

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

**COMMUNITY AGENDA – CITY OF CENTERVILLE**



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

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# THE COMMUNITY AGENDA FOR CENTERVILLE, GEORGIA

## Community Vision

### *General Vision Statement*

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

### *Future Development Map*

The Future Development Map (Appendix) for the City of Centerville presents a pictorial view of the future land use patterns. In addition, the Future Development Map presents as an overlay the final character area boundaries.

## **Future Land Use**

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

### Urban Residential

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

Urban Residential land use is expected by Year 2030 to encompass the existing residential neighborhoods and the infill lots within those neighborhoods. Since there is relatively little undeveloped land in the City of Centerville, growth will have to occur in newly annexed areas to the north and west of the current city limits.

### Community Commercial

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

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

### Regional Commercial

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

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

### Public/Institutional

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

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

## **Character Areas**

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

- Classic Traditional Neighborhood
- Suburban Residential
- Downtown District

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

## *Defining Narratives*

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

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

## **Classic Traditional Residential**

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

### Existing Development Patterns

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

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

The existing subdivisions display the modern street patterns and are for the most part grouped and connected together along three major thoroughfares; Carl Vinson Parkway, Collins Avenue and North Houston Lake Boulevard. Like many subdivisions built in the 60s, 70s and 80s, they do not offer any amenities such as sidewalks, bike trails, greenspace, or open space in the development for residents' use, traffic-calming measures, special lighting, or architectural elements.

### Recommended Development Patterns

The Houston County Comprehensive Planning Committee does not see any change to the existing development pattern during the planning period. It is hoped that the City of Centerville will install sidewalks in portions of these areas to provide pedestrian connectivity to the proposed downtown area, to existing and future community and regional commercial areas, and to the proposed greenway along Bay Gall Creek thus reducing the need for the automobile between these points of interest.

### Specific Land Uses Allowed in Character Area

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

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

### Quality Community Objectives That Will Be Pursued

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

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

### Implementation Measures to Achieve Desired Development Patterns

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

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

## **Suburban Residential**

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

### Existing Development Patterns

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

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

## Recommended Development Patterns

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

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

## Specific Land Uses Allowed in Character Area

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

- Single-family detached dwellings in subdivision settings with higher density single-family attached at appropriate locations.
- Mixed-use developments that are predominately single-family in nature but may include single-family attached.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses may be allowed, where appropriate.

- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

### Quality Community Objectives That Will Be Pursued

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

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

### Implementation Measures to Achieve Desired Development Patterns

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

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
  - Conservation subdivisions (consult Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances);
  - Cluster development;
  - Mixed-use developments and village centers;
  - Residential infill development; and
  - Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
  - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
  - Creation of open space within neighborhoods and buffers between different uses;
  - Minimizing the destruction of trees during housing construction;
  - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
  - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the gradual expansion of the urban development boundary recommended in the Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Houston County School Board that integrates new housing development with new school construction.
- Prepare and implement, in coordination with the Warner Robins Area Transportation Study, a bicycle and pedestrian plan for the City of Centerville.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

## **Downtown District**

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

### Existing Development Patterns

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

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

### Recommended Development Patterns

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

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

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

### Specific Land Uses Allowed in Character Area

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

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

### Quality Community Objectives That Will Be Pursued

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

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

### Implementation Measures to Achieve Desired Development Patterns

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

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

### **In-Town Corridor**

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

### Existing Development Patterns

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

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

### Recommended Development Patterns

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

- The intent is to establish a neighborhood commercial center designed to serve the surrounding residential neighborhoods.
- The building in this center would be architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community.
- The Center should be connected to the surrounding residential neighborhoods and regional activity centers on Elberta Road to the north and Watson Boulevard to the south with suitable pedestrian access facilities.
- It is suggested that some traffic-calming measures be considered on this section of Carl Vinson Parkway to reduce the speed of the vehicular traffic and make it more conducive to pedestrian travel.

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

### Specific Land Uses Allowed in Character Area

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

- Neighborhood Commercial
- Public/Institutional

### Quality Community Objectives That Will Be Pursued

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

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

### Implementation Measures to Achieve Desired Development Patterns

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

- Prepare development plan for area within the In-Town Corridor character area along Carl Vinson Parkway in coordination with the City of Warner Robins involving area residents and institutions, property owners, and government officials. The plan will identify site-specific uses and standards for height, setbacks, building design, parking areas, streetscapes, buffers and separations, lighting, signage, and architectural elements. It will also propose an alternative transportation system linking the varied uses, and recommend changes to the existing development regulations and map where necessary to implement the plan.

## **Regional Activity Center**

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

### Existing Development Patterns

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

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

### Recommended Development Patterns

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

- Little change is planned for the commercial area along Watson Boulevard.
- For the vacant lot along Elberta Road:
  - Buildings in centers are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community;
  - Restrictions on the number and size of signs and billboards;
  - New developments that contain a mix of residential, commercial uses, and community facilities at a scale and proximity to encourage walking between destinations;
  - Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
  - Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives are available;
  - Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious arrangements;
  - Use of landscaped tree islands and medians to break up large expanses of paved parking.
  - Development plan for this area should show a connection to the proposed Bay Gall Creek Greenway.

### Specific Land Uses Allowed in Character Area

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

- Urban residential on Elberta Road,
- Community commercial on Elberta Road,
- Regional commercial on Watson Boulevard.

### Quality Community Objectives That Will Be Pursued

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

- Employment Options
- Transportation Alternatives
- Housing Opportunities

- Traditional Neighborhood
- Infill Development
- Sense of Place

### Implementation Measures to Achieve Desired Development Patterns

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

- Prepare development plan for area within the Regional Activity Center character area along Elberta Road involving area residents and institutions, property owners, and government officials. The plan will identify site-specific uses and standards for height, setbacks, building design, parking areas, streetscapes, buffers and separations, lighting, signage, and architectural elements and linkage to the proposed Bay Gall Creek Greenway. It will also propose an alternative transportation system linking the varied uses, and recommend changes to the existing development regulations and map where necessary to implement the plan.
- Develop a streetscape plan for the activity center on Watson Boulevard to improve the aesthetics and visual appearance along the corridor.

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

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

#### Existing Development Patterns

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

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

#### Recommended Development Patterns

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

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

#### Specific Land Uses Allowed in Character Area

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

- Greenways
- Bicycle/pedestrian trails
- Passive recreation

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

- Open Space Preservation
- Environmental Protection

#### Implementation Measures to Achieve Desired Development Patterns

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

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

## Community Issues and Opportunities

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

### *Economic Development*

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

### *Housing*

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

### *Natural and Cultural Resources*

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

### *Community Facilities and Resources*

- Water and sewer service in newly annexed areas.

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

### *Intergovernmental Coordination*

- Utilizing where feasible, the existing resources of private non-profit organizations.
- Utilizing the Warner Robins Area Transportation Study (WRATS) to promote greater coordination between land development and transportation policies.
- Coordination with regional agencies to protect mission of RAFB, improve air quality and diversify the economic base of Houston County.
- Coordination of future facilities and services planning with neighboring jurisdictions.

### *Transportation*

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

### *Land Use/Character Areas*

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

## Implementation Program

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

## SHORT-TERM WORK PROGRAM FOR CITY OF CENTERVILLE

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

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

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

5	Payoff Debt on the Fire Department Building.	X	X	X	X	X	City of Centerville	\$475,000	SPLOST 2006
<b>INTERGOVERNMENTAL COORDINATION</b>									
<i>Policy Statements – Participate in future facilities coordination between governmental entities.</i>									
<i>- Support Public-Private Partnerships and Community Organizations.</i>									
<i>- Promote greater non-profit and government collaboration.</i>									
1	Continue active involvement in the Warner Robins Area Transportation Study (WRATS) process to promote greater coordination between land development and transportation policies, while balancing the need for reducing traffic congestion with the need to protect sensitive natural resources and improving air and water quality.	X	X	X	X	X	Cities of Centerville, Perry, and Warner Robins, and Houston County	Staff Time	General Fund
2	Continue active involvement in the 21 <sup>st</sup> Century Partnership, Middle Georgia Clean Air Coalition, and the Middle Georgia RDC so as to protect the mission of RAFB, improve air quality in the region, and diversify the economic base of Houston County.	X	X	X	X	X	Cities of Centerville, Perry, and Warner Robins and Houston County	Staff Time	General Fund
3	Remain involved in the Council of Governments Vision 2020 Group.	X	X	X	X	X	Cities of Centerville, Perry, and Warner Robins and Houston County	Staff Time	General Fund
4	Seek and utilize existing resources of private non-profit organizations.	X	X	X	X	X	Varies	N/A	N/A

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

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

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

**LAND USE/CHARACTER AREAS**

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

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

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

# **APPENDICES**

Report of Accomplishments  
Future Development Map

**Report of Accomplishments  
City of Centerville**

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

**Report of Accomplishments  
City of Centerville**

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

**Report of Accomplishments  
City of Centerville**

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

