Peckce	478 972-2971	george.peckce@fountainsland.com
H. Jay Walker	478-923-4152	HoustonCounty
SCOTT COX	404 643-7568	SCOTT@SOUTHERNCO.COM
CHRISTOPHER STONER	478-250-2950	cstoner@houstoncountyga.org
Bryan Wood	478-988-2714	bryan.wood@perry-ga.gov
Clifford Ho/mo	478-951-9850	

Questions

Responses 410

Houston County Comprehensive Plan Survey

410 Responses 14:02 Average time to complete Active Status

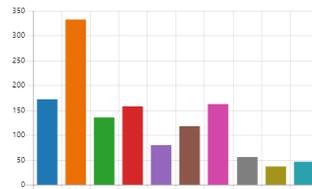
[View results](#)

[Open in Excel](#)

1. What are the most important items to quality of life in Houston County? (Select your top three)

[More Details](#)

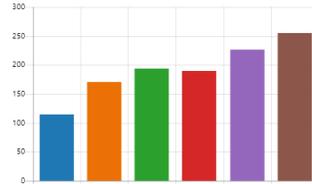
- Affordable property and housi... 172
- Safety and security 333
- Recreational activities (adult &... 136
- Job opportunities 158
- Sense of community 80
- Community activities and pro... 117
- Quality services (waste, water, ... 163
- Walkability / bikeability 56
- Proximity to diverse commerci... 37
- Cultural resources and events 46



2. What should the county focus on as they plan for the future? (Select your top three)

[More Details](#)

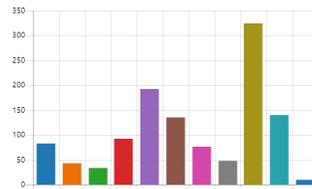
- Promoting affordable housing... 115
- Improving the condition of exi... 170
- Encouraging commercial/retai... 193
- Providing recreation opportun... 189
- Increasing community events ... 226
- Improving planning for growt... 255



3. In your opinion, what are Houston County's greatest strengths? (Select your top three)

[More Details](#)

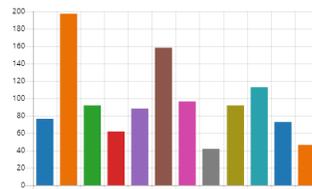
- Sense of community 83
- Parks and recreation 43
- Community activities and eve... 33
- Housing quality and price 93
- Safety 192
- Convenient shopping and dini... 135
- Proximity to employment cent... 77
- Government responsiveness 47
- Quality Schools 324
- Regional highway access 140
- Other 10



4. In your opinion, what are Houston County's greatest challenges to overcome? (Select your top three)

[More Details](#)

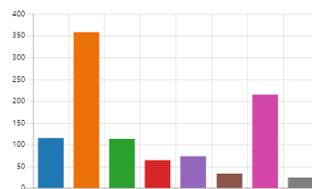
- Lack of commercial developm... 76
- Lack of a downtown area 197
- Housing affordability 92
- Housing choices 62
- Community activities 88
- Access to public transportation 158
- Safety 96
- Lack of job opportunities 42
- Water and drainage infrastruct... 92
- Lack of parks and recreation f... 113
- Lack of a sense of community 73
- Other 46



5. Where do you look to learn about community news and events? (Select all that apply)

[More Details](#)

- Local government website 115
- Social media 359
- Emails or e-newsletters 113
- Flyers or posters 64
- Print newspaper or newsletters 73
- Mailed letters 33
- Word of mouth 215
- Other 23



6. Please provide your thoughts on the future of Houston County and any initiatives you think should be undertaken in the next 10 years.

[More Details](#) [Insights](#)

227

Responses

Latest Responses

"Beware of hodge-podge growth that not only is unattractive and not ...

"Staying ahead of the game with schools. Houston County is well kno...

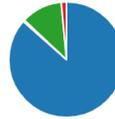
61 respondents (27%) answered **need** for this question.



7. How do you believe Robins AFB impacts the surrounding community and the quality of life within the community?

[More Details](#)

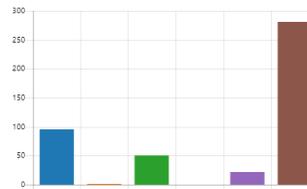
Positive	353
Negative	2
Mixed	47
Other	6



8. Do you experience any of the following off-base impacts related to activities at Robins AFB? (Select all that apply)

[More Details](#)

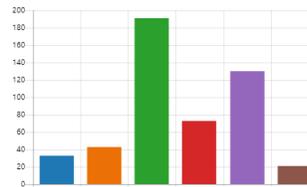
Noise	96
Dust	1
Vibration	51
Smoke	0
Mobile phone/frequency inter...	22
None of the above	281



9. Do you think there are opportunities to improve coordination between Robins AFB and the local communities with regard to the following? (Select all that apply)

[More Details](#)

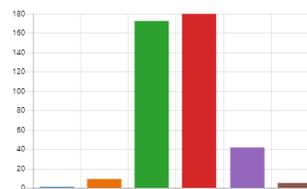
Noise	33
Land Use Compatibility	43
Traffic	191
Communication	73
None of the above	130
Other	21



10. What is your age?

[More Details](#)

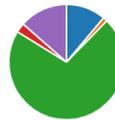
Younger than 18	1
18 to 24	9
25 to 44	173
45 to 64	180
65 and over	42
Prefer not to answer	5



11. What is your race? (Check all that apply)

[More Details](#)

African-American (Black)	46
Asian or Pacific Islander	5
Caucasian (White)	296
Other	11
Prefer not to answer	56

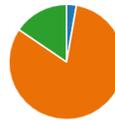


12. What is your ethnicity?

[More Details](#)

[Insights](#)

Hispanic or Latino	11
Not Hispanic or Latino	327
Prefer not to answer	62

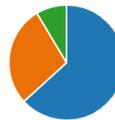


13. Please indicate your gender

[More Details](#)

[Insights](#)

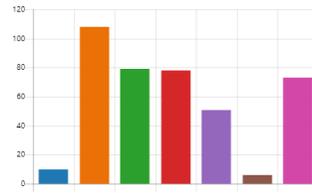
Female	258
Male	115
Prefer not to answer	35



14. Which of the below best describes where you live?

[More Details](#)

● Centerville (inside city limits)	10
● Perry (inside city limits)	108
● Warner Robins (inside city limi...	79
● Kathleen	78
● Bonaire	51
● Elko	6
● Other (unincorporated Housto...	73



Questions

Responses 100

2021 Joint Comprehensive Plan Update: Centerville

100 Responses

09:26 Average time to complete

Active Status

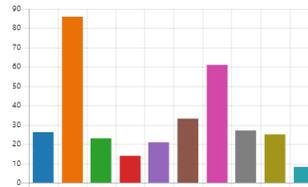
[View results](#)

[Open in Excel](#)

1. How important are the following items to quality of life in Centerville? (Select your top 3)

[More Details](#)

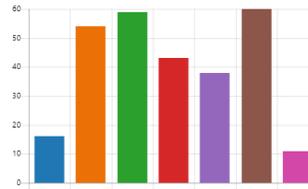
- Affordable property and housi... 26
- Safety and security 86
- Recreational opportunities (ad... 23
- Job opportunities 14
- Sense of community 21
- Community activities and pro... 33
- Quality services (waste, recycl... 61
- Community appearance 27
- Walkability / bikeability 25
- Other 8



2. What should the city and county focus on as they plan for the future? (Select your top 3)

[More Details](#)

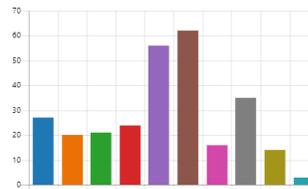
- Promoting affordable housing... 16
- Improving the condition of exi... 54
- Encourage commercial/retail/s... 59
- Providing recreation opportun... 43
- Increasing community events ... 38
- Improving planning for growt... 60
- Other 11



3. In your opinion, what are Centerville's greatest strengths? (Select your top 3)

[More Details](#)

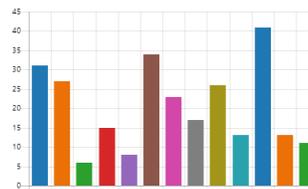
- Sense of community 27
- Parks and recreation 20
- Community activities and eve... 21
- Housing quality and price 24
- Safety 56
- Convenient shopping and dini... 62
- Proximity to employment cent... 16
- Quality schools 35
- Government responsiveness 14
- Other 3



4. In your opinion, what are Centerville's greatest challenges to overcome? (Select your top 3)

[More Details](#)

- Lack of commercial developm... 31
- Lack of space/undeveloped ar... 27
- Housing affordability 6
- Housing choices 15
- Community activities 8
- Access to public transportation 34
- Safety 23
- Lack of job opportunities 17
- Water, sewer, and drainage inf... 26
- Lack of parks and recreation ... 13
- Traffic congestion 41
- Lack of a sense of community 13
- Other 11



5. Please provide your thoughts on the future of Centerville and Houston County and initiatives you think should be undertaken in the next 10 years.

[More Details](#)

54 Responses

Latest Responses

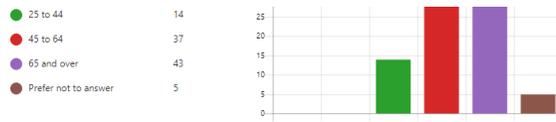
- *Several roads--Collins, Wilson & Elberta--need to be widened with ce...
- *The city of Centerville and Houston County need to be focus on traffi...
- *Center Park at Centerville should be expanded. A downtown area wit...

6. What is your age?

[More Details](#)

- Younger than 18 0
- 18 to 24 0

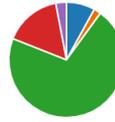




7. What is your race? (Select all that apply)

[More Details](#)

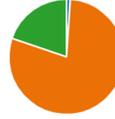
African-American (Black)	8
Asian or Pacific Islander	2
Caucasian (White)	71
Prefer not to answer	16
Other	3



8. What is your ethnicity?

[More Details](#)

Hispanic or Latino	1
Not Hispanic or Latino	76
Prefer not to answer	19



9. Please indicate your gender

[More Details](#)

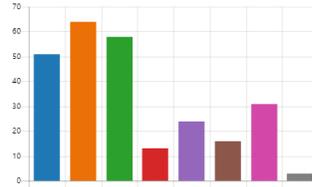
Female	51
Male	36
Prefer not to answer	12



10. Where do you look to learn about community news and events? (Select all that apply)

[More Details](#)

Local government website	51
Social media	64
Emails or e-newsletters	58
Flyers or posters	13
Print newspaper or newsletters	24
Mailed letters	16
Word of mouth	31
Other	3



11. Please share any other ideas about Centerville and its future here.

[More Details](#)

34 Responses

Latest Responses



Questions

Responses 686

Perry Comprehensive Plan Survey

686 Responses 08:27 Average time to complete Closed Status

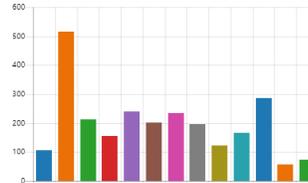
[View results](#)

[Open in Excel](#)

1. What are the most important items to quality of life in Perry? (Select your top three)

[More Details](#)

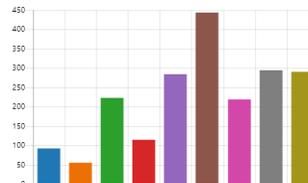
- Housing sizes and types for all... 106
- Safety and security 515
- Recreational activities (adult &... 214
- Job opportunities 155
- Sense of community 239
- Community activities and pro... 202
- Quality services (waste, recycl... 235
- Community appearance 197
- Walkability / bikeability 124
- Parks and trails 166
- Downtown activity 287
- Proximity to diverse commerci... 56
- Cultural resources and events 74



2. What should the city focus on as they plan for the future? (Select your top three)

[More Details](#)

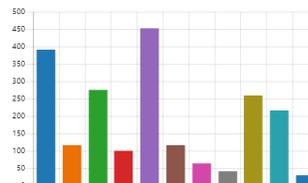
- Promoting housing opportuni... 92
- Promoting more diverse housi... 56
- Improving the condition of exi... 223
- Encouraging industrial develo... 115
- Encouraging commercial/retai... 284
- Continue downtown revitaliza... 443
- Providing recreation opportun... 219
- Increasing community events ... 295
- Improving planning for growt... 290



3. In your opinion, what are Perry's greatest strengths? (Select your top three)

[More Details](#)

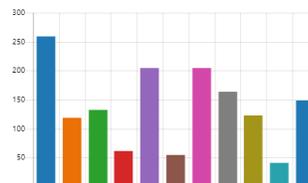
- Sense of community 391
- Parks and recreation 117
- Community activities and eve... 274
- Housing quality and price 101
- Safety 453
- Convenient shopping and din... 117
- Proximity to employment cent... 64
- Government responsiveness 42
- Downtown activity 258
- Regional highway access 217
- Other 29



4. In your opinion, what are Perry's greatest challenges to overcome? (Select your top three)

[More Details](#)

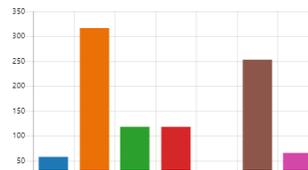
- Lack of commercial developm... 259
- Housing affordability 118
- Housing choices 132
- Community activities 61
- Access to public transportation 204
- Safety 55
- Lack of job opportunities 205
- Water, sewer, and drainage inf... 164
- Lack of parks and recreation f... 123
- Lack of a sense of community 41
- Other 148



5. What funding methods would you support for improving community services and facilities? (Select all that apply)

[More Details](#)

- Increased property taxes 58
- Additional sales tax (SPLOST) 317
- Bonds 118
- Fees on services 117
- Increased utility fees 28
- None 253
- Other 22

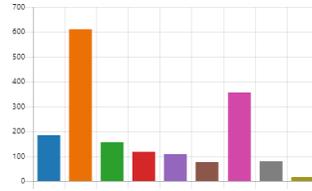




6. Where do you look to learn about community news and events? (Select all that apply)

[More Details](#)

Local government website	184
Social media	612
Emails or e-newsletters	157
Flyers or posters	118
Print newspaper or newsletters	108
Mailed letters	76
Word of mouth	355
Local government mobile pho...	81
Other	16



7. Please provide your thoughts on the future of Perry and Houston County and any initiatives you think should be undertaken in the next 10 years.

[More Details](#)

[Insights](#)

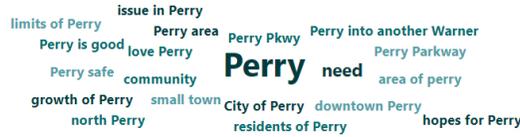
355

Responses

Latest Responses

"More funding for police services"

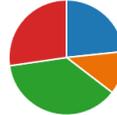
153 respondents (43%) answered **Perry** for this question.



8. Please indicate which topic(s) you would like the opportunity to provide further input on (Optional)

[More Details](#)

Civic Life and Community Serv...	112
Housing	58
Future Growth and Land Use	179
Economic Development	131



9. If you selected any topic(s) in Question 8, please provide your email below to receive information regarding input opportunities for your selected topic(s).

[More Details](#)

[Insights](#)

164

Responses

Latest Responses

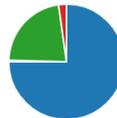
2 respondents (1%) answered **Perry** for this question.



10. How do you believe Robins AFB impacts the surrounding community and the quality of life within the community?

[More Details](#)

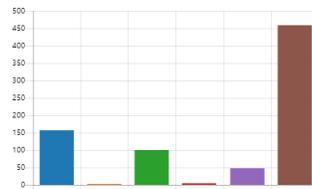
Positive	507
Negative	3
Mixed	151
Other	15



11. Do you experience any of the following off-base impacts related to activities at Robins AFB? (Select all that apply)

[More Details](#)

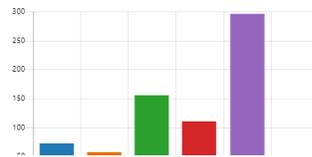
Noise	156
Dust	3
Vibration	99
Smoke	4
Mobile phone/frequency inter...	48
None of the above	459



12. Do you think there are opportunities to improve coordination between Robins AFB and the local communities with regard to the following? (Select all that apply)

[More Details](#)

Noise	72
Land Use Compatibility	57
Traffic	155
Communication	111
None of the above	296

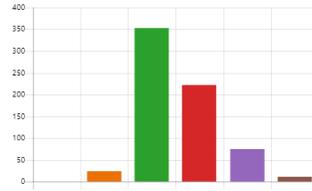




13. What is your age?

[More Details](#) [Insights](#)

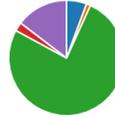
● Younger than 18	0
● 18 to 24	24
● 25 to 44	352
● 45 to 64	222
● 65 and over	75
● Prefer not to answer	11



14. What is your race? (Check all that apply)

[More Details](#)

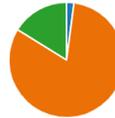
● African-American (Black)	39
● Asian or Pacific Islander	8
● Caucasian (White)	525
● Other	17
● Prefer not to answer	101



15. What is your ethnicity?

[More Details](#)

● Hispanic or Latino	14
● Not Hispanic or Latino	546
● Prefer not to answer	108



16. Please indicate your gender

[More Details](#) [Insights](#)

● Female	441
● Male	182
● Prefer not to answer	59



Questions

Responses 23

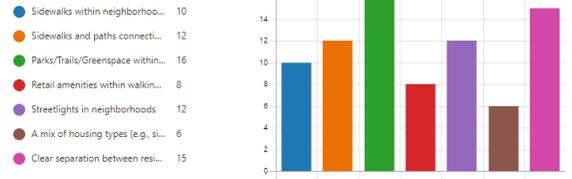
Perry Comprehensive Plan Follow-Up Survey: Future Growth & Land Use

23 Responses 03:05 Average time to complete Active Status

[View results](#) [Open in Excel](#)

1. What characteristics of development should be emphasized in future residential development? (Select all that apply)

[More Details](#)



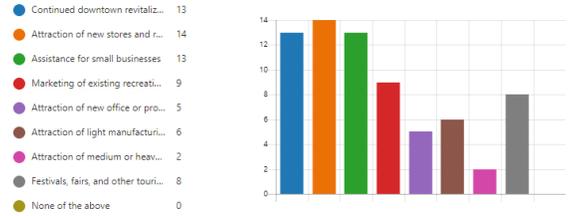
2. When planning for future commercial and retail development, what type of development should there be emphasis on? (Select all that apply)

[More Details](#)



3. What are the top three economic development needs for the City of Perry?

[More Details](#)



4. Please provide any other thoughts about the future of Houston County and the City of Perry over the next 10 years here.

[More Details](#)

6 Responses

Latest Responses

- "Take advantage of the creek that flows near downtown; make it navigable."
- "Creating Quality small town community. Not pressuring toward becoming a suburb."
- "Keep the residents of Perry in mind while Perry is growing such as keeping the downtown area as a walkable community."

Questions

Responses 22

Perry Comprehensive Plan Follow-Up Survey: Civic Life & Community Services

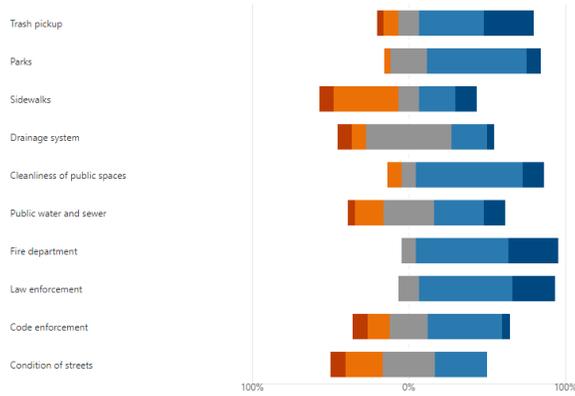
22 Responses 04:37 Average time to complete Active Status

[View results](#) [Open in Excel](#)

1. Please rate your level of satisfaction with each of the following public services or facilities

[More Details](#)

Very dissatisfied Dissatisfied Neither satisfied nor dissatisfied Satisfied Very satisfied



2. If you were dissatisfied or very dissatisfied with any of the above services, please explain why.

[More Details](#)

13 Responses

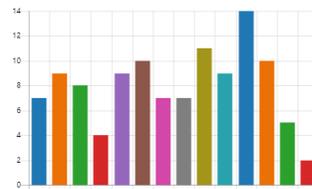
Latest Responses

"Sidewalks need to be installed and/or improved, particularly around ..."
 "Drain system not working. Constant overflow in yards. Code enforce..."
 "The soccer fields are in terrible shape. There needs to be more for kid..."

3. What type of recreational programs or amenities would add to the quality of life in Perry? (Select all that apply)

[More Details](#)

- Skate Park 7
- Baseball/Softball Fields (additi... 9
- Basketball Courts (additional) 8
- Disc Golf Courses (additional) 4
- Picnic Shelter 9
- Playground Equipment 10
- Splash Pad 7
- Outdoor Fitness Equipment 7
- Senior-Friendly Amenities (e.g... 11
- Fitness Classes 9
- Biking/Walking/Hiking Trails 14
- Swimming Pool 10
- Soccer Fields 5
- Other 2



4. Do you think the City of Perry has too few, too many, or about the right number of community events?

[More Details](#)

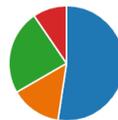
- Too few events 8
- About the right number of ev... 14
- Too many events 0



5. When it comes to community and cultural events in Perry, which of the following applies to you?

[More Details](#)

- I can usually find an event in t... 11
- I am happy with the selection ... 3
- The city does not offer (or rar... 5
- None of the above 2



6. Are there any types of community/cultural events that Perry does not offer that you would like to see?

[More Details](#)

"A variety of culturally unique music... example, Celtic, folk music, orc...

"Diverse outdoor concerts"

"Mountain Biking Trails even if it's just a course similar to what Smyr...

Questions

Responses 9

Perry Comprehensive Plan Follow-Up Survey: Housing

9 Responses 06:15 Average time to complete Active Status

[View results](#)

[Open in Excel](#)

1. Which of the following, if any, are housing issues in Perry? (Select all that apply)

[More Details](#)



2. (Optional): If you would like to elaborate about why you believe any of the above choices are housing issues in Perry, please do so here.

[More Details](#)

5 Responses

Latest Responses

"I live in Perry Housing on Perimeter Rd. I love my apt. I was saying w...

3. Please rank the following goals in order of importance (1: Most important; 7: Least important)

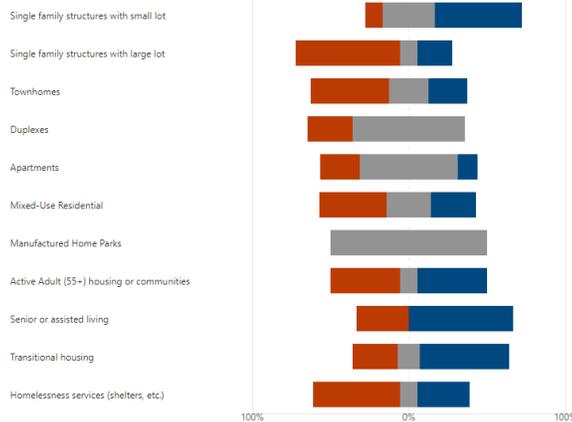
[More Details](#)



4. Do you think Perry needs more, less, or the same amount of the following types of housing or housing services in the future?

[More Details](#)

More Less About the same



5. If you think Perry needs MORE or LESS of a type of housing that was not listed in question (4), please explain below.

[More Details](#)

1 Responses

Latest Responses

Questions

Responses 274

Warner Robins Comprehensive Plan Survey

274 Responses 07:07 Average time to complete Active Status

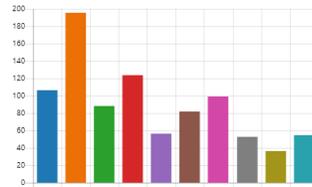
[View results](#)

[Open in Excel](#)

1. What are the most important items to quality of life in Warner Robins? (Select your top three)

[More Details](#)

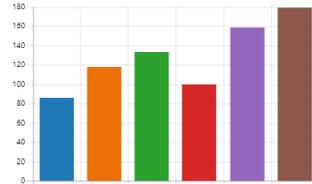
- Affordable property and housi... 106
- Safety and security 195
- Recreational activities (adult &... 88
- Job opportunities 124
- Sense of community 56
- Community activities and pro... 82
- Quality services (waste, recycli... 99
- Walkability / bikeability 53
- Proximity to diverse commerci... 36
- Cultural resources and events 55



2. What should the city and county focus on as they plan for the future? (Select your top three)

[More Details](#)

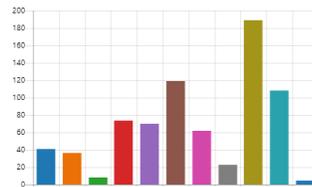
- Promoting affordable housing... 86
- Improving the condition of exti... 118
- Encouraging commercial/retai... 133
- Providing recreation opportun... 100
- Increasing community events ... 159
- Improving planning for growt... 179



3. In your opinion, what are Warner Robins' greatest strengths? (Select your top three)

[More Details](#)

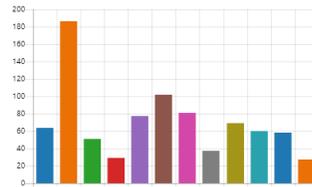
- Sense of community 41
- Parks and recreation 36
- Community activities and eve... 8
- Housing quality and price 74
- Safety 70
- Convenient shopping and dini... 119
- Proximity to employment cent... 62
- Government responsiveness 23
- Quality Schools 189
- Regional highway access 108
- Other 5



4. In your opinion, what are Warner Robins' greatest challenges to overcome? (Select your top three)

[More Details](#)

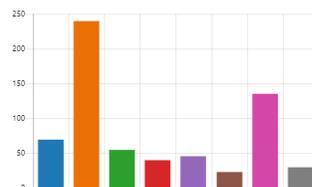
- Lack of commercial developm... 64
- Lack of a downtown area 186
- Housing affordability 51
- Housing choices 29
- Community activities 77
- Access to public transportation 102
- Safety 81
- Lack of job opportunities 37
- Water, sewer, and drainage inf... 69
- Lack of parks and recreation f... 60
- Lack of a sense of community 58
- Other 27



5. Where do you look to learn about community news and events? (Select all that apply)

[More Details](#)

- Local government website 69
- Social media 240
- Emails or e-newsletters 54
- Flyers or posters 40
- Print newspaper or newsletters 46
- Mailed letters 23
- Word of mouth 135
- Other 29



6. Please provide your thoughts on the future of Warner Robins and Houston County and any initiatives you think should be undertaken in the next 10 years.

[More Details](#)

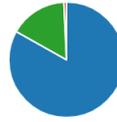
142
Responses

Latest Responses

7. How do you believe Robins AFB impacts the surrounding community and the quality of life within the community?

[More Details](#)

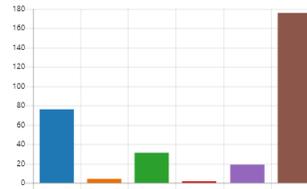
Positive	227
Negative	0
Mixed	44
Other	2



8. Do you experience any of the following off-base impacts related to activities at Robins AFB? (Select all that apply)

[More Details](#)

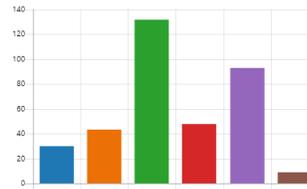
Noise	76
Dust	4
Vibration	31
Smoke	2
Mobile phone/frequency inter...	19
None of the above	176



9. Do you think there are opportunities to improve coordination between Robins AFB and the local communities with regard to the following? (Select all that apply)

[More Details](#)

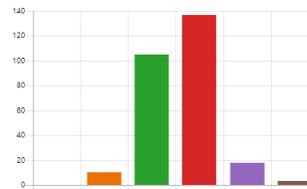
Noise	30
Land Use Compatibility	43
Traffic	132
Communication	48
None of the above	93
Other	9



10. What is your age?

[More Details](#)

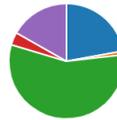
Younger than 18	0
18 to 24	10
25 to 44	105
45 to 64	137
65 and over	18
Prefer not to answer	3



11. What is your race? (Check all that apply)

[More Details](#)

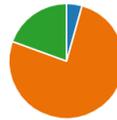
African-American (Black)	62
Asian or Pacific Islander	3
Caucasian (White)	158
Other	10
Prefer not to answer	47



12. What is your ethnicity?

[More Details](#)

Hispanic or Latino	11
Not Hispanic or Latino	192
Prefer not to answer	49



13. Please indicate your gender

[More Details](#)

Female	148
Male	96
Prefer not to answer	28

