

Growing Smart: Community Facilities in Houston County Communities

Water Supply and Treatment

- Within Houston County, the Cities of Centerville, Perry and Warner Robins operate and maintain water systems within their respective jurisdictions, while in the unincorporated areas, Houston County serves the residents and businesses. Below is a table that shows the designed capacity, permitted capacity, average demand, and peak demand for the four water systems in Houston County.

Water Systems within Houston County

System Name	Design Capacity (mgd)	Permitted Capacity (mgd)	Average Demand (mgd)	Peak Demand (mgd)	Water Supply Source
City of Warner Robins	18.700	10.800	7.100	8.550	Groundwater-wells
Houston County-Henderson	.288	.100	.090	.180	Groundwater-wells
Houston County-Elko	.144	NA	.012	.035	Groundwater-wells
Houston County-Hayneville	.288	.100	.090	.180	Groundwater-wells
Houston County-Piney Grove	2.240	*	.600	1.600	Groundwater-wells
Houston County-Hwy. 96	2.240	*	1.100	2.240	Groundwater-wells
Houston County-Houston Lake	2.240	*	.900	1.600	Groundwater-wells
Houston Lake-Elberta	.432	*	.110	.220	Groundwater -wells
Houston County-Dunbar	1.440	*	.400	.800	Groundwater-wells

Houston County- Quail Run	2.304	*	.550	2.304	Groundwater-wells
Houston County- Sanderfur	2.304	*	.900	2.304	Groundwater-wells
Houston County- Feagin Mill	2.016	*	1.300	2.016	Groundwater-wells
Houston County- Woodard	4.320	*	2.000	4.320	Groundwater-wells
City of Centerville	2.448	1.750	1.000	1.250	Groundwater-wells
City of Perry- Plant No. 1	2.658	2.400**	.190	.030	Groundwater-wells
City of Perry- Plant #2	4.543	2.400**	1.500	2.200	Groundwater-wells

*Serves the northeast portion of the City of Warner Robins, approximately 6.5 square miles.

**Serves the remaining City and unincorporated area, approximately 30 square miles.

Sources: Cities of Centerville, Perry, and Warner Robins and Houston County.

- There is sufficient design capacity in the various water systems to meet the average demand.
- There should be sufficient permitted withdrawal capacity with the possible exception of the City of Perry.
- Projected growth is north and east of Perry where Houston County is currently providing service. Houston County plans to increase the size of the lines serving these areas. If annexation occurs in this area served by Houston County, then the County will sell bulk water to Perry.
- The issue of withdrawal capacity for the City of Perry may be dependent on the growth within its current service area and potential growth in area now served by Houston County.

Sewerage System and Wastewater Treatment

- Within areas served by public water and septic tanks, certain types of growth at a limited intensity can occur.
- Presence of public sewerage system controls the intensity of the development.
- If a community wants to manage its growth by location and type, **then it must closely coordinate its policies for sewerage infrastructure with its land development plan.**
- The optimum is to first establish the land development plan showing the urban development boundaries, then incorporating a capital improvements program that phases in the sewerage system improvements to match the land development plan.
- The City of Warner Robins and the City of Perry are the only communities in Houston County that operate and maintain a sewerage system. The City of Centerville is served by the City of Warner Robins. Below is a table that details the two sewerage treatment systems.

SEWERAGE SYSTEMS WITH HOUSTON COUNTY

System Name	Design Capacity (mgd)	Permitted Capacity (mgd)	Average Demand (mgd)	Peak Demand (mgd)
Ocmulgee River WPCP-Warner Robins*	3.000	3.000	1.270	2.700
Sandy Run WPCP-Warner Robins**	9.000	9.000	6.070	11.730
Perry WPCP	3.000	3.000	2.500	7.000

*Serves the northeast portion of the City of Warner Robins, approximately 6.5 square miles.

**Serves the remaining City and unincorporated area, approximately 30 square miles.

Sources: Cities Perry and Warner Robins

Sewerage Treatment Expansion Plans

- The City of Warner Robins – The greatest pressure will be on the Sandy Run WPCP. Current growth south of the City towards Highway 96 is being handled by the expansion of lift stations. Topographic issues and the enormous demand expected south

of Highway 96 and the area around 247 South may dictate the construction of a new water pollution control plant in the area. In addition, what comes out of the negotiations with Peach County on the Service Delivery Strategy will also impact the Sandy Run Plant.

- City of Perry – An expansion from 3 to 6 mgd is proposed for the Perry WPCP within the next five years. This will provide a great opportunity to expand service well into the service area in the next 25 years.

Houston County Wastewater Service Areas

- In addition to serving the City of Centerville, the City of Warner Robins Wastewater Service Area as outlined in the Service Delivery Strategy includes most of the upper half of Houston County to approximately Mossy Creek/Highway 127 and the area east of Highway 247.
- The City of Perry's Wastewater Service Area includes portions of Houston County south and west of Mossy Creek/Highway 127/Highway 247 to just south of the current city limits and west to the county line.
- South of Perry's Service Area has been undesignated.

Septic Tanks

- Outside of the City Limits of Centerville, Perry, and Warner Robins, septic tanks are the wastewater management systems used for residences and businesses. The Houston County Health Department is the agency responsible for inspecting the construction and the placement of the septic system on site.
- As described in the Natural/Cultural Resources Technical Addendum, most of Houston County is within a major groundwater recharge area with high pollution susceptibility. The greatest concern with septic tanks is leakage from these systems into the aquifers and contaminating the County's water supply, as well as creating other serious environmental issues.
- Recently, Houston County and the Cities of Centerville, Perry, and Warner Robins adopted the Part V Environmental Groundwater Recharge Area Protection Ordinance

which requires large lot size for new construction on a septic tank system. Before the ordinances were adopted, the permitted lot sizes were considerably smaller than what they will be under this new ordinance.

- Fortunately, because of recent new growth in residential development in the areas not served by public sewerage systems, most of septic tank systems currently in place are new. However, later in the planning period, as these houses get older so will their septic systems, thus causing the possibility of leakage. Consideration should be given in the near future to requiring that each residence and business have their septic system regularly cleaned and inspected. This not only makes good sense to the property owner, but also to the public health and safety of the community.
- Recently, septage (waste pumped from septic tanks) has become issue in Houston County. Septic tank cleaning operators are having difficulty finding a suitable site for disposing of the waste that is in their tanks. They have to travel long distances to find such a site. An option being considered by Houston County that will have long-term benefits is the installation of dry sewer in new developments within the unincorporated area.
- It is a possibility that as the City of Warner Robins and the City of Perry annex into their wastewater service areas, existing residences and businesses with septic tanks may be required to tap on to the respective public sewerage systems. However to do this, the public sewerage system must have the capacity to take on the additional demand. It appears that the expansion of the Perry system may allow such action to take place. On the other hand, the Warner Robins Sandy Run plant is currently having difficulties handling the demand in the current growth areas around Highway 96, thus in the future any such action will require a new treatment facility.

Fire Protection

City of Centerville

- The City of Centerville operates one fire station located on Houston Lake Boulevard and is equipped with three Class A pumper trucks.

- The Centerville Fire Department has a full-time Fire Chief and Fire Inspector, six full-time and eight volunteer firefighters, and all are certified First Responders.
- The City's ISO rating is 5

City of Perry

- The City of Perry operates one fire station located off of Ball Street near the downtown area that is equipped with a total of five (5) trucks--two (2) pumpers, one (1) ladder truck, one (1) rescue pumper, and one (1) service truck.
- The Perry Fire Department includes a Fire Captain and 16 full-time firefighters.
- The City's ISO rating is 5.

City of Warner Robins

- The City of Warner Robins operates six fire stations located in strategic locations throughout the City, and they are equipped with a total of eight pieces of fire apparatus and two rescue units.
- The Warner Robins Fire Department includes a Fire Chief and almost 100 firefighters and support personnel.
- The City's ISO rating is 3.

Houston County

- Houston County operates eight fire stations; two serving the northern end of the county, four serving the growing central section, one west of Perry, and two covering the southern portion and are equipped with a total of 18 pieces of fire apparatus, four rescue trucks and one support vehicle.
- Those serving the Houston County Fire Department include a Fire Chief , Assistant Chief, Fire Investigator, 12 full-time firefighters and approximately 80 volunteers.
- The County's ISO rating is 6.

Analysis

- Currently, the residents and businesses in three cities and the unincorporated areas are generally well-served by fire protection.
- Concerns that will have to be addressed in the future include: (1) the area along the western portion of Dunbar Road and north Hwy. 41; (2) the projected growth areas along Houston Lake Road, Hwy. 127, and Hwy. 247 South.

Public Safety

City of Centerville

- The City of Centerville Police Department is located at 500 Houston Lake Boulevard.
- The Centerville Police Department has 14 full-time officers including the Chief of Police and 8 part-time officers performing a variety of public safety functions, including patrol and criminal investigation.

City of Perry

- The City of Perry Police Department is located adjacent to the City Hall on Washington Street just south of the downtown area.
- The City of Perry Police Department includes a Public Safety Director and 42 full-time employees that are involved in the following duties: patrol and crime prevention, D.A.R.E., criminal investigation, communications, school resources, manning school crossings and animal control.

City of Warner Robins

- The City of Warner Robins Police Department is located on Watson Boulevard near the City Hall.
- The Police Department has 150 full-time personnel directed by the Police Chief and carries out such assignments as Uniform Patrol, Traffic, S.T.O.P. Unit, Criminal Investigations, Criminalistics, Narcotics and Intelligence, S.W.A.T Team, Community Initiatives, School Liaison and Bike Patrol.

Houston County

- The Houston County Sheriff's Department operates from offices in Warner Robins and Perry. Most of the Sheriff's Department is located in facilities on Carl Vinson Parkway in Warner Robins. The Sheriff's Department also has administrative offices in the County Courthouse, and operates a new 506-bed Detention Center on the Courthouse site. The Sheriff's Department employs 305 full-time personnel.
- Operated under the direction of the Sheriff, the Department has five major divisions (Investigations, Juvenile, Traffic, Records and Warrants) and jail operations.

Analysis

- The residents and businesses of Houston County and the Cities of Centerville, Perry and Warner Robins are currently being provided by their respective Police/Sheriff Departments with an adequate level of service and response time.
- With significant growth expected to continue in the unincorporated areas, extreme pressure will be put on the Sheriff's Department, in the short-term to maintain the level of service it currently provides. In the long-term, however, as the three cities continue to annex land within the unincorporated areas, the cities will take on greater responsibility for public safety within these areas.
- The response times within the cities are usually less than that in the unincorporated areas. With this in mind, residents of the newly annexed areas will come to expect a better level of service. The future budgets of the cities will need to take into account this added demand. It is vital that Houston County and the three cities continue with their public safety mutual-aid agreement so that existing resources can be maximized the general public be provided with best possible level of service without severely straining already tight city/county budgets.

Parks and Recreation

City of Centerville

- There are no parks operated and maintained by the City of Centerville.

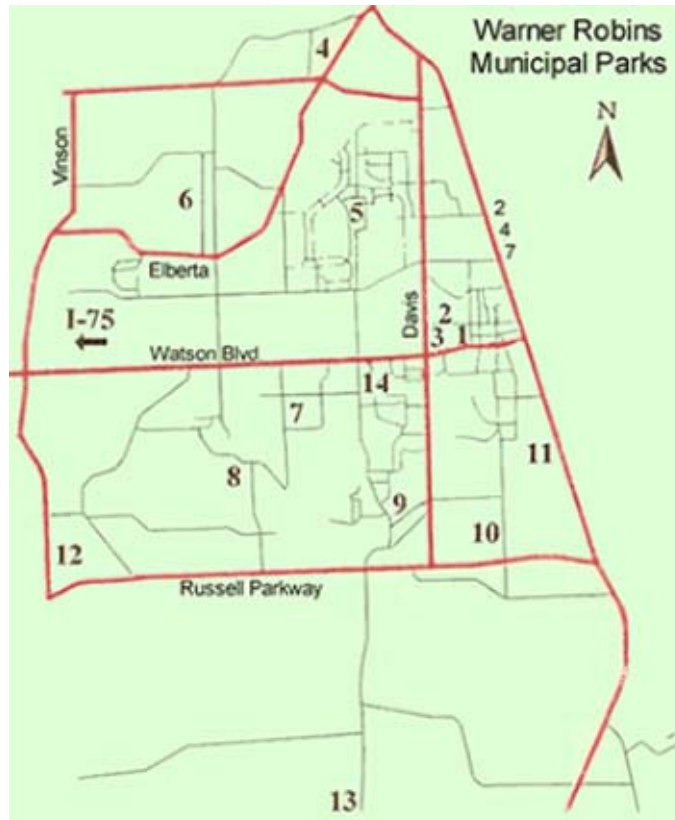
City of Perry

- Rozar Park - 1060 Keith Drive; includes a 28,000-square-foot community center, ball fields, basketball and tennis courts, picnic and playground areas, and two fishing ponds.
- Creekwood Park - 100 Creekwood Drive; includes swimming facility, ball fields, basketball and tennis courts, and picnic and playground areas.
- Calhoun and Lawson Parks - Tucker Road; includes ball fields, basketball and tennis courts, and picnic and playground areas.
- A.D. Redmond Park - a passive park with playground equipment
- Big Indian Creek Park – a passive park with trails and benches.
- Nine small neighborhood passive parks

City of Warner Robins

Map Location	Facility	Address	
1	Recreation Department	800 Watson Boulevard	Activity Center, Administrative Offices, Ceramic Shop, Gym, Kitchen, Restrooms, Youth Center
2	Wellston Center Senior Activity Center	152 Maple Street 155 Maple Street	Activity Center, Administrative Offices, Auditorium, Kitchen, Senior Activities
3	Perkins Park	105 Mulberry Street	Baseball/Softball Field, Basketball Court, Kitchen, Picnic Area and Pavilion, Playground, Practice Field, Restrooms
4	Ferguson Park	471 Elberta Road	Activity Center, Baseball/Softball Field, Basketball Court, Kitchen, Picnic Area, Playground, Practice Field, Restrooms
5	Sewell Park	116 Wallace Drive	Activity Center, Baseball/Softball Field, Basketball Court, Picnic Area and Shelter, Playground,

			Restrooms, Swimming Pool, Youth Center
6	Peavy Park	610 Johnson Road	Baseball/Softball Field, Picnic Area with Shelter and Pavilion, Playground, Restrooms, Tennis Court
7	Briarcliff Park	202 Briarcliff Road	Basketball Court, Picnic Area, Playground, Practice Field
8	Fountain Park	614 Kimberly Road	Baseball/Softball Field, Basketball Court, Picnic Area with Shelter and Pavilion, Playground, Restrooms, Swimming Pool, Tennis Court, Volleyball Court
9	Heritage Park	203 Scott Boulevard	Basketball Court, Picnic Area, Playground
10	Tot Lot	101 Athens Street	Picnic Area, Playground
11	Memorial Park	800 S. First Street	Baseball/Softball Field, Basketball Court, Football Field, Picnic Area and Pavilion, Playground, Restrooms, Volleyball Court
12	Tanner Park	200 Carl Vinson Parkway	Baseball/Softball Field, Basketball Court, Horseshoe Pits, Nature Trail, Picnic Area, Playground, Practice Field, Restrooms, Soccer Field, Tennis Court, Volleyball Court
13	Ted Wright Park	2841 Moody Road	Activity Center, Baseball/Softball Field, Basketball Court, Football Field, Horseshoe Pits, Kitchen, Picnic Area and Shelter, Playground, Restrooms, Tennis Court, Volleyball Court
14	Township Park	305 Township Drive	Basketball Court, Picnic Area, Playground



Houston County

- There are no parks operated and maintained by Houston County as per intergovernmental agreement. The County does lease approximately 90 acres to the American Little League and the Middle Georgia Soccer Association.

State of Georgia Facilities

- Oaky Woods Wildlife Management Area.
- State Park under construction south of Perry.

Analysis

- The residents of Warner Robins and Perry are currently provided with excellent recreation facilities and programs. The City of Warner Robins will have to examine potential facilities needs at its western borders as it expands into Peach County. The

City of Perry, likewise, will have to look to the northeast and south as new residential developments within their service area will create a demand for new facilities and programs.

- Those residing in the City of Centerville, though not having any public parks within its jurisdiction, have access to several Warner Robins neighborhood-type facilities that are located in close proximity. However, the City of Centerville currently could use several small tot lots (picnic areas and playgrounds). Consideration will have to be given in the future for a new neighborhood facility to serve this fast growing area of the county.
- The greatest deficiency at the present time is the growing residential areas south of Hwy. 96. Though served to some extent by Ted Wright Park on Moody Road, there will likely be a need for another neighborhood park further to the south as the population continues to move to the south and east. With Houston County out of the recreation business, as a result of an intergovernmental agreement signed in 1991, there will have to be some means for funding the construction and operation of this facility.
- The completion of the State Park south of Perry should satisfy the future regional park needs.
- With the possible loss of Oakey Woods WMA to new residential and commercial development, Houston County and the three communities will have very few passive recreational facilities. The construction of the Bay Gull Creek Greenway will help to some extent, but more effort will be needed in the future by the respective local governments to develop more of these type facilities. As mentioned in the Natural/Cultural Resources Technical Addendum, the wetland and floodplain areas that are pervasive in Houston County provide excellent opportunities for not only passive recreation and conservation/open space areas, but also would help protect water quality in the Ocmulgee River and numerous streams in Houston County.

Stormwater Management

- Regulations from the U.S. Environmental Protection Agency and the Georgia Natural Resources-Environmental Protection Division has placed more emphasis in recent years in managing urban stormwater runoff, one of the leading sources of water pollution to local streams and rivers.
- The greatest stormwater runoff problems in Houston County come from: (1) Soil erosion from building and construction sites; (2) Roads, parking lots, and driveways where vehicles have leaked fluids; (3) Trash and litter from roadsides, parking lots, and yards; and (4) Chemicals from lawns.
- The Cities of Warner Robins and Centerville and Houston County currently participate in the EPA Phase II stormwater management program. This program requires each participating community to develop and implement specific measurable goals that will address six major areas, including construction and post-construction activities, public education and involvement, illicit dumping into stormwater system, maintenance of public facilities such as roads and public works shops to reduce contaminants from these sources and education to public employees on ways they can minimize stormwater pollution. In addition, each of these communities must adopt and actively enforce a stormwater ordinance and regulations.
- The City of Perry currently does have to meet these regulations, but have already set the process into place realizing that they will likely have to in the very near future.
- A recent law passed by the Georgia General Assembly has made it mandatory that all persons involved in land disturbance activities must take certain training courses and pass a written test and become certified by December 2006 in order to continue in such activities.
- The Water Resource Ordinance recently adopted by Houston County and the three cities includes requirements for post-construction stormwater runoff and erosion and sedimentation control.

Analysis

- The Cities of Centerville and Warner Robins along with Houston County have the regulations in place that is necessary to control stormwater runoff in their respective communities. The City of Perry is working towards this end. The enormous residential and commercial growth that is expected over the planning period could further exasperate the stormwater runoff problem. It will be up to these communities to allocate the resources necessary to adequately enforce these regulations.

Solid Waste Management

This will be addressed in the Joint Solid Waste Management Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins.