

**LAMAR COUNTY COMPREHENSIVE PLAN**



**ENVISIONING THE FUTURE 2009-2029**

LAMAR COUNTY COMPREHENSIVE PLAN  
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# **LAMAR COUNTY COMPREHENSIVE PLAN FOR THE YEARS 2009-2029**

## **INTRODUCTION**

### **STUDY AREA**

Lamar County is located in the north-central part of Georgia. Along its boundaries are Butts County to the northeast, Spalding County to the northwest, Pike County to the west, Upson County to the south, and Monroe County to the east. Lamar County was formed in 1921 from the eastern portion of Pike County and the western portion of Monroe County. The county contains approximately 118,758 acres (186 square miles.)

The City of Barnesville, the county seat, lies approximately 55 miles south of Atlanta, 45 miles northwest of Macon, 15 miles south of Griffin, 15 miles west of Forsyth, and 17 miles northeast of Thomaston. Other municipalities in Lamar County are Milner and Aldora.

### **PURPOSE**

The Comprehensive Plan is the basic foundation for local planning and is intended to provide a balanced guide for the development and the controlled growth of the county through the year 2029. This plan follows the Basic Local Planning Requirements of the Standards and Procedures for Local Comprehensive Planning developed by the Georgia Department of Community Affairs, effective in May 2005.

### **SCOPE**

This Comprehensive Plan is limited to unincorporated Lamar County, but some of the information does pertain to the municipalities and is relevant to the county. This plan contains information from previous studies, government reports, and new research conducted for the plan. The plan is made up of three components: (1) a Community Assessment, (2) a Community Participation Program, and (3) a Community Agenda.

# **PART I: COMMUNITY ASSESSMENT**

## **A. IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES**

1. Industrial growth with improved opportunities for jobs within the county.
2. Consolidation of protective services between cities and county: sheriff/police, fire departments and emergency services.
3. Highway improvements of major thoroughfares; add passing lanes or widen to four lanes. Provide improvements whenever possible to lesser roadways to improve emergency vehicular access.
4. Accelerate water and sewer service throughout county.
5. Encourage/facilitate alternative energy communities; e.g., solar power, thermal loop, and wind power.
6. Provide for recycling of green refuse.
7. Designate larger buffer areas along streams in new developments (subdivisions.)
8. Give Character Areas the opportunity to specify unique architectural styles and or materials to promote the character and style of the community.
9. Promote foot and bicycle traffic with connecting trails, paths and sidewalks.
10. Develop pleasing streetscapes and avenues to encourage foot traffic and slower vehicular traffic.
11. Cluster commercial areas to tie in with pedestrian traffic.
12. Limit manufacturing to buffered areas away from public view.
13. Increase planted sight and sound buffer requirements along borders between dissimilar land uses.

## **B. EXISTING DEVELOPMENT PATTERNS**

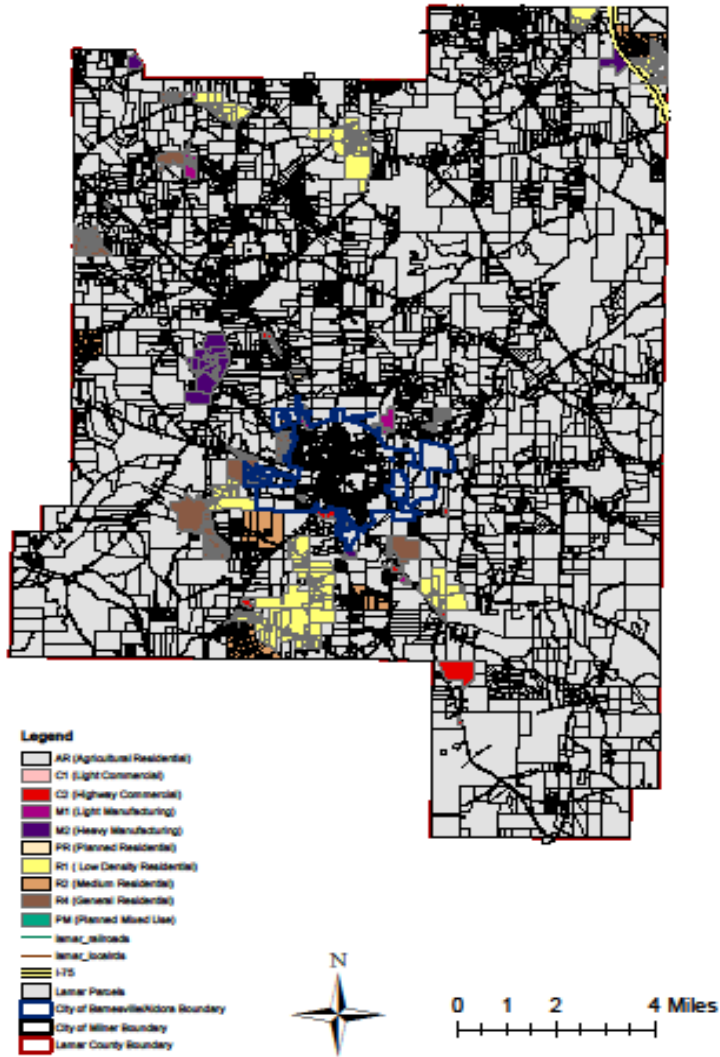
1. Map 1 is the Existing Land Use Map, showing the following uses:

<u>Use</u>	<u>Approximate Acres</u>
Residential (Zoning R-1, R-2 and R-4)	12,000
Commercial / Potential Commercial (Zoning O-1, C-1 and C-2)	1,500
Industrial (Zoning M-1 and M-2)	2,000
Public / Institutional (Zoning: non-specific)	250
Transportation / Communications / Utilities (All Zones)	4,400
Agriculture / Forestry (Zoning AR)	34,000
Parks / Recreation / Conservation (Zoning AR)	215
Undeveloped / Unused (Zoning AR)	54,000

### **LEGEND:**

- AR Agricultural-Residential (Low Density)
- R-1 Single Family Residential (Low Density)
- R-2 Single Family Residential (Medium Density)
- R-4 General Residential
- O-1 Office-Residential
- C-1 and C-2 Commercial (Neighborhood and Highway)
- M-1 and M-2 Manufacturing (Light and General)

# Existing Land Uses of Lamar County, Georgia





## 2. Areas Requiring Special Attention

- a. The Northeast corner of Lamar County contains the western part of High Falls Lake, a part of the High Falls State Park. All the property along the shoreline of the lake in Lamar County above a specified contour line is private property. This is an area of significant natural resources that shares a boundary with Interstate Highway 75 and the commercial/industrial area along the highway.
- b. The rapid development of the Northeast part of the county into several housing subdivisions because of its close proximity to I-75 has changed an area that was once primarily small farms into a mostly residential area. In keeping with this rapid development, water lines have been designed and installed along all areas where these new subdivisions have been built. This extreme Northeast part of the county places these homes at approximately equal distance between the cities of Griffin, Jackson, Forsyth and Barnesville with easy access to each via public roads.
- c. Rapid commercial development has occurred and is expected to continue in Barnesville along the 4-lane bypass west of the downtown area (U.S. Hwy 41, formerly Hwy 341). Within the unincorporated area of the county, only Hwy 36 from the Butts County line to the intersection at High Falls Road is expected to develop as a commercial corridor.
- d. No large, abandoned structures currently exist in unincorporated areas of Lamar County.
- e. No areas with significant infill development opportunities exist in unincorporated areas of Lamar County.
- f. Within Lamar County there are no areas of significant disinvestment, levels of poverty, and / or unemployment substantially higher than the county average.

### 3. Lamar County Character Areas

Map 2 shows the location of Lamar County Character Areas

#### CITY OF BARNESVILLE (Area 1)

Barnesville is the county seat of Lamar County and is the industrial, commercial and educational center for the county. As a metropolitan area, the City of Barnesville has its own Comprehensive Plan and is therefore not discussed fully in this plan. However, the future plans of Lamar County and Barnesville are inextricably linked and must be considered together. The Town of Aldora is included in the plan of the City of Barnesville.

#### CITY OF MILNER (Area 2)

Milner is the second city in Lamar County. Its history dates back to the early 1820s when it was the Georgia Militia District 540, known as Milner Station. The town developed as a result of the construction of the Macon to Atlanta railroad through Milner in the early 1840s. As an incorporated city, Milner has its own comprehensive plan and its internal development is not discussed in this plan. Joint projects and county facilities within Milner will be discussed.

#### CHAPPELL MILL / PATILLO/ NORTHEAST LAMAR (Area 3)

In 1921 the Monroe County western district courthouse in Unionville was closed and a new district courthouse was established in the Chappell community of the newly formed Lamar County. Named for a long-time State Representative, A. H. Chappell, the community was settled long before it became an official district. The community supported a general store, a blacksmith shop and a cotton ginnery with the later development of a mill. The Patillo School was located in the northern portion of the community. As Lamar County grew more toward the City of Barnesville and with the improvement of state and county roads, the commercial activities within the district faded away. The area developed as a residential and small farming community. In the 1980s, as the development of Atlanta and Macon residential areas expanded outward, subdivisions of properties into two to five acre tracts for residential purposes was common, taking the place of the farms. With the housing boom of the late 1990s and early 21<sup>st</sup> century, several housing subdivisions have been built in the area to take advantage of the easy access to I-75 and transportation to the more industrial and commercial surrounding areas for work. With the exception of a rock quarry and a commercial nursery off of Hwy 36, the Chappell Mill, Patillo, Northeast Lamar area is expected to continue primarily as a residential area.

#### LIBERTY HILL (Area 4)

The Liberty Hill community of Lamar County was originally known as Van Buren when formed in 1837. The community name was changed to Davisville in 1841 and then to Liberty Hill in 1844. The community located on the line between old Pike County and old Monroe County and along the Alabama Road stage line developed into a thriving area with its own post office, a school, a blacksmith shop, a tannery, a cobbler shop, a mercantile establishment and a gristmill. Activity reached its peak in approximately 1860 and then began to fade after the War Between the States. Of all the original buildings in the community only the Liberty Primitive Baptist Church and the Community House remain and are in use now. The area is now an agricultural / residential area with no commercial establishments. This condition is expected to remain the same with only low density (at least one acre) housing subdivisions developing along Hwy 36.

#### THE I-75 CORRIDOR (Area 5)

In keeping with the zoning of surrounding counties, the narrow strips of land on each side of the 2.6 miles of I-75 that runs through the northeast corner of Lamar County have been zoned for commercial or industrial activities. The traffic noise from the interstate highway does not make this a highly desirable residential area. But the ease and proximity of access to the interstate highway to the larger markets areas of Atlanta and Macon make this a highly desirable location for commercial growth. The county fully expects this area to be developed with a careful eye on the nearby sensitive land areas of High Falls Lake, its contributing streams and water recharge areas.

#### HIGH FALLS LAKE AREA (Area 6)

The eastern border of Lamar County intersects with Monroe and Butts Counties around High Falls State Park Lake. Creek Indians inhabited this section of Georgia prior to 1802. These Indian lands were ceded to the State of Georgia between 1802 and 1805 and settlers began the land rush that eventually resulted in the Creeks removal to what is now known as Eastern Oklahoma. Two of the four supplying waterways to the Lake, Brushy and Buck Creeks, wind through Lamar County before entering the Lake from the north and the west, respectively.

In about 1860 two small dams were built across the Towaliga River to supply power for local industries. The High Falls Power Company began building the single dam wall about 606 feet long in the late 1800s. In 1925 the Georgia Hydro-Electric Company purchased the dam, powerhouse and raceway that they completed and put into operation. The power generating plant was then transferred to the Georgia Power Company, which operated it until its closure in 1958. Later the Hiawassee Timber Company purchased the property and ultimately donated the 573-acre lake and adjoining lands to the Georgia Fish and Game Commission in 1961, making this one of the earliest State Parks in Georgia. Downstream from the dam wall the Towaliga River drops a distance of one hundred feet over granite outcroppings forming the highest and most scenic waterfall in Middle Georgia. The surrounding park, lake and creeks attract over a million visitors a year. The State Park Lake is now said to be over 650 acres; the entire State Park is over 1,050 acres. High Falls Lake is unique among Georgia State Parks, having a jointly owned State and private shoreline along the 587.35 feet contour line.

State Highway 36 between the Cities of Jackson and Barnesville, crosses Interstate Highway 75 close to the headwaters of the Lake where the Van Mar and Butts County Industrial Parks are located. Several commercial and industrial enterprises serve the passing Interstate traffic and provide employment for county residents. A common border in the High Falls Lake area forever links the origins, history and future of Butts, Monroe and Lamar Counties. Goals to enhance or develop water supplies, recreational, residential, commercial and industrial potentials along I-75 must also preserve the historic and ecological nature of the Falls, lake, creeks, streams and wetlands that so uniquely define the eastern border of Lamar County.

#### UNIONVILLE (Area 7)

The Unionville community, originally known as Georgia Militia District 523, was a small community located on the Alabama Road, which saw dozens of stagecoaches a week traveling between Augusta and Montgomery. This bustling community in the western part of Monroe County had a general store, a blacksmith shop, an academy, a common school, a cotton gin, a gristmill and a District Court House. A post office operated there from 1833 to 1905. In 1921 the area became part of Lamar County when it was formed. The commercial activity of the area faded away over the years leaving only a couple of churches from the original community. The community is now an agricultural / residential area with the potential for commercial growth near the High Falls Park Road and I-75 interchange.

#### JOHNSTONVILLE / GOGGANS (Area 8)

Originally two separate communities, Johnstonville and Goggans are now considered one historical district. Located four miles N.E. of Barnesville, Johnstonville was named for the Johnston family, the apparent first settlers there. Johnstonville District was the Georgia Militia District 504 and was briefly, the first county seat of the newly created Monroe County in 1821. The primarily farming community had a country store, three mills, a school and several neighborhood churches. The community post office operated from 1839 to 1905. The former Johnstonville School, built in 1915, serves as a Community Center today. The brick, country store is still in use today for storage only. The community, first known as Goggans Station, was founded in the early 1820s and is three miles N.E. of Barnesville. Goggans Station became a stop on the Atlanta to Macon railroad line in 1841. The Depot built to support the train stop still stands as a historic site today. The Johnstonville-Goggans community of today is a farming and large tract housing area with no commercial establishments. With direct access to Interstate Highway 75 via Johnstonville Road, it is anticipated that housing subdivisions will be considered for the area east of the community.

#### PIEDMONT (Area 9)

The Georgia Militia District 1494, known as the Piedmont District, was the smallest district in the county. The community developed along Big Potato Creek, an extension of the Southern Railroad into the District and the Old Alabama Road stagecoach line. On March 3<sup>rd</sup>, 1893, a disastrous cyclone (tornado) devastated the entire district, destroying all but three homes. The community was never rebuilt as a commercial area. Today the Piedmont area is a low-density housing and family farming area. Unless the state reroutes a state highway through the area, this remote southwest portion of Lamar County has no major roadway running through it and is therefore not likely to develop into anything other than a single-family homes area.

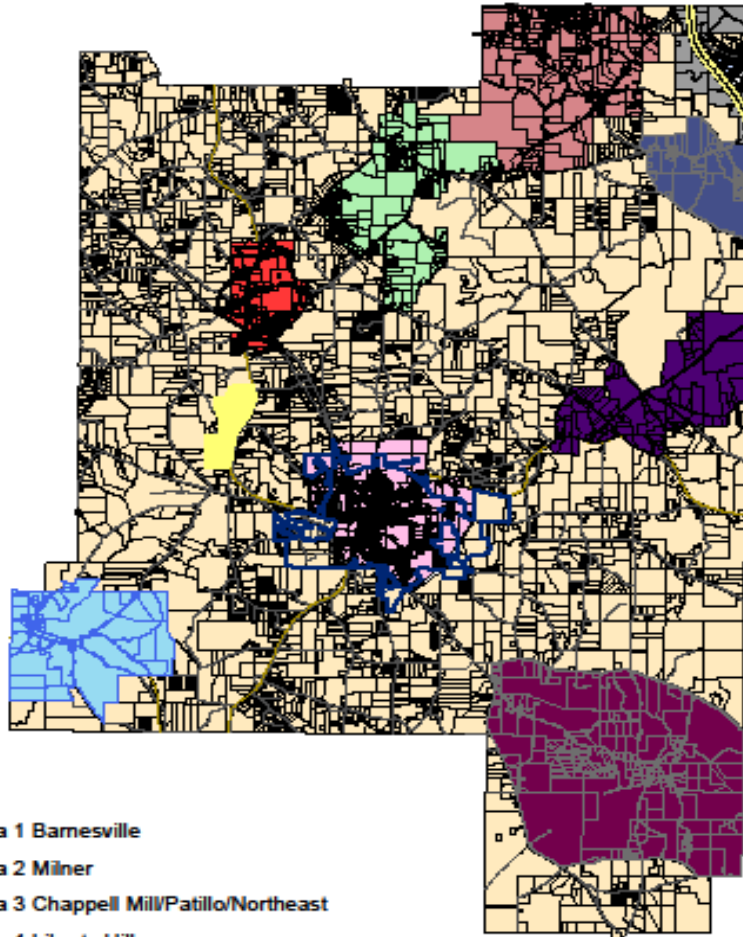
#### REDBONE (Area 10)

One of the oldest Georgia Militia Districts in the county, District 539 was known as the Redbone District. Prior to the formation of Lamar County in 1921 this area was in Monroe County. The Redbone Community House, a historical register structure, has been and continues to be the meeting place for the various community activities. Redbone is the primary farming area of Lamar County with vegetable farms, dairy farms and chicken farms. Some commercial tree nurseries are the only commercial activities in the area, but with U.S. Highway 341 bordering the area on the west side, there is a possibility of some future development along this major highway. The desire of the community is to maintain its place as a primarily farming community.

#### BARNESVILLE / LAMAR INDUSTRIAL PARK (Area 11)

The Barnesville / Lamar Industrial Park is property specifically set apart for industrial development. Utility lines were run to this property before the Lamar County Water and Sewer Authority came into being so that the Industrial Development Authority (IDA) could promote and sell this area for the industrial growth of the City and County. This area located west of the railroad tracks along side Old Milner Road utilizes this natural boundary as a buffer between the adjacent agricultural and residential lands. Additional industrial areas within the City of Barnesville and along I-75 have been developed and set aside for future growth within the County. The IDA will continue to evaluate growth and make recommendations for the best fit for the presence areas available and for any future industrial areas needed.

## Character Areas of Lamar County, Georgia



### Legend

-  Area 1 Barnesville
-  Area 2 Milner
-  Area 3 Chappell Mill/Patillo/Northeast
-  Area 4 Liberty Hill
-  Area 5 I-75 Corridor
-  Area 6 High Falls Lake Area
-  Area 7 Unionville
-  Area 8 Johnstonville/Goggans
-  Area 9 Piedmont
-  Area 10 Redbone
-  Area 11 Barnesville/Lamar Industrial Park

0 0.5 1 2 3 4 Miles



C. CURRENT COMMUNITY POLICIES, ACTIVITIES AND DEVELOPMENT PATTERNS  
-vs- QUALITY COMMUNITY OBJECTIVES

1. **Regional Identity Objective:** The unincorporated (rural) areas of Lamar County are primarily farming and quiet residential lots. A survey of county residents and directions given by the County Board of Commissioners express that this is the Regional Identity Objective desired by the majority of the citizenry. To that end, the county's Future Land Use Plan and Zoning Ordinance have been written to restrict development in areas other than those currently zoned for industrial use and to areas in and around the cities where sewer service is available. As discussed in Character Areas, the Northeast part of the county is low density residential with several new subdivisions and the Southern part of the county is primarily agricultural / residential.
2. **Growth Preparedness Objective:** Lamar County, under the direction of the County Commissioners and County Administrator, is conducting a review and update of county ordinances, and the need for additional infrastructure to ensure that the county is ready for growth expected in the future as more families discover the joys of quiet country living in Lamar County. County personnel are being trained to ensure all necessary qualifications to meet the demands for more services with the expected growth.
3. **Appropriate Business Objective:** Desirable and appropriate businesses and industries are being recruited to develop or expand in the county by the Barnesville / Lamar Industrial Development Authority. The land currently set aside for this development in the county and cities should be sufficient for the near future. Lamar County was designated as "Entrepreneur Friendly" in 2008.
4. **Educational Opportunities Objective:** Lamar County Comprehensive High School and Gordon College are located in Barnesville and Technical Colleges are located in two adjoining counties. These schools have the potential to feed any industry with the needed workers and meet the Educational Opportunities Objective.
5. **Employment Options Objective:** The employment opportunities in Lamar County are currently limited such that over half of its citizens work outside the county. This status will probably continue for the near future until significant businesses and industries are recruited into the county. Local entrepreneur support is available through the Chamber of Commerce.
6. **Heritage Preservation Objective:** The Lamar County Zoning Ordinance is being reviewed to ensure future developments are in keeping with the county's desires, including the Heritage Preservation Objective for the designated character areas. Most of the Historic Districts/Places within the county are in the City of Barnesville.
7. **Open Space Preservation Objective:** Lamar County's Zoning Ordinance already limits the percentage of a parcel that may be developed and the Development Ordinance specifies greenspace requirements. These ordinances are under review to ensure the county is ready for future developments with open space preservation in mind. Approximately 40% of the county's land area is enrolled in the State's Conservation program.
8. **Environmental Protection Objective:** The Zoning Ordinance has Sensitive Area Overlay Districts that impose additional restrictions on any developments, which could be environmentally damaging. County personnel have attained the qualifications of Flood Plain

Manager and Erosion and Sedimentation Control Plan Reviewer to ensure that these areas are considered during development plan review. No comprehensive inventory of natural resources exists, but all Land Disturbance and Building Permits are reviewed for their affects on the environment.

9. **Regional Cooperation Objective:** Lamar County and its cities within have enacted Service Delivery Strategies (SDS) that meet the regional cooperation objective. These SDS were reviewed for their adequacy and correctness then renewed in early 2009.
10. **Transportation Alternatives Objective:** Since Lamar County is a rural county, alternative transportation opportunities are limited. Future transportation alternatives are discussed under Transportation Systems later in this Assessment. Although shared parking for commercial and retail developments is allowed within the county, there is not yet a need for any such areas.
11. **Regional Solutions Objective:** Lamar County is a party to several regional/multi-county agreements and authorities to ensure regional cooperation and solutions, including economic development.
12. **Housing Opportunities Objective:** The County's Zoning Ordinance specifies minimum housing size requirements for each zoning district with varying sizes required in new subdivisions to ensure the adequacy of the housing supply for all segments of our citizenry. The lack of sewer services in the county limits the allowance of small area lots due to Health Department requirements.
13. **Traditional Neighborhood Objective:** The traditional neighborhood objective is considered and encouraged during plan reviews for developments within any of the noted character areas. The Zoning Ordinance allows for Planned Mixed Use and Planned Residential Use zoning enabling Village style developments should they be requested. The Development Ordinance encourages the retention of mature trees and requires the planting of street trees in new subdivisions.
14. **Infill Development Objective:** As a totally rural community, the unincorporated area of Lamar County has no infill development opportunities.
15. **Sense of Place Objective:** Outside the cities of Barnesville and Milner there are no downtown areas in Lamar County. Therefore the sense of place objective is considered only in regard to character areas.

#### D. ANALYSIS OF DATA AND INFORMATION

##### 1. Population Analysis

**Table 1** shows the Total Population for Lamar and the surrounding counties. Lamar County has maintained a modest population growth rate since 1980, only slightly lower than the average rate for the surrounding counties. As the suburban development pressures from Atlanta and Macon continue to build on the surrounding counties, and as amenities such as water and sewer become more available, this growth is expected to flow into Lamar County. The presence and growth of Gordon College has served to raise the attractiveness of Barnesville, while technological improvements such as the Internet have made it possible for more types of businesses and households to live in more rural areas like Lamar

County. State highway improvements with quicker access to I-75 are planned and should make Lamar County more attractive for business growth. Additionally, improvements in healthcare and lifestyles have allowed more people to live longer. Together, these trends suggest that the growth rate for Lamar County will rise slowly for the foreseeable future. For the years 2010 to 2030 the State's projected growth rate for the County is 1% annually. This rate may increase significantly if expected industrial growth follows plans that are currently being pursued.

Some of the anticipated population growth will be directed towards the incorporated cities of Barnesville and Milner (**Table 2**). Milner is expected to develop into more of a community center for the growth in the northern parts of Lamar County, and will likely see an increased demand for public services and utilities and may also serve as a hub for new county facilities. Barnesville will continue to expand as the county's economic hub, particularly as the City pursues infill opportunities for commercial and office space in the Downtown area and continued expansion along the four-lane bypass highway, U.S. Hwy 41.

**Table 3** shows the Lamar County Population Distribution by Age. As defined by Woods & Poole, "...the mix of age groups defines the region's character and indicates the types of jobs and services needed." Each age group, from children to retirement age, requires special needs with respect to public services and facilities, making it important for the providing government to identify the prevailing age distribution. Moreover, by defining the present age make-up of the community, a government is also producing a portrait of future age distribution and can more effectively plan for future needs and concerns.

Sociologists report that as the various generations rise in age, they are having fewer children and having them later in life, which may account for the declining population share of the childhood age group. The actual numbers of children within the county are increasing because of new families moving into the area. This trend may have significant impact on the school system, housing types, and long-term on the strength of the region's labor pool.

The changes expected for Lamar County over the next 20 years feature a slight decrease in the population percentage of school age (0-17) and an increase in employment age (18-64) populations, and a slight increase in the share of senior citizens. While Lamar County itself is lacking many regional centers for senior services, many residents will be capable enough to need only what is available within the county and from nearby cities. The decrease in the share of school age children will be important to monitor in considering the need for replacement or updated facilities. The population share of the employment age group is increasing, with the actual number of employment age residents expected to increase by more than 2,800 people; suggesting the local economy and labor force should remain strong.

**Table 4** shows the Racial Composition of Lamar County. The racial make-up of Lamar County's growth has been and should continue to be typical of the mostly rural areas of the state of Georgia overall; i.e., mostly white with notable increases in the population of "Hispanic Origin" and "Other Race" categories. The county has not yet developed the urban fabric that has been traditionally more attractive to migrating ethnic groups and minorities. The ability to deliver urban amenities in rural settings in the future may deliver such growth in either case. Technological improvements such as the Internet and telecommunications can render more rural communities more attractive for living and working by increasing the resources for easing multi-ethnic relations or retaining distant ties.



<b>TABLE 1A</b>		<b>POPULATION</b>									
POPULATION	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
<b>LAMAR</b>	12,215	12,627	13,038	14,475	15,912	16,836	17,761	18,685	19,609	20,533	21,458
Butts	13,665	14,496	15,326	17,424	19,522	20,986	22,451	23,915	25,379	26,843	28,308
Spalding	47,899	50,841	54,547	56,437	58,417	61,047	63,676	66,306	68,935	71,565	74,194
Pike	8,937	9,581	10,224	11,956	13,688	14,876	16,064	17,251	18,839	19,627	20,815
Upson	25,998	26,149	26,300	26,949	27,597	27,997	28,397	28,796	29,196	29,596	29,996
Monroe	14,610	15,862	17,113	19,435	21,757	23,544	25,331	27,117	28,904	30,691	32,478
<b>Lamar Area</b>	123,324	129,556	136,548	146,676	156,893	165,286	173,680	182,070	190,862	198,855	207,249
<b>TABLE 1B</b>		<b>FIVE YEAR GROWTH RATE</b>									
5-YR Growth Rate		1980-85	1985-90	1990-95	1995-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30
<b>LAMAR</b>		3.40%	3.30%	11.00%	7.20%	5.80%	5.50%	5.20%	4.90%	4.70%	4.50%
Butts		6.10%	5.70%	13.70%	12.00%	7.50%	7.00%	6.50%	6.10%	5.80%	5.50%
Spalding		6.10%	7.30%	3.50%	3.50%	4.50%	4.30%	4.10%	4.00%	3.80%	3.70%
Pike		7.20%	6.70%	16.90%	14.50%	8.70%	8.00%	7.40%	9.20%	4.20%	6.00%
Upson		0.60%	0.60%	2.50%	2.40%	1.40%	1.40%	1.40%	1.30%	1.40%	1.40%
Monroe		8.60%	7.90%	13.60%	11.90%	8.20%	7.60%	7.00%	6.60%	6.20%	5.80%
Lamar Area		5.33%	5.25%	10.20%	8.58%	6.02%	5.63%	5.27%	5.35%	4.35%	3.98%
<b>TABLE 2</b>		<b>WITHIN COUNTY POPULATIONS</b>									
<b>LAMAR COUNTY</b>			1990	1995	2000	2005	2010	2015	2020	2025	2030
Unincorporated Area			7843	8580	9320	9932	10545	11158	11771	12383	12996
Aldora			127	113	98	88	78	67	57	47	37
Barnesville			4747	5360	5972	6243	6515	6786	7057	7328	7600
Milner			321	422	522	573	623	674	724	775	825
<b>TABLE 3A</b>		<b>LAMAR COUNTY POPULATION BY AGE</b>									
					2000	2005	2010	2015	2020	2025	2030
0-13					3200	3134	3222	3347	3447	3486	3522
14-24					2511	2715	2764	2777	2815	2914	3015
25-44					4443	4787	5132	5476	5820	6164	6509
45-64					3758	4084	4410	4736	5062	5388	5714
65+					2000	2116	2233	2349	2465	2581	2698
TOTAL					15912	16836	17761	18685	19609	20533	21458
<b>TABLE 3B</b>		<b>PERCENTAGE</b>									
					2000	2005	2010	2015	2020	2025	2030
0-13					20.10%	18.60%	18.10%	17.90%	17.60%	17.00%	16.40%
14-24					15.80%	16.10%	15.60%	14.90%	14.40%	14.20%	14.00%
25-44					27.90%	28.40%	28.90%	29.30%	29.70%	30.00%	30.30%
45-64					23.60%	24.30%	24.80%	25.30%	25.80%	26.20%	26.60%
65+					12.60%	12.60%	12.60%	12.60%	12.60%	12.60%	12.60%

<b>TABLE 4</b>	<b>LAMAR COUNTY RACIAL COMPOSITION</b>										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Population	12,215	12,627	13,038	14,475	15,912	16,836	17,761	18,685	19,609	20,533	21,458
White #	7,946	8,230	8,517	9,672	10,785	11,492	12,200	12,907	13,614	14,321	15,029
White %	<b>65.0</b>	<b>65.2</b>	<b>65.3</b>	<b>66.8</b>	<b>67.8</b>	<b>68.3</b>	<b>68.7</b>	<b>69.1</b>	<b>69.4</b>	<b>69.7</b>	<b>70.0</b>
Black #	4,219	4,331	4,442	4,639	4,836	4,990	5,145	5,299	5,453	5,607	5,762
Black %	<b>34.5</b>	<b>34.3</b>	<b>34.1</b>	<b>32.0</b>	<b>30.4</b>	<b>29.6</b>	<b>29.0</b>	<b>28.4</b>	<b>27.8</b>	<b>27.3</b>	<b>26.9</b>
Amer.Indian & #	8	14	19	32	44	53	62	71	80	89	98
Alaskan Nati. %	<b>0.07</b>	<b>0.11</b>	<b>0.15</b>	<b>0.22</b>	<b>0.28</b>	<b>0.31</b>	<b>0.35</b>	<b>0.38</b>	<b>0.41</b>	<b>0.43</b>	<b>0.46</b>
Asian or Pac Isld #	10	11	11	36	61	74	87	99	112	125	138
Asian or Pac Isld %	<b>0.08</b>	<b>0.09</b>	<b>0.08</b>	<b>0.25</b>	<b>0.38</b>	<b>0.44</b>	<b>0.49</b>	<b>0.53</b>	<b>0.57</b>	<b>0.61</b>	<b>0.64</b>
Hispanic Origin #	22	32	42	80	172	177	182	187	192	197	202
Hispanic Origin %	<b>0.18</b>	<b>0.25</b>	<b>0.32</b>	<b>0.55</b>	<b>1.08</b>	<b>1.05</b>	<b>1.02</b>	<b>1.00</b>	<b>0.98</b>	<b>0.96</b>	<b>0.94</b>
Other Race #	10	9	7	16	14	50	85	122	158	194	229
Other Race %	<b>0.08</b>	<b>0.07</b>	<b>0.05</b>	<b>0.11</b>	<b>0.09</b>	<b>0.3</b>	<b>0.48</b>	<b>0.65</b>	<b>0.81</b>	<b>0.94</b>	<b>1.07</b>

## 2. Income Analysis

Measuring income levels provides an indication of the economic health of the population. Higher income levels suggest a thriving economy and present a good indication as to the success of a community. By examining the Average Per Capita Income (Table 5) and the Average Household Incomes (Table 6) for Lamar County and the surrounding counties, we can determine our relative standing and make judgments in the best interest of the citizens of the county.

Lamar County's Income Per Capita level has remained consistently near the bottom of income levels for the region. Much of this has to do with the proximity of the other counties to the metropolitan Atlanta or Macon job markets and their higher wage levels. Monroe County, with its easy access to Atlanta and Macon on I-75, is the best example of this. But as the population density and the cost-of-living continue to rise in areas closer to the metropolitan areas, some residents are choosing to relocate to more rural areas, such as Lamar County, while continuing to commute to their jobs in other counties. This is seen by the 14% drop in the decade between 1990 and 2000 of the number of Lamar residents working within the county (Table 7) and by the upward shift in Household Income Distribution between 1990 and 2000 (Table 8.) This trend of working outside the county is expected to continue for the near future, but will level off or reverse as industrial growth occurs in Lamar County.

Noteworthy is the growing difference between the average income levels for the Lamar County region and the State of Georgia. Much of this is due to the significantly higher wages of the metro Atlanta market with the concentrations of national and international business executives and many hi-tech industry employees. These relatively few numbers of people with very high salaries can dramatically alter the wage scale for the area. It should be noted that the Per Capita Income levels in Lamar County are very much in line with those of surrounding counties and should not be considered alarmingly low.

When considering the Average Household Income levels a similar analysis can be made; Lamar County is near the bottom of the regional income levels. While the comparison with the State average suggest the same disparity as with per capita income levels, here the differences between Lamar and other counties becomes more noticeable, particularly with Monroe County. For the year 2000, the difference in

average per capita income between the neighboring counties was just under \$3000, but the difference between average household income levels is almost \$10,000. This suggests a greater number of two-income households within Monroe County. Since household income level figures are more reliable for monitoring effective buying levels, this figure reveals that Lamar County households will likely spend less on housing (i.e., cheaper housing costs) and have less disposable income for commercial purchases. With the growth of industry within Lamar County will come more opportunities for jobs within the local area and the possibility of more two-income families. The policy decisions made today regarding roads, water and sewer improvements are of particular importance to Lamar County's economic growth. The planned improvements to Ga. Highway 36 between I-75 and Barnesville should aid Lamar County's economic and industrial growth.

**AVERAGE PER CAPITA INCOME**

YEAR	<b>TABLE 5</b>										
	1980 (\$)	1985 (\$)	1990 (\$)	1995 (\$)	2000 (\$)	2005 (\$)	2010 (\$)	2015 (\$)	2020 (\$)	2025 (\$)	2030 (\$)
Georgia			13,631		21,154						
Lamar	5,230	7,714	10,198	13,342	16,666	19,525	22,384	25,243	28,102	30,961	33,820
Butts	4,816	7,569	10,321	13,669	17,016	20,066	23,116	26,166	29,216	32,266	35,316
Spalding	5,752	8,413	11,073	13,932	16,791	19,551	22,311	25,070	27,830	30,590	33,350
Pike	5,608	8,601	11,593	14,627	17,661	20,674	23,688	26,701	29,714	32,727	35,741
Upson	5,599	8,077	10,554	13,804	17,053	19,917	22,780	25,644	28,507	31,371	34,234
Monroe	5,357	8,353	11,348	15,464	19,580	23,136	26,692	30,247	33,803	37,359	40,915
<b>Lamar Area</b>	<b>5,394</b>	<b>8,121</b>	<b>10,848</b>	<b>14,140</b>	<b>17,461</b>	<b>20,478</b>	<b>23,495</b>	<b>26,512</b>	<b>29,529</b>	<b>31,046</b>	<b>35,563</b>

**AVERAGE HOUSEHOLD INCOME**

YEAR	<b>TABLE 6</b>	
	1990	2000
Georgia	38,810	80,077
Lamar	27,938	45,719
Butts	31,707	46,655
Spalding	30,801	45,018
Pike	33,469	51,262
Upson	27,752	42,914
Monroe	32,743	54,856
<b>Lamar Area</b>	<b>30,735</b>	<b>47,737</b>

**LAMAR COUNTY LABOR FORCE**

YEAR	<b>TABLE 7</b>			
	1990	%	2000	%
Total Population	13,038		15,912	
Worked in Georgia	5,703	99.4	6,985	99.4
Worked in Lamar	2,840	49.5	2,493	35.5
Worked in other county	2,863	49.9	4,492	63.9
Worked out of State	34	0.6	41	0.6

**TABLE 8  
LAMAR COUNTY HOUSEHOLD INCOME DISTRIBUTION**

Income Level (\$)	Total	1990	2000
Less than \$9,999		21.3%	11.2%
10,000 - 14,999		10.4%	7.2%
15,000 - 19,999		10.8%	5.2%
20,000 - 29,999		20.4%	14.9%
30,000 - 34,999		8.0%	8.5%
35,000 - 39,999		8.2%	6.3%
40,000 - 49,999		8.4%	14.2%
50,000 - 59,999		4.0%	9.6%
60,000 - 74,999		4.2%	9.7%
75,000 - 99,999		3.1%	7.2%
100,000 - 124,999		0.8%	2.9%
125,000 - 149,999		0.0%	1.5%
150,000 and above		0.3%	1.7%

### 3. Employment

Lamar County has a history of high levels of employment. Residents have been able to work in a variety of occupations in many surrounding communities while the City of Barnesville has developed as a modest commercial and industrial city without much dependency on one particular business. Facility closings in the textile industry damaged the local economy to a limited extent, but steady growth in retail and service fields and the presence of Gordon College have served to minimize the impacts compared to other neighboring cities, particularly Thomaston in Upson County. **Table 9, Labor Force and Unemployment: 1990 and 2000**, shows that Lamar County's unemployment rate for 2000 was slightly higher than the State and the Lamar County Region average. This data tends to lend credence to the belief that ease of access to major work centers increases the employment rate and the income level of the county's residents.

**Table 10, Lamar County: Employment by Industry** shows that Lamar County's heaviest employment was still in the manufacturing industry in 2000. However, employment in the manufacturing sector continues to decrease both in share and in actual numbers as businesses apply more technology to reduce labor costs and as businesses relocate to lower paying areas within or outside of the U.S. The retail and service industries made strong gains in employment between 1990 and 2000, and this trend is expected to continue for the foreseeable future, but often these industries represent lower wage commercial positions, meaning they are less likely to provide significant income for the household or revenues for the county.

The county is also projected for growth in the labor force proportional to the increase in the overall population. This may be an indication of continued one-income household trends or the volume of unemployed students from Gordon College. As previously discussed under the Income section, **Table 7, Lamar County Labor Force**, shows a 14% drop in the percent of county residents working within the county. This trend is expected to continue as new residents move into the county but keep their higher paying jobs outside the county.



**TABLE 10**  
**LAMAR COUNTY: EMPLOYMENT BY INDUSTRY**

YEAR # / %	1990 #	1990%	2000 #	2000%	2010 #	2010%	2020 #	2020%	2030 #	2030%
Total Employed Civ. Population	5,829	100%	7,243	100%	8,430	100%	9,617	100%	10,804	100%
Agri, Forestry, Fishg,Huntg, & Mining	201	3.40%	164	2.30%	181	2.15%	197	2.05%	214	1.98%
Construction	398	6.80%	716	9.90%	918	10.90%	1,120	11.60%	1,322	12.24%
Manufacturing	1,979	34.20%	1,486	20.50%	1,240	14.71%	993	10.33%	747	6.91%
Wholesale Trade	147	2.50%	157	2.20%	193	2.29%	228	2.37%	264	2.44%
Retail Trade	780	13.40%	974	13.40%	1213	14.39%	1451	15.09%	1,690	15.64%
Transportation, Warehousing, & Utilities	516	8.90%	433	6.00%	472	5.60%	511	5.31%	550	5.09%
Finance, Insur, & Real Estate	218	3.70%	314	4.30%	386	4.58%	457	4.75%	529	4.90%
Professional, Scientific, Management, Administrative, &Waste Manag Services	128	2.20%	401	5.50%	556	6.60%	710	7.38%	865	8.00%
Educational, health & Social Services	630	10.80%	1,094	15.10%	1,312	15.56%	1,530	15.91%	1,748	16.18%
Arts, Entertain., Recreation, Accommodat'n, &Food Service	29	0.50%	352	4.90%	415	4.92%	478	4.97%	541	5.01%
Other Services	362	6.20%	454	6.30%	633	7.51%	811	8.43%	990	9.16%
Public Admin.	426	7.30%	558	7.70%	705	8.36%	851	8.85%	998	9.24%

#### 4. Housing Analysis

An analysis of the information available regarding housing in unincorporated areas of Lamar County shows that the quantity, types and mix of housing are adequate now and for the foreseeable future for the needs of county residents. The Lamar County Zoning Ordinance and Development (Subdivision) Ordinance were written to allow, and in some cases require, a mix of sizes of homes to ensure the availability of starter homes, downsizing homes and larger family homes, so that the needs and desires of all are considered. With the absence of sewer service in the unincorporated areas of the county, nearly all new construction has been single-family detached structures with adequate acreage for septic systems. Multi-family structures have been built within the cities of Barnesville and Milner where sewer service is available. This arrangement continues to meet the requirements of county residents.

State and U.S. Bureau of the Census data tables are first presented in raw form to allow for an analysis of the individual pieces of the data. These tables are as follows:

- |  |                             |
|--|-----------------------------|
| (11) Number of Households                    | (12) Average Household Size |
| (13) Types of Housing (past and projections) | (14) Condition of Housing   |
| (15) Occupancy Characteristics               | (16) Seasonal Units         |
| (17) Age of Housing                          | (18) Housing Cost           |
| (19) Overcrowding                            | (20) Cost Burdened          |

When the Number of Households (**Table 11**) and the Average Household Size (**Table 12**) data are compared with the Total Population (with projections), (**Table 1**), data for Lamar County, it is seen that the number of households must be greater than the numbers projected by the Census Bureau, unless the Average Household Size remains greater than 2.6 throughout the projection period (2030). A review of the number of Building Permits (**Table 21**) for unincorporated Lamar County for single-family residential structures (Site Built and Manufactured Homes) shows that 771 homes were built during the five-year period of 2001-2005, averaging 154 homes per year. When the years 2000-2008 are considered the average drops to 128 homes per year. This number much more closely approximates the total number of houses required to match the population projections with the predicted Average Household Size. A further review of building permits shows a good mix of size, type and cost to allow for the needs across the spectrum of incomes.

In the Types of Housing (**Table 13**) data table the Census Bureau projects that the number of factory Manufactured Homes (formerly known as Mobile Homes) will continue to increase in the county from 19% in 2000 to 25% of the total number of homes in 2030. Again a review of the Building Permit data for the county shows a steady drop in the number and percentage of permits for Manufactured Homes from 2001 to 2008; going from 46% of all single family home permits issued in 2001 to just 6% in 2008. If this trend continues, the percentage of Manufactured Homes in the county will be significantly less than 20% by 2020. This would be a significant difference compared to the 23% projection in 2020 and 25% projection in 2030 by the Census Bureau. The trend away from Manufactured Homes is in keeping with the theory that the influx into Lamar County is primarily families who work outside of the county and are looking for a more rural, less crowded setting in which to build or buy a home. Although Lamar County does not, and legally can not, restrict the types of homes throughout the county, most of the subdivisions approved and built since the year 2000 have written Restrictive Covenants which limit the types of homes within the subdivision to site-built homes. But as the cost of homes continues to rise, the popularity of Manufactured Homes may experience resurgence among new (young) families and retirees on fixed incomes.

The Condition of Housing (**Table 14**) data table reveals that in 1990 2.5% of houses lacked complete plumbing facilities and 1.4% of houses lacked complete kitchen facilities. By the year 2000, these percentages had dropped to 1.1% and 1.3% respectively. Using an estimate of 7500 housing units for 2010, and considering the number of older homes that have been torn down, then the estimate is 0.7% of homes will not have complete plumbing facilities and 0.8% will not have complete kitchen facilities. The actions of the City of Barnesville to rehabilitate blighted neighborhoods and individual homes will continue the reductions in these percentages.

Since the year 2000 over 55 new subdivisions containing approximately 1400 lots have been approved for the unincorporated areas of the county. Additional subdivisions and apartment complexes have been approved and built in Barnesville and Milner. Within Barnesville, many of the very old, historic homes have been or are being rehabilitated and remodeled so that, though very old, they contain all the modern facilities. All of these actions have improved the Condition of Housing and reduced the average Age of Housing (**Table 17**) within the county.

Lamar County's Housing Cost (**Table 18**) has historically, and continues to be, lower than the State average. In 1990 the median property value in Lamar County was only 64% of the State's value; by 2000 that figure had risen to 72%. As the metropolitan area of Atlanta continues to push out, the median cost of homes and property in Lamar County continues to rise. In the year 2007, approximately 203 properties were sold in Lamar County at an average cost of \$142,763. During the first eight months of 2008 sales of 100 properties had been recorded at an average price of \$158,764. These figures alone can be misleading because they include the sale of several large tracts of land. But these sales also included many homes with small lots (one-sixth to one-half acre) within the cities of Barnesville and Milner. Although still significantly lower than the Atlanta area cost, the median property value for the county continues to move upward toward the State's average. The cost for rental property however has remained at a relatively stable value of approximately 73% of the State's median rent cost. This is believed to be because the largest market for rental properties is in urban areas where the average income and housing cost continue to be above the state's averages.

The number of Cost Burdened households (**Table 20**) in Lamar County identified in the 1990 and 2000 census remained at approximately 18% of the total number of households. The numbers for the State of Georgia as a whole went from 11.3% in 1990 to 20.6% in the year 2000 census. No later data was available to better evaluate Lamar County's progress in this area.

Lamar County's residents have long considered greenspace and open space preservation a priority. The county's Zoning Ordinance allows no more than 40% coverage on any residential lot; i.e., 60% open/greenspace per lot. In environmentally sensitive areas, a 75% or 80% open/greenspace requirement is mandated. Likewise, additional buffer distances along waterways have been proposed for new residential developments.



<b>TABLE 11</b>		<b>LAMAR COUNTY: NUMBER OF HOUSEHOLDS</b>										
Category		1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Households		4010	4340	4669	5191	5712	6138	6563	6989	7414	7840	8265
<b>TABLE 12</b>		<b>LAMAR COUNTY: AVERAGE HOUSEHOLD SIZE</b>										
Category		1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons / Household		2.98	2.86	2.73	2.69	2.64	2.56	2.47	2.39	2.3	2.22	2.13
<b>TABLE 13</b>		<b>LAMAR COUNTY: TYPES OF HOUSING</b>										
Category		1980	1980	1990	1990	2000	2000	2010	2015	2020	2025	2030
TOTAL Housing Units		4288	100%	5066	100%	6145	100%	7074	7538	8002	8466	8931
Single Units (detached)		3468	80.9%	3499	69.1%	4186	68.1%	4545	4725	4904	5084	5263
Single Units (attached)		50	1.2%	73	1.4%	115	1.9%	148	164	180	196	213
Double Units		201	4.7%	300	5.9%	320	5.0%	380	409	439	469	499
3 to 9 Units		99	2.3%	135	2.7%	264	5.2%	347	388	429	470	512
10 to 19 Units		0	0.0%	60	1.2%	76	1.2%	114	133	152	171	190
20 to 49 Units		0	0.0%	0	0.0%	9	0.1%	14	16	18	20	23
50 or more Units		6	0.1%	0	0.0%	7	0.1%	8	8	8	8	9
Manufactured Homes		448	10.4%	948	18.7%	1160	18.9%	1516	1694	1872	2050	2228
All Others		16	0.4%	51	1.0%	8	0.1%	4	2	0	0	0

**TABLE 14 LAMAR COUNTY: CONDITION OF HOUSING**

Category	1990	2000
Total housing units	5,066	6,145
Complete Plumbing Facilities	4,937	6,073
Lacking Plumbing Facilities	129	72
Complete Kitchen Facilities	4,994	6,066
Lacking Complete Kitc. Facilities	72	79

**TABLE 15 LAMAR COUNTY: OCCUPANCY CHARACTERISTICS**

Category	1990	2,000
Total housing units built	5,066	6,145
Housing units vacant	397	433
Owner Occupied units	3,267	4,136
Renter Occupied units	1,402	1,576

**TABLE 16 LAMAR COUNTY: SEASONAL UNITS**

Category	1990	2000
Seasonal Housing units	40	54

**TABLE 17 LAMAR COUNTY: AGE OF HOUSING**

Category	1990	2000
Built 1970-1979	1,120	1,186
Built 1960-1969	676	729
Built 1950-1959	628	569
Built 1940-1949	406	397
Built 1939 or earlier	874	676

**TABLE 18 LAMAR COUNTY: HOUSING COST IN \$**

Category	1990	2000
Median Property Value	46,200	79,900
Median Rent	319	441

**TABLE 19 LAMAR COUNTY: OVERCROWDING**

Category	1990	2000
Total Occupied Housing units	4,669	5,712
More than 1 person per Room	238	193

**TABLE 20 LAMAR COUNTY: COST BURDENED**

Category	1990	2000
30-49%	811	517
50% & greater	NA	506
Not computed	150	199

**TOTAL BUILDING PERMITS ISSUED FOR YEARS**

**2000-08**

**Table 21**

Year	Site Built	Elect only	Plum only	HVAC only	Mftr Home	Sign	Rm. Add	Gar / Barn	Other	Total
2000	68	67	5	3	54	8	25	52	34	316
2001	67	61	0	6	57	7	29	48	61	336
2002	111	47	0	0	46	4	41	61	49	359
2003	132	36	0	1	38	4	22	44	47	324
2004	153	31	0	2	19	7	28	52	69	361
2005	132	39	0	0	16	12	34	59	71	363
2006	129	35	1	0	8	12	21	59	115	380
2007	70	32	1	0	8	3	23	52	115	304
2008	46	33	0	0	2	19	15	53	87	255
9yr Total	908	381	7	12	248	76	238	480	648	2998
Average	101	42	1	1	28	8	26	53	72	333

5. Natural and Cultural Resources

a. Environmental Planning Criteria: Lamar County has adopted the following ordinances to ensure that environmental concerns are considered when plans are being made for any development in the county.

- i. Erosion & Sedimentation Control
- ii. Flood Damage prevention
- iii. Solid Waste and Recovered Materials
- iv. Watershed Protection
- v. Zoning Ordinance, Article 21 Watershed Districts and Section 2111, Stormwater Management

b. Other Environmental Sensitive Areas:

The Natural and Cultural Resources of Lamar County can best be described in pictures, maps and charts. The below listed figures provide an overview of the current conditions in the county and the underlying reasons for the current development along with the environmental concerns for future development.

2008 Land Use and Zoning Map (Map 3) This map shows current conditions with individual tax parcels. Note that over 85% of the county is zoned as Agricultural/Residential (AR). This includes land that is undeveloped and unused (approximately 45%), agriculture and forestry (approximately 30%), and residential (approximately 12%).

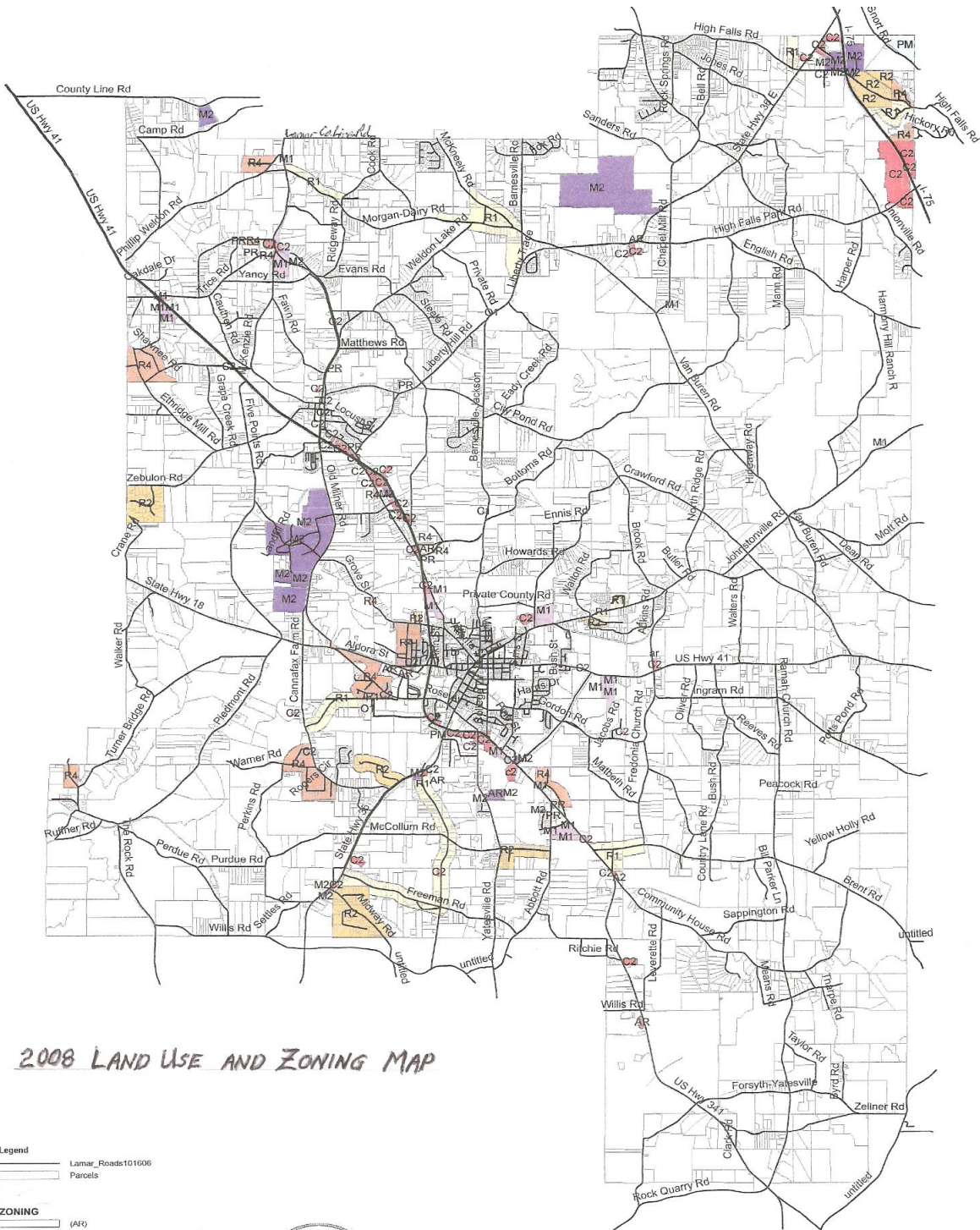
2008 Land Use and Zoning Map with Conservation Parcels Overlay (Map 4) The Conservation Parcels Overlay reveals that approximately 47,000 of the county's 118,758 acres (~40%) are in the Land Conservation program. When placed in conservation, parcels must remain so for 10 years or a penalty must be paid. This indicates that these parcels will not be available for development in the near future.

The Environmentally Sensitive Areas (Map 5) shows the Barnesville City, Edie Creek and Little Towaliga River Water Supply Watershed areas, and the Groundwater Recharge areas within the county. These are all areas where additional development restraints apply for protection of the county's public water supplies.

The Lamar County Drainage Basins Map (Map 6) reveals that portions of the county are in 14 different drainage basins or Watersheds, but also reveals something else of significance when compared to the State's Water Quality Monitoring Site Network (Map 7). This map shows the major river drainage basins within the state and reveals the "state divide." This is the line, extending from the northern to the southern borders of the state, which separates the waters going east and west. Any rain that falls to the east of the line will eventually end up in the Atlantic Ocean, whereas any rain that falls to the west of the line will eventually end up in the Gulf of Mexico. This "state divide" line runs directly through Lamar County and can be followed along the drainage basins/watersheds boundaries. This is significant because it limits the possibility of flooding within the county. During the 1994 flood that inundated much of the State of Georgia, designated as a 500-year (0.2 % annual chance) flood, only a few homes along the shoreline of High Falls Lake had floodwaters in them. No homes were destroyed in the county, even from the rupture of the City Pond Reservoir dam.

Lamar County has no steep slopes, coastal resources, significant flood plains, and no plant and animal habitats of significance.

A discussion of significant natural resources and cultural resources, where they exist, has been presented in the discussion of Character Areas. Within the unincorporated areas of the county only four sites are listed on the National Register of Historic Places. These are the Johnstonville Community House, the Johnstonville-Goggans District and the Gachet House located at the intersection of Hwy 18 W. and Five Points Road, and the Redbone Community Center. Most of the listings on the National Register of Historic Places for Lamar County are located in the City of Barnesville, including the entire Downtown District.



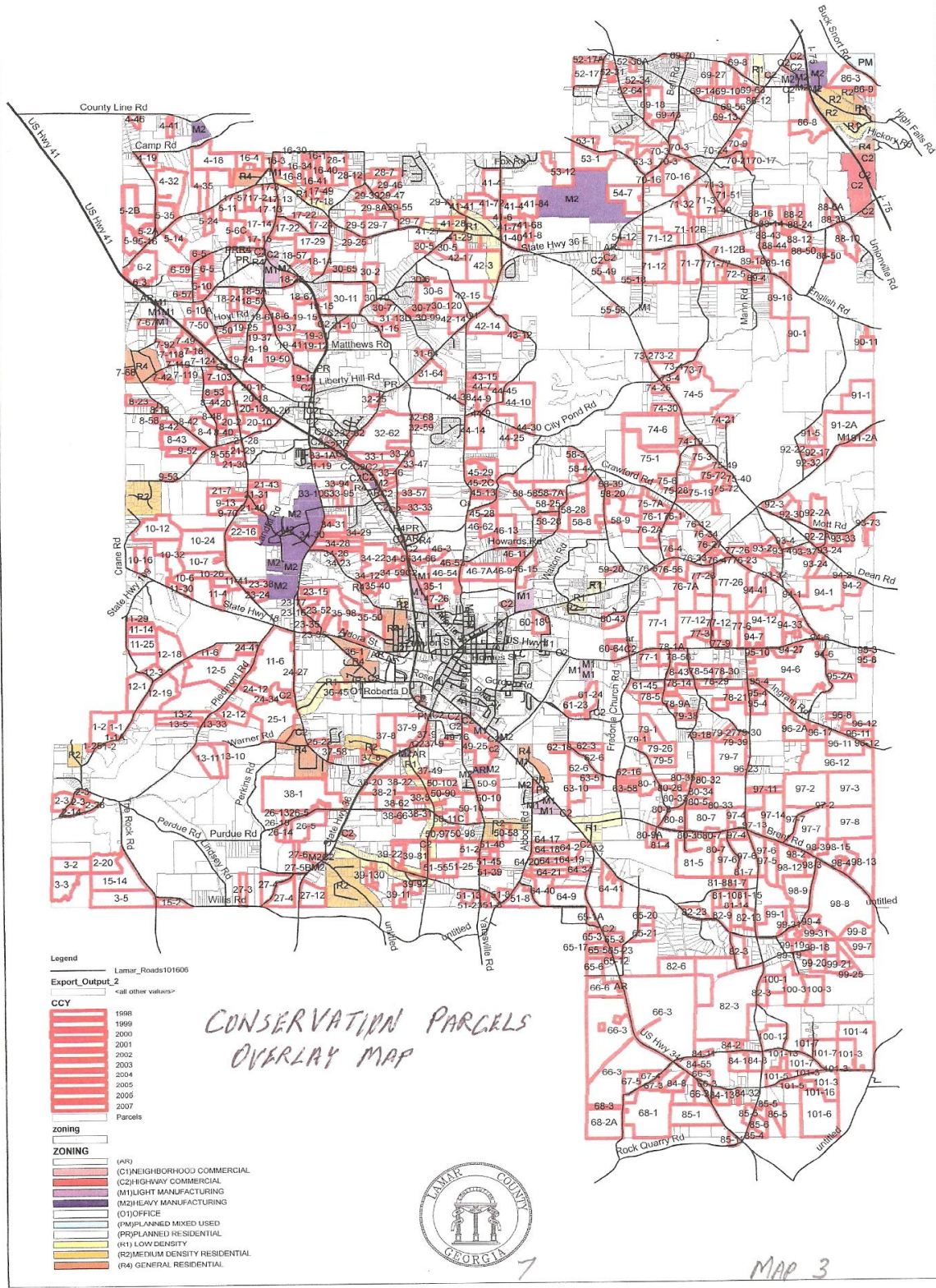
2008 LAND USE AND ZONING MAP

- Legend**
- Lamar\_Roads101606
  - Parcels
- ZONING**
- (AR) NEIGHBORHOOD RESIDENTIAL
  - (C1) NEIGHBORHOOD COMMERCIAL
  - (C2) HIGHWAY COMMERCIAL
  - (M1) LIGHT MANUFACTURING
  - (M2) HEAVY MANUFACTURING
  - (O1) OFFICE
  - (PM) PLANNED MIXED USED
  - (PR) PLANNED RESIDENTIAL
  - (R1) LOW DENSITY
  - (R2) MEDIUM DENSITY RESIDENTIAL
  - (R4) GENERAL RESIDENTIAL



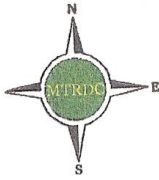
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MAP 2

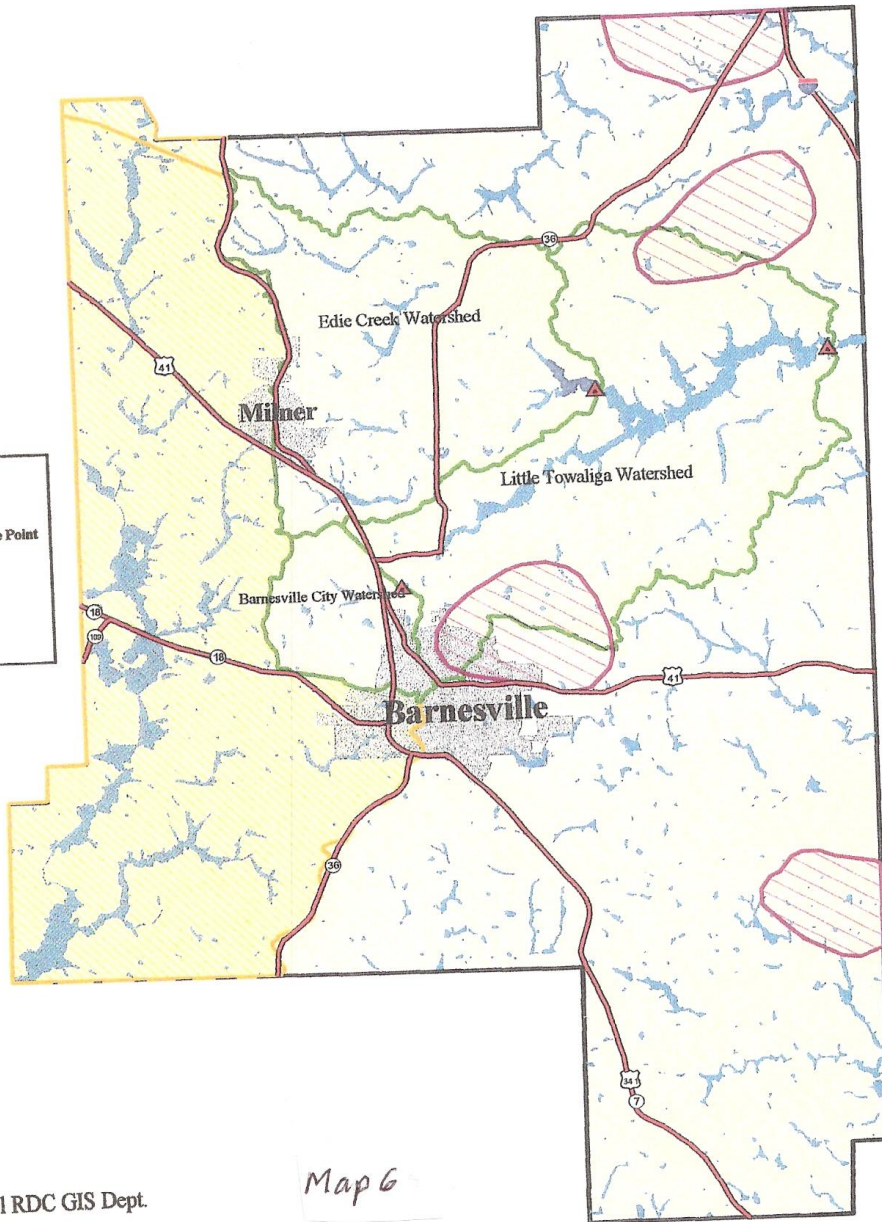


# Environmentally Sensitive Areas

## Lamar County, GA



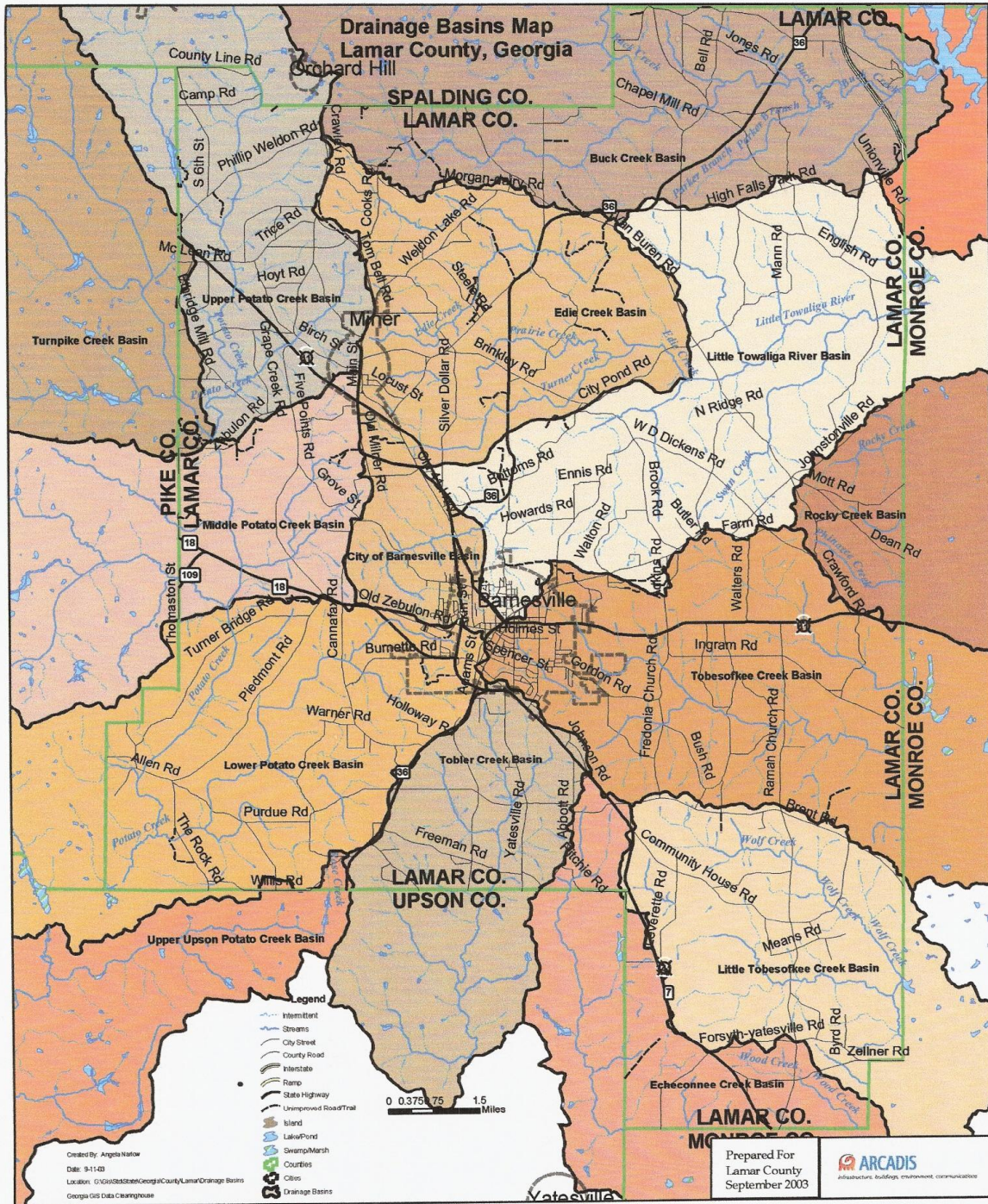
- Legend**
- Surface Water Intake Point
  - Major Roads
  - Groundwater Recharge Areas
  - Watershed - Within 7 Miles of Intake Point
  - Edie Creek Reservoir
  - Potato Creek Watershed - OMZ
  - Potato Creek Watershed
  - Wetlands
  - Cities
  - County Boundary



July 9, 2002  
 Projection: State Plane  
 Datum: NAD 27  
 Units: Feet  
 Prepared By: McIntosh Trail RDC GIS Dept.

*Map 6*

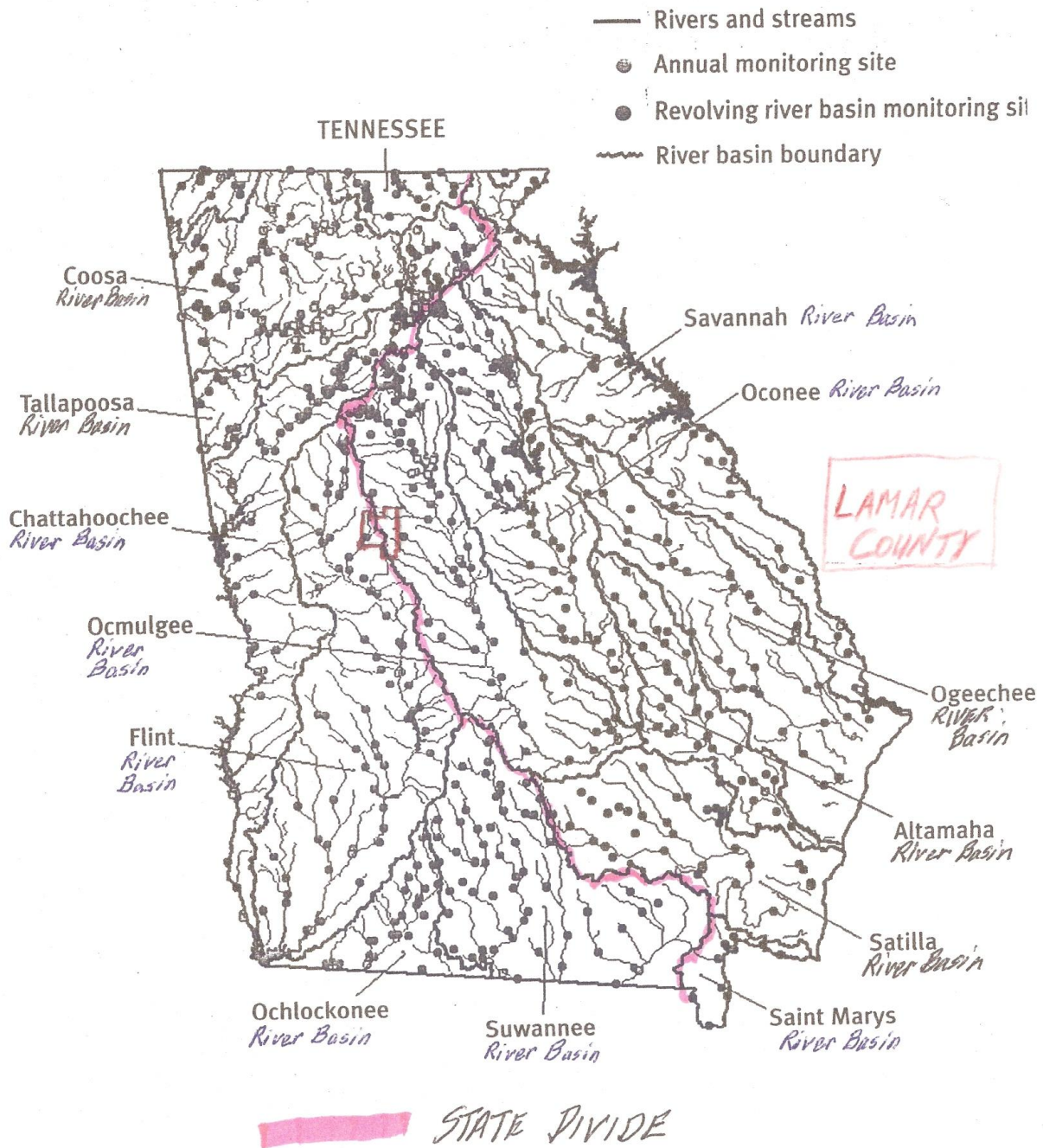




12

MAP 8





c. The discussion of the Topography, Hydrology, and Geology of the area (taken from previous writings) provides additional general information for development within the county. Chart (1) is the Soils Development Constraints Matrix.

#### Topography, Hydrology, and Geology

Georgia is divided into five physiographic provinces known as the Blue Ridge, Valley and Ridge, Appalachian Plateau, Piedmont, and Atlantic Coastal Plain areas. Lamar County is located in the Piedmont physiographic province. This area is characterized by gentle rolling to hilly topography with low side drainage divides and moderately wide stream valleys. Elevations range from a low of 600 feet to a high of 900 feet above sea level, providing the county with an average elevation of 700 feet.

A major drainage divide, separating the Flint and Ocmulgee River basins, traverses the county from north to south. Run-off from the county east of the divide eventually flows into the Atlantic Ocean by way of the Towaliga-Ocmulgee-Altamaha River system. Drainage from the remainder of the county flows into the Gulf of Mexico by way of the Flint-Appalachicola River system.

As an upland plateau, the Piedmont Province is underlain by deeply weathered crystalline rocks. The underlying bedrock in Lamar County is primarily biotite and hornblende gneiss and schist and granite gneiss. Rock outcrops or bedrock lying near the surface could possibly present a problem to future development.

#### Soils

The soils in Lamar County are grouped by the U.S. Soil Conservation Service into six associations. They are as follows:

Wehadkee-Chewacla: Level to nearly level soils on flood plains subject to flooding, poorly drained; 0 to 2 percent slopes.

Cecil-Davidson-Applying: Well drained soils; red to yellowish brown clay layers below surface layers; on board upland ridges; 2 to 10 percent slopes.

Madison-Pacolet: Well drained, mainly red clay subsurface; mostly on broad ridge tops; 2 to 10 percent slopes.

Applying-Helena: Well drained to moderately well drained soils; yellowish-brown mottled clay subsurface; on uplands; 2 to 6 percent slopes.

Davidson-Cecil-Madison: Well drained soils on narrow upland ridge tops and hillsides: 10 to 25 percent slopes.

Mountain-Pacolet: Well drained; mainly cobbly soils; yellowish red to red loamy and clay subsurface; on uplands; 10 to 45 percent slopes.

An association consists of one or more major soils and at least one minor soil. These associations have been evaluated on consistency to determine which areas of Lamar County may be best suited for farming, light industry, residential, recreational, and transportation uses.

CHART 1 SOILS DEVELOPMENT CONSTRAINTS MATRIX

	<u>Residential</u>	<u>Light Industry</u>	<u>Septic Tanks</u>	<u>Roads</u>	<u>Farms</u>	<u>Recreation</u>
Wehadkee-Chewacla	Severe	Severe	Severe	Severe	Severe	Severe
Cecil-Davidson	Slight	Slight	Moderate	Slight	Slight	Slight
Madison-Pacolet	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Appling-Helena	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Davidson-Cecil-Madison	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Mountainburg Pacolet	Severe	Severe	Severe	Severe	Severe	Severe

Source: U.S. Department of Agriculture, Soil Conservation Service, 1972.

d. Listings of Cemeteries: There are no noted archaeological sites within the county, but there are a significant number of public cemeteries and private burial plots scattered throughout the county. A listing of all known cemeteries and burial plots is provided in Charts (2) and (3).

## CHART 2

### Lamar Co., Ga. - List of Cemeteries from GNIS search engine

Feature	Latitude	Longitude	Area
Blackman Cemetery	330752N	0840934W	Orchard Hill
Cain Cemetery	330315N	0840431W	Johnstonville
Carden Cemetery	330654N	0840917W	Barnesville
Confederate Cemetery	330704N	0841039W	Barnesville
Crawley Cemetery	331036N	0841223W	Orchard Hill
Ennis Cemetery	330529N	0840745W	Barnesville
Frambrough Cemetery	330607N	0840317W	Johnstonville
Fleming Cemetery	330625N	0840350W	Johnstonville
Fredonia Cemetery	330047N	0840644W	Johnstonville
Harris Cemetery	325916N	0840719W	Strouds
Head Cemetery	330307N	0841248W	Barnesville
Hill Cemetery	330316N	0840319W	Johnstonville
King Chapel Cemetery	325601N	0840507W	Strouds
Manry Cemetery	330347N	0840345W	Johnstonville
Martin Cemetery	330623N	0841322W	Barnesville
Memorial Gardens	330122N	0840817W	Barnesville
Moye Cemetery	330019N	0840718W	Johnstonville
New Crawley Cemetery	330921N	0841223W	Orchard Hill
Pearson Cemetery	330950N	0840930W	Orchard Hill
Person Cemetery	325553N	0840455W	Strouds
Pringle Cemetery	325858N	0840459W	Strouds
Ramah Cemetery	325831N	0840424W	Strouds
Reeves-Askin Cemetery	330134N	0840501W	Johnstonville
Rehobeth Cemetery	330444N	0840322W	Johnstonville
Sappington Cemetery	330130N	0840619W	Johnstonville
Sardis Cemetery	325859N	0840706W	Strouds
Seagraves Cemetery	331119N	0841411W	Orchard Hill
Shattles Cemetery	325713N	0840648W	Strouds
Sheram Cemetery	330203N	0940450W	Johnstonville
Sheran-Horne-Smith Cemetery	325842N	0840339W	Strouds
Shiloh Cemetery	330315N	0840234W	Johnstonville
Stallings Cemetery	325815N	0840654W	Strouds
Taylor Cemetery	330834N	0840520W	High Falls
Wadesworth Cemetery	330410N	0841205W	Barnesville
Wadsworth Cemetery	330757N	0841424W	Orchard Hill
William F. Johnston Cemetery	320511N	0840425W	Johnstonville

CHART 3 Lamar County Cemeteries from Historical Records

<u>Name</u>	<u>Location</u>
Akers (CME)	Wilson St., Barnesville
Aldora	Across from Aldora Mill next to RR track
Atkinson	1 ½ miles NW of Liberty Hill on Morgan Dairy Rd.
Bethel Baptist	West of Hwy 41 on Zebulon Rd. approx. 1 mile; on both sides of road
Bethel Baptist	702 Johnstonville Rd., Barnesville
Burt Family	City Pond Rd. across from reservoir
Bush Family	Fredonia Church Rd. 0.7 miles from Gordon Rd. intersection
Carter-Mann	On Hideaway Rd. off Van Buren Rd.
Clements Family	On right side of Ramah Church Rd., 0.9 miles south of Comm. House Rd
Cole-Cain	On Hwy 41 S, just east of Crawford Rd. intersection
Crawley Family	County Line Rd., along RR track (Orchard Hill area - in Milner)
Crawley Family	Old Hwy 41, North of Milner near Lighthouse restaurant
Dumas	City Pond Rd., east of Bottoms Rd.
Ebenezer U.M.C.	Hwy 18 at intersection of Hwy 109
English Family	High Falls Park Rd., north side, just east of Parker Branch Rd.
Ennis Family	Crawford Rd. near Ennis Rd intersection.
Faith Church	782 Ingram Rd., next to church
Farley Family	Van Buren Rd. near City Pond Rd., deep in woods
Few Family	Zebulon Rd. in Milner
Fryer Family	off Country Kitchen Rd.
Good Hope Pent. Holi.	Hwy 41 S., Barnesville
Greater Spring Hill Missionary Bapt.	Zebulon St. in Milner
Green Mount UMC	639 S. Hwy 41, Barnesville
Greenwood Cemetery	Adams St. in City of Barnesville
Hamlin / Driskell	Hwy 18 just west of Hwy 109 intersection
Hand Family	English Rd.
Hardaway	283 Harrell Cir., Barnesville
Hartsfield Family	948 High Falls Rd., near I-75
Head Family	On right side of Piedmont Rd. 0.6 mile south of Hwy 18W.
High Shoals Prim.Bapt	On Parker Branch Rd. approx. 1 mile south of High Falls Park Rd.
Hill Family	On Hwy 341, approx. 6 miles south of Barnesville
Holloway Family	193 Holloway Rd.
Hunt Family	On Morgan Dairy Rd between Hwy 36 and Barnesville Rd.
Ingram Family	On north side of Ingram Rd near Lamar/Monroe Co. line
Ingram Family	Old Hwy 41 just north of Milner
Jenkins Family	Andrews Rd., near Aldora Mill
Johnston Family	On Van Buren Rd just south of Johnstonville Rd. intersection
Keadle Family	0.8 mile off Hwy 341 on Brent Rd. behind former home of Lloyd Keadle
Kings Chapel	9 miles south of Barnesville on Hwy 341
Lewis Family	On right side of Liberty Hill Rd., @.5 miles east of Milner
Liberty Hill (AKA County Line Bapt Ch)	Hwy 36 at Liberty Hill
Lillah Baptist	On Hwy 36 approx. 1 mile north of Bottoms Rd.
Maddux Family	Old Alabama Rd., Milner
Manry Family	On left side of Crawford Rd. 0.5 mile north of Hwy 41 S.

Midway Bapt. Church	By church at intersection of City Pond and Edie Creek Rd.
Midway Bapt. Church	154 Raneita Rd., Barnesville
Milner (Pitt)	Dean Rd., Johnstonville
Milner Bapt. Church	Pecan Dr., Milner
Mitchell Family	Ingram Rd., east of Potts Pond Rd.
Mount Zion Bapt. Ch.	On left side of The Rock Rd. just south of Piedmont Rd intersection
Mt. Calvary Bapt. Ch	Zebulon Rd., Milner
Mt. Pleasant Bapt. Ch	cemetery is on The Rock Rd.
Mt. Sinai CME	218 Garden Circle, Milner
New Hope Missionary Bapt.	1471 Hwy 36 E., Milner
O'Neal CME	Rail Road St., Barnesville
Owen/Sappington (AKA Sappington Cem.)	Johnstonville
Pearson	1.5 miles north of Hwy 36 in Liberty Hill area
Perdue Family	On right side of Hwy 341, 3.4 miles south of Barnesville
Pleasant Hill Meth. Ch.	On north side, at intersection of Hwy 36 and High Falls Rd.
Potts Family	Ingram Rd. near Potts Pond Rd.
Ramah Prim.Bapt. Ch.	Ramah Church Rd.
Rehoboth CME	Dumas Rd., Barnesville
Rock Springs Congregational Meth. Church	Rock Springs Rd.
Rocky Mount UMC	1387 Hwy 41 S., Barnesville
Sand Hill CME	395 Brent Rd., Barnesville
Sardis Bapt. (new)	100 Community House Rd., Barnesville
Sardis Bapt. (old)	1700 block of Hwy 341 S. (West side of road), Barnesville
Sherman	0.3 mile off Ramah Church Rd. south of Barnesville
Shiloh Missionary Bapt.	198 Van Buren Rd., Milner
Singleton Family	Ridgeway Rd., north of Milner
Spring Hill Missionary Bapt.	Old Alabama Rd., Milner
Stallings	6.1 miles east of Hwy 341, on south side of Brent Rd.
Sugar Hill AME Ch	2213 Hwy 341 S., Yatesville
Sykes Family	Brent Rd. near Monroe County line
Thomas Cemetery	On McCollum Rd. (FKA Finney Lake Rd)
Union Prim.Bapt.Ch.	On left side of Johnstonville Rd, 4.5 miles east of Barnesville
Unionville UMC	971 High Falls Park Rd., Barnesville
Waller Family	On Johnstonville Rd just before RR crossing (Waller's Crossing)
Washington Park CME	Barnesville Ave., Barnesville
West Mt. Sinai Bapt.	117 Akins St., Barnesville
Willis Family	Van Buren Rd. & Johnstonville Rd., deep in woods
Wilson Family	9.7 miles south on Hwy 341, right turn for 1 mile to cemetery
Zebulon Street	Zebulon Street & Akin St. in Barnesville

## 6. Community Facilities and Services

The Community Facilities and Services available in Lamar County are shown on maps and discussed individually in the following paragraphs.

### a. Law Enforcement

Approximately 60 full time and 10 part time employees staff the Lamar County Sheriff's Office. The Office has 21 patrol vehicles, six CID vehicles, three jail vehicles, three staff vehicles and one transport van. The Sheriff's Office and Detention Center is located at 121 Roberta Drive in Barnesville. This facility was opened in 1992, and since that time, two additions have been completed providing more bed space for housing an increasing number of inmates from outside Lamar County. The Detention Center contains 158 beds, housing both male and female prisoners. An additional building was added to the facility in 2001 for use as a Criminal Investigation Office and was moved and remodeled in 2006; this building now provides offices for the Criminal Investigations Divisions and a training conference room. Lamar County's enhanced 911 emergency call center is located in the Sheriff's Office facility.

### b. Fire Protection

Fire protection services and equipment enable communities to develop with more assurance of safety and often a higher quality of life. The better and more available the protective services, the better the response with less loss of property and potential for loss of lives. A resulting benefit of better fire protection is lower insurance rates for homeowners and businesses by having a lower Insurance Services Organization (ISO) rating. The level of fire protection provided for the community determines this rating. Lamar County, at this writing, has a Class 7 ISO rating for every residential and business address within five road miles of a fire station. The county currently operates seven fire stations placed throughout the county to cover this five-mile distance to most residences and businesses. A proposed relocation of Fire Station #1 will place more addresses within the fire mile distance.

The Fire Department is staffed by a part time Fire Chief, three fulltime Firefighters and 47 volunteer Firefighters. They operate the seven fire stations, but only one station is manned with a firefighter on duty for the 24-hour shift. The Department also operates a Rescue Squad with specialized equipment for vehicle extrication, rope rescue and many other specialty tools. A Fire Safety House and a Ford F350 dually towing vehicle are used to teach Fire Safety Education and Fire Prevention to the third grade students each fall and are used at various events, such as Buggy Days and the Rock Ranch Fall Festival. The Training Division plans and schedules training for each Monday night and also operates a step-van for the equipment they use in training exercises.

Future plans for the Fire Department include hiring more full-time Firefighters, acquiring four new pumper trucks, building a new Fire Station #1 and complete the outfitting of all Stations. Fire Station locations are shown on the Community Facilities map (Map 8).

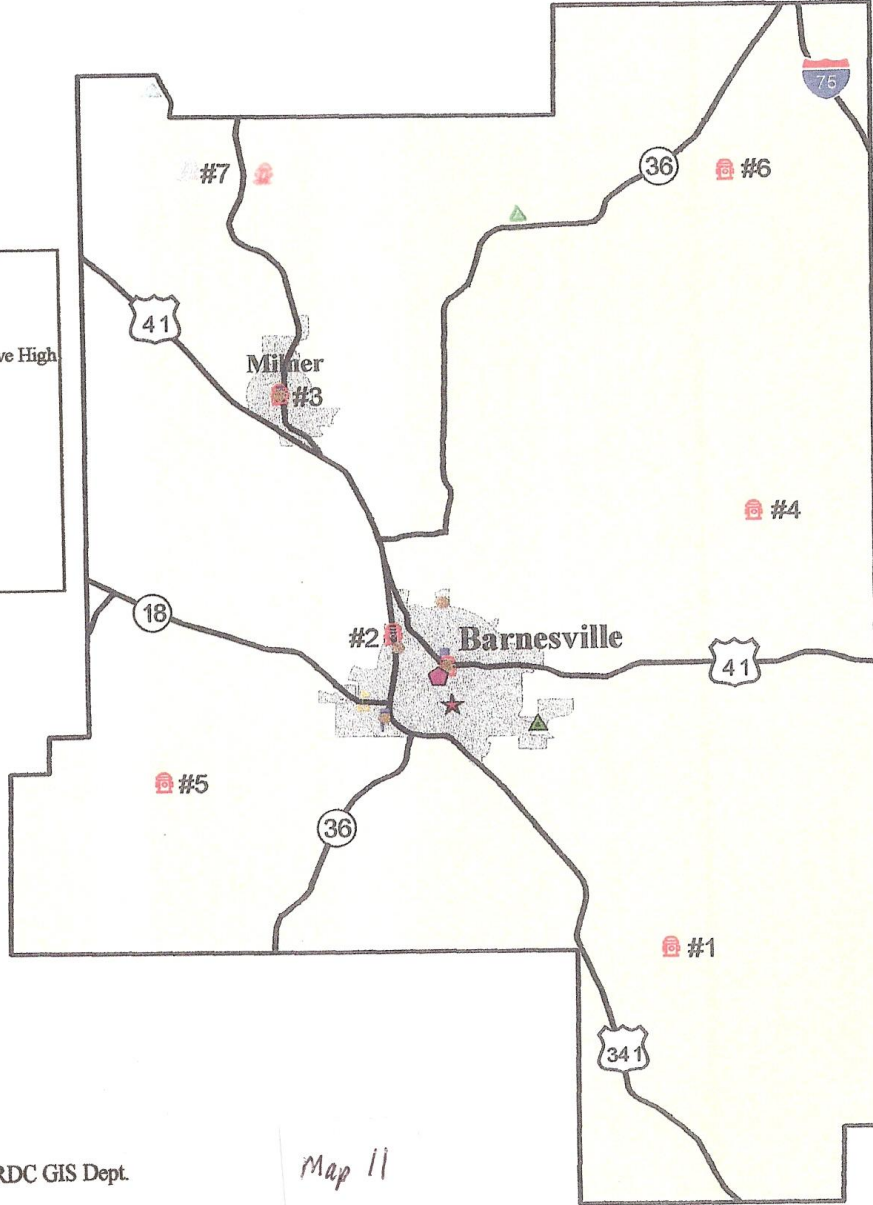
# Community Facilities

Lamar County, GA



## Legend

- Facility Type
- Fire Departments
  - Government Places
  - Lamar County Comprehensive High
  - Gordon College
  - Library
  - Police Stations / Jail
  - Recreational Places
  - Significant Local Places
  - Major Roads
  - Cities
  - County Boundary



July 9, 2002  
 Projection: State Plane  
 Datum: NAD 27  
 Units: Feet  
 Prepared By: McIntosh Trail RDC GIS Dept.

Map 11





#### c. Parks and Recreation

The Lamar County Parks and Recreation Department provides the following facilities.

The Ed Taylor Memorial Complex, located on Gordon Road, provides the largest variety of facilities in the county system. There are four lighted and fenced-in fields used for baseball and tee ball, two fields for softball (one lighted), three tennis courts, a track and football field area, an all purpose outdoor basketball court with four goals, children's play structures, a skateboard park, picnic tables, two lighted pavilions with grills, and two concessions buildings with restrooms.

The Lamar County Recreation Complex on Academy Drive contains a gymnasium with an all purpose floor, a kitchen, a banquet room, and several offices and restrooms. Behind the gym is the John Walker Soccer Complex, which includes six lighted soccer fields and a concessions building with restrooms.

Future plans for Parks and Recreation Department include adding several baseball fields complete with a concessions building, scoring tower and restrooms at the Ed Taylor Memorial Complex. Several soccer fields and a new concession building are being planned for the Walker Soccer Complex. A walking trail along with a restroom facility and a possible information building is being considered for the Highway 36 Complex in the northeast part of the county.

#### d. Senior Citizens Center

The purpose and function of the Lamar County Senior Center is to provide a day facility for senior citizens, 50 years old and up, to participate in organized recreational programs. These programs include but are not limited to: exercise classes, monthly group meetings, special events, escorted trips, arts and crafts activities and group card/board games. The facility contains several activity areas including a dining area that will accommodate about 200 people for special events. A 25-passenger bus is also available to the seniors for day trips. Plans are in progress for the Center to be expanded with an enclosed sun porch to be used as an additional game room.

#### e. Civic Center

The Barnesville Civic Center contains a Cultural Activities Center and a Physical Fitness Center. The Cultural Activities Center provides an auditorium with stage that can seat 200 plus persons or can be arranged for special events with capacities up to 300 plus. The Physical Fitness Center has memberships for individual and group exercise programs. Free weights and exercise machines are available for individual use or a part of a group aerobics class.

#### f. Health Care

Lamar County's health care services provide the community with excellent, quality care close to home. Lamar County has three Family Medicine Practices, one Pediatric Practice, one Internal Medicine Practice, one Obstetrics/Gynecological Practice, two Dental Practices, and one county health department. Gordon College has a student health center that offers basic health services to the Gordon community.

There is no hospital located in Lamar County; however Spalding Regional Medical Center, Upson Regional Medical Center, and Monroe County Hospital are all within a 15-mile radius. An Emergency Medical Service (EMS) is available for emergency transport of the sick or injured to the area hospital of the resident's choice. In case of an emergency, residents may call 911.

There is one nursing home in the county with 117 beds and one assisted living center with 24 beds. There is also an outpatient dialysis center. Mental Health/Substance Abuse Services are provided through McIntosh Trail Community Service Board and Pathways Center for Behavioral and Development Growth. There is one private home health agency in Lamar County.

#### g. County Water Facilities

The Lamar County Water and Sewer Authority (LCWSA) was created in 1989 by an act of the Georgia General Assembly known as Act No. 81. In July 2000 the Lamar County Board of Commissioners activated the LCWSA by appointing a five-member board and charged these members with the planning and execution of developing a county water system, which is to provide potable water and sewer service to the unincorporated areas of Lamar County.

LCWSA has successfully negotiated water purchase agreements to purchase potable water from the City of Barnesville, City of Milner, City of Griffin, Butts County et al, Water and Sewer Authority and the North Monroe County Water System for distribution in Lamar County. Combined, these agreements allow the LCWSA to purchase up to 1.5 million gallons per day (MGD) and distribute throughout Lamar County. Additionally, based on the projected population and customer growth, the current maximum allowable supply will be adequate for the next twenty-five (25) years. The city of Barnesville has the capacity to more than double its current daily output of potable water.

As of September 2008 the LCWSA has over 100 miles of water lines, installed over 500 fire hydrants for fire protection and provides a safe and reliable source of drinking water to over 950 current customers. The attached map shows the existing water system and proposed future facilities to be installed.

Currently, the LCWSA does not have a private source of drinking water. In order to prepare for expected growth over the next fifty years, the Authority is in the process of researching a potential future reservoir site.

Moreover, the Authority is committed to the expansion of the water distribution system to achieve interconnections of water lines throughout the county, as well as, to protect the public health by supplying safe drinking water to residents with existing privately owned wells that may demonstrate low water levels and/or inadequate water quality. In addition to providing the public with a safe and reliable source of drinking water, the Authority will continue to expand the water distribution system in order to improve the County's infrastructure and provide adequate and reliable fire protection to the citizens of Lamar County.

#### h. Sewer System

LCWSA recognizes the need of a county sewer system and is researching the feasibility of developing a public sewer system. However, no further information is available at the time of this report.

Barnesville maintains and operates the sewage treatment facilities located on Gordon Road. This plant has the treating capacity of 1.2 million gallons per day and the ability to be expanded as conditions warrant. The City of Milner provides a citywide sewer system that ties into the Barnesville treatment facilities.

Lamar County's Zoning Ordinance requires enough open space on all lots without sewer service to allow for a back-up drain field in case of primary septic drain field failure.



#### i. Solid Waste Management

The Lamar County Regional Solid Waste Management Authority operates the Cedar Grove Landfill, the only municipal solid waste landfill in Lamar County. This state-of-the-art facility was built in 1998 on 40 acres of land adjacent to the old county landfill. In 2001 the Lamar County Regional Solid Waste Authority (LCRSWA) became the first entity in Georgia permitted to reclaim an old landfill. That process began then and as of August 2008, 20 acres of the 33 acres in the old landfill had been reclaimed and re-permitted for future disposal. When finished, that process will provide for the solid waste needs of Lamar County for 80 years.

The LCRSWA initiated a rural curbside collection program in 1994, collecting household and light commercial garbage. The program provides for the once-a-week collection of household garbage for a low quarterly charge and includes disposal at the landfill for residents of 4,000 pounds of bulk items and five tires per household per year at no additional charge.

#### j. Recycling

The City of Barnesville operates a Recycling Center on Academy Drive for recycling paper, cardboard, plastic jugs, steel and aluminum cans, and clear and colored glass.

The Lamar County Regional Solid Waste Authority at the Cedar Grove Landfill on Roger Brown Drive accepts bulk recycling from residents only, such as, white goods (metal), yard waste, tires, used paint and oil, and inert material (rocks, blocks, brick, asphalt, concrete, etc.).

A composting plant, planned for the Barnesville / Lamar Industrial Park, will accept yard waste (leaves, limbs and grass clippings) for mixing with vegetable food waste to form the bases for their compost piles.

#### k. Educational Facilities

In Lamar County there are four public school buildings with a combined enrollment of 2,471 students for the school year 2007/2008 in grades pre-K through 12<sup>th</sup>. The Lamar County Board of Education owns and operates these facilities consisting of a Primary School for grades pre-K, Kindergarten, 1<sup>st</sup> and 2<sup>nd</sup>; an Elementary School for grades 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup>; a Middle School for grades 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup>; and a High School for grades 9 through 12. New buildings under construction in 2008 include a High School Football Stadium and centrally located Fine Arts Center/Auditorium and a remodeled office facility for the Superintendent of Schools and staff.

Table 22 shows the Lamar County Public School- Student Population for the years 2000-2008 with projections for 2009 and 2010. The total public school population has varied within the range of 2400 to 2600 students for that period and is expected to remain so for the foreseeable future. The present public school facilities have adequate capacity to support the expected student population growth for the near future.

Several private schools are operated in Lamar County with enrollments of 30 to 180 students. Their students include children from Lamar and surrounding counties. Likewise, some Lamar County children attend private schools in surrounding counties. Along with public school buses, some of the private schools operate bus routes to transport their students.

Table 23 shows the progress, with projections, of Educational Attainment with the county populace. This is an important factor when potential employers are considering locating their businesses within the county.

LAMAR COUNTY SCHOOL - STUDENT POPULATION								TABLE	22	
Grade	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
K4	100	100	100	100	100	100	100	100	100	100
KK	170	165	167	188	185	188	198	181	183	181
1st	204	191	154	170	179	183	183	210	186	183
2nd	219	210	165	171	175	172	189	183	190	184
3rd	221	221	194	175	161	169	184	178	180	185
4th	221	226	209	197	162	166	156	190	185	180
5th	233	236	218	208	199	174	181	157	185	180
6th	221	226	218	227	200	189	177	175	160	182
7th	202	226	221	219	211	194	194	189	170	160
8th	198	209	224	218	211	200	198	194	180	170
9th	193	202	208	247	250	221	246	204	190	180
10th	158	162	169	174	211	189	176	197	198	190
11th	143	150	143	144	155	162	163	166	175	178
12th	134	138	139	132	133	137	145	147	155	155
TOTAL	2617	2662	2529	2570	2532	2444	2490	2471	2437	2408
AGES										
5-13	1889	1610	1770	1773	1683	1635	1660	1657	1619	1605
14-17	628	652	659	697	749	709	730	714	718	703

**TABLE 23**

**LAMAR COUNTY: EDUCATIONAL ATTAINMENT**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	2,147	1,862	1,577	1,265	952	653	355	56	0	0	0
9 to 12th Grade (No Diploma)	1,687	1,766	1,844	1,904	1,963	2,032	2,101	2,170	2,239	2,308	2,377
High School Graduate (includes Equivalency)	1,914	2,314	2,713	3,238	3,762	4,224	4,686	5,148	5,610	6,072	6,534
Some College (No Degree)	742	846	949	1,431	1,912	2,205	2,497	2,790	3,082	3,375	3,667
Associate's Degree	NA	NA	251	343	435	NA	NA	NA	NA	NA	NA
Bachelor's Degree	325	423	520	605	690	781	873	964	1,055	1,146	1,238
Graduate or Professional Degree	240	270	299	380	461	516	572	627	682	737	793

## 1. Gordon College

Gordon College, located in Barnesville, is one of the fastest growing colleges in the university system of Georgia. Enrollment has grown at approximately 2.5% annual rate for the last ten years. For the 2008/09 school year enrollment jumped 4.59 % to 3,873 students. The school provides many two-year degree programs and a small but ever growing number of four-year degree programs. Gordon's Nursing program is acknowledged as one of the best in the State.

## 7. Intergovernmental Coordination

a. Lamar County has Service Delivery Strategies with all of the municipalities within the county to ensure equality and economy of services to all the county citizens. These agreements were reviewed and renewed in preparation of this Assessment.

b. Lamar County Board of Commissioners has chartered two authorities (Water and Sewer Authority and the Regional Solid Waste Authority) to provide needed services to county residents. These authorities operate under their own supervisory boards in cooperation with the county government.

c. The Lamar County schools operate under the autonomous direction of the School Board with agreements for taxing and support from the county government.

d. Lamar County is a member of a four county Joint Development Authority with Butts, Henry and Spalding Counties. This board was set up to promote trade, commerce, industry, and employment opportunities; for the public good and general welfare of the state; and to reduce unemployment to the greatest extent possible within the four counties. Lamar County is also a member of the McIntosh Trail Regional Development Center.

## 8. Transportation System

There are mainly two types of transportation systems employed in Lamar County, the roadway system and the railroad system. These systems provide the framework upon which growth and development can occur. The following is an overview of Lamar County's existing transportation system.

### a. Roadway System

State roads are classified as arterials, collectors or local roads based on average trip lengths, trip destinations, traffic density and speeds. Each classification represents the relative weight, or value, of a roadway, which helps govern the types of service and development conditions permitted. In this modern era characterized by the automobile, a community's accessibility is largely defined by the quality and quantity of its street network, particularly its access to major arterials. As a result, business and land development is often dictated by the conditions of the local roads and related capital improvements.

Expressways: The primary purpose is to carry large volumes of through traffic at higher speeds of operation: link cities, large towns and other major activity centers with minimum interference with traffic flow.

Arterials: These are thoroughfares that provide access into and through the city and county. They can be from intra-county traffic networks to intra-state networks. Depending on traffic volume, they may be two to four lanes and may have a continuous turning lane or median.

Collectors: Their purpose is to funnel traffic into arterial streets. They provide access between arterials and neighborhoods. The design of these roads is to eliminate through traffic.

Local Roads: These provide internal, low-volume-traffic roads through residential areas and serve as a conduit for short trips within a community.

The only expressway in Lamar County is a 2.6-mile long portion of I-75 running through the northeast corner of the county. In a 24-hour period this area experiences a traffic volume of 78,580 (both north and south bound traffic.) All traffic volume figures are for the year 2007.

The major arterials entering the county from the north are U.S. 41 (four-lane) from Griffin and State Route 36 from Jackson. Traffic volume on U.S. 41 is 11,500 (24-hour period, both ways.) After U.S. 41 goes around downtown Barnesville on the west and south sides it continues east towards Forsyth. This highway (U.S. 41 and S.R.18) has a volume of 4,430 along the 2-lane route. Old Hwy 41 enters the county from the north between Orchard Hill and Milner; volume along this 2-lane road is 4,730. S.R. 36 is a 2-lane highway with a heavy traffic volume of 8,660 as it enters the county and 6,800 as it nears Barnesville. The traffic volume decreases as it heads south out of Barnesville towards Thomaston; volume there is 5,670. Entering the county from the west is S.R. 18 with a volume of 3680. As S.R.18 nears Barnesville it joints U.S. 41, which bypasses the downtown area on the west and south sides. Traffic volume along this 4-lane is 12,000, with slightly more traffic headed south (6180) than north (5820). When U.S. 41/S.R.18 turns left on M.L.King Jr. Dr., U.S. 341 begins and is a 2-lane road. U.S. 341/S.R.7 provides a route out of the southeast corner of the county with a traffic count of 3680.

Johnstonville Road running east of Barnesville can be considered a collector route. The volume there is 1080. Yatesville Road runs south out of Barnesville and carries a traffic volume of 1800.

A summary of the Lamar County Road System is as follows:

	<u>Paved Miles</u>	<u>Unpaved Miles</u>	<u>Total Miles</u>
INTERSTATE	2.6	0.00	2.6
STATE ROADS	50.7	0.00	50.7
COUNTY ROADS	242.3	71.2	313.5
CITY STREETS	52.13	0.64	52.77
TOTALS	347.73 (82.88%)	71.84 (17.12%)	419.57 (100%)

b. Railroad System

The Southern Railway System is the only rail line in Lamar County. The rail line enters Lamar County from the north, having passed through Griffin before reaching Barnesville and continuing to Macon. A line originating in Thomaston enters the county from the south and connects with the Atlanta-Barnesville-Macon line in Barnesville. The Gross Tons Per Mile (GTPM) figure for the Thomaston-Barnesville line is less than one million. The GTPM figure for the Atlanta-Barnesville-Macon line is in the category of one to five million. These are the two lowest categories for GTPM; the other categories are 5-10, 10-20, 20-30 and over 30 million. A nearby Southern System connecting Atlanta-McDonough-Macon is in the category of over 30 million GTPM.

Georgia has been studying the potential for passenger rail services throughout the state, particularly with commuter service feeding into metro-Atlanta. Most of the studies have targeted the Southern line for service connecting Macon to Atlanta via Griffin. Variations of this route have proposed a stop in Barnesville or constructing new lengths of track to bypass Barnesville and provide a more direct route from Griffin to Forsyth. Although some studies continue, most major efforts related to implementing the passenger rail service have been suspended until the Federal Government makes final decisions and provides additional funding for new rail initiatives for the East coast.

c. Airport Facilities

Lamar County lies within 50 miles of Atlanta’s Hartsfield-Jackson International Airport. This facility provides most of the major passenger and commercial air services required for Lamar County as well as a source of employment opportunities. No commercial airport exists within Lamar County, but limited services are available through either the Griffin-Spalding County airport or the Thomaston-Upson County airport, both of which are within 18 miles of Barnesville. A few private airfields do exist in Lamar County, but there are no current plans to develop a public facility.

d. Public Transportation

Public transportation allows people greater access to the community, who may otherwise be unable to travel. Public transportation supports a community’s health and vitality by providing a functional alternative to private automobile ownership. Further, public transportation is a means of diffusing traffic pressures, alleviating the environmental concerns stemming from roadside development, and for stimulating residential and commercial activity.

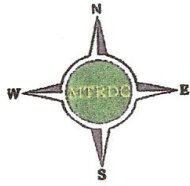


A privately owned taxi service company operates out of Barnesville providing the only countywide full time service for the county's residents. While no formal bus system exists in Lamar County, a number of public programs have been in operation to assist those unable otherwise to travel on their own. Since 1995, the McIntosh Trail RDC has managed a Unified Transportation System (UTS) funded by various State agencies to provide a variety of transit services to Lamar County residents. While also providing limited open public service, the UTS specifically provides transportation to the elderly, disabled, Medicaid recipients, and job training programs for low-income areas. The system is now operated on a regional level, and will serve as the monitor for any future upgrades for traditional public transit services.

Despite the provisions of the UTS, Lamar County's transportation infrastructure is not conducive to efficient transportation other than by private automobile. The county's rural nature and suburban development patterns are on pace to render the major arterials into high speed through roads as the resident population grows further away from activity centers. Alternative transportation measures, such as improved sidewalks, pedestrian paths, bicycle and golf-cart trails must be studied for inclusion in future transportation plans for inter- and intra-subdivision traffic and within the various Character Areas.

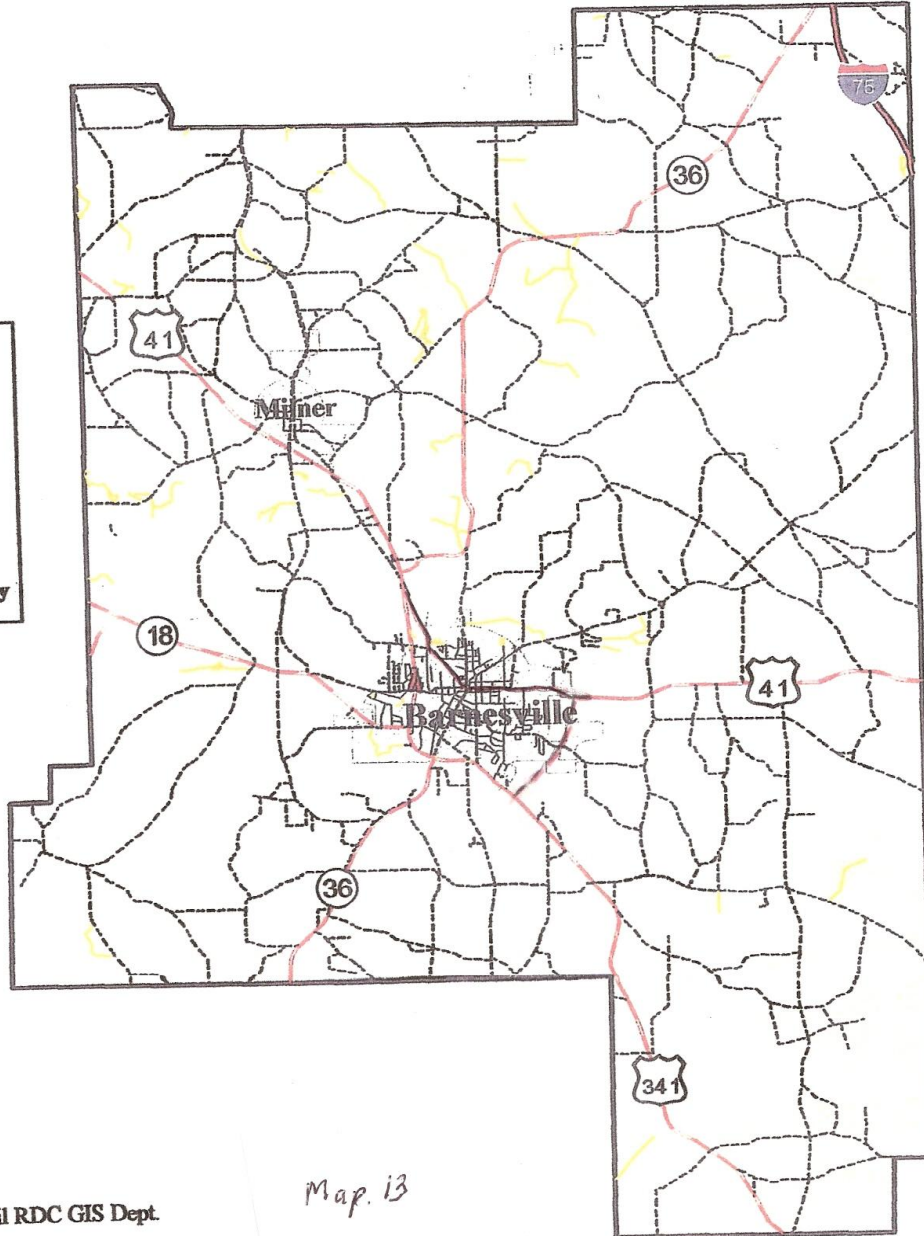
# Road Infrastructure

## Lamar County, GA



### Legend

Road Types	
	Interstate 75
	Ramp
	State Highway
	City Street
	County Road
	Unknown
	Unofficial Road
	Cities
	County Boundary



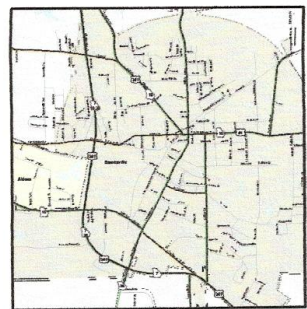
July 9, 2002  
Projection: State Plane  
Datum: NAD 27  
Units: Feet  
Prepared By: McIntosh Trail RDC GIS Dept.



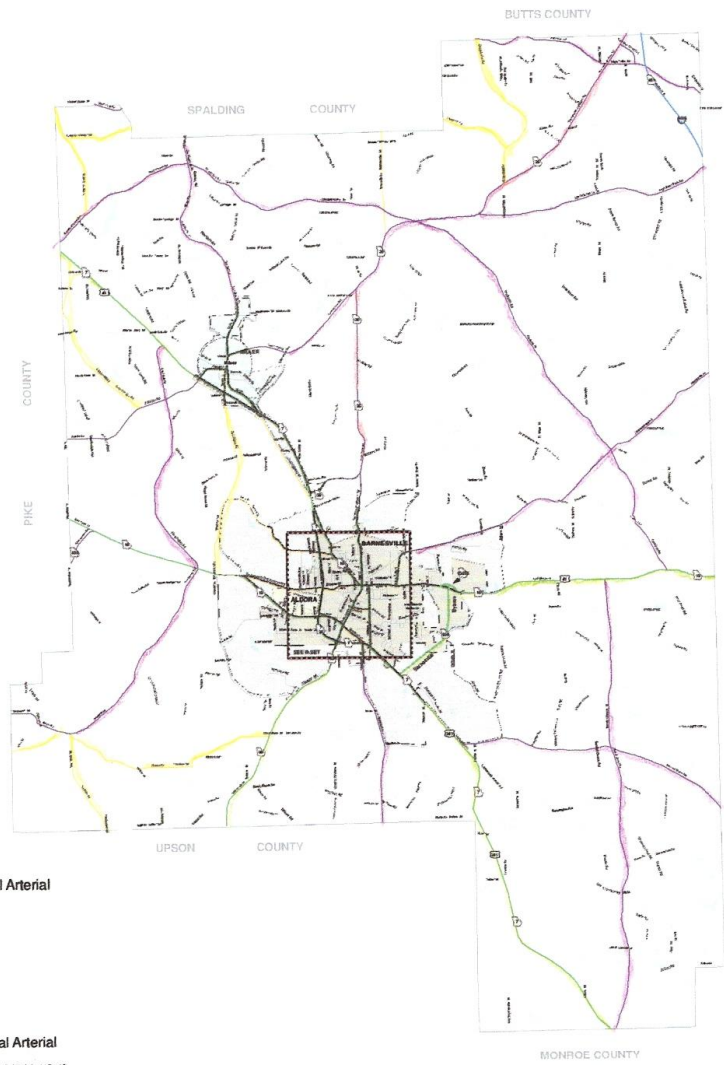
*www.dot.state.ga.us/maps/Documents/urban/Lamar\_FC.pdf*

**FUNCTIONAL CLASSIFICATION MAP  
LAMAR COUNTY  
GEORGIA**

DEPARTMENT OF TRANSPORTATION  
DIVISION OF PLANNING, DATA, AND INTERLOCAL DEVELOPMENT  
OFFICE OF TRANSPORTATION DATA  
IN COOPERATION WITH  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION  
2005

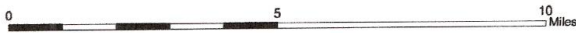


INSET - CITY OF BARNESVILLE



**Functional Class**

-  Rural Interstate Principal Arterial
-  Rural Principal Arterial
-  Rural Minor Arterial
-  Rural Major Collector
-  Rural Minor Collector
-  Rural Local Road
-  Urban Interstate Principal Arterial
-  Urban Freeways and Expressways
-  Urban Principal Arterial
-  Urban Minor Arterial
-  Urban Collector Street
-  Urban Local Street



*Map 14*

## **PART II: COMMUNITY PARTICIPATION PROGRAM**

The Lamar County Long-Range, Comprehensive Planning Committee proposes and has initiated the following actions for the solicitation of ideas and the development of a comprehensive plan.

1. Through public announcements at County Commissioners meetings and accompanying newspaper reports, sought volunteers for the Comprehensive Planning Committee.
2. Identified community stakeholders consisting of public officials, civic organizations, church leaders, business leaders, community clubs, community organizers and educational leaders. In our initial contact with these groups we asked that they provide a list of potential issues and /or opportunities that they saw in Lamar County's future. An updated list of stakeholders will be contacted with the approved Community Assessment information and to seek their input for the development of Community Agenda.
3. Conducted public briefings at civic clubs, Community Centers, Church group (Senior Adult club) meetings, and Flower clubs to inform them of the need for the plan and to get a pulse of the county's residents.
4. Passed out over 500 surveys to the general public for inputs on the residents' desires for the future development of the county.
5. A legally announced public hearing was conducted on October 16, 2008. Inputs from that meeting have been incorporated into Natural/Historic Resources portion of the Community Assessment report.

Lamar County will set the dates for a new round of briefings with the various civic, community, religious, business and activity groups after approval of the Community Assessment.

Lamar County expects to have the Community Agenda developed, second public hearing held and the plan submitted within 45 days after receipt of the approved Community Assessment and Community Participation Program.

## **PART III COMMUNITY AGENDA**

### **A. COMMUNITY VISION**

#### **1. Lamar County Vision Statement**

Background: Lamar County is a rural residential area primarily consisting of family farms and single-family detached homes on multiple-acre lots with some one acre lot subdivisions. Analysis of land area and population figures (estimates) for 2009 reveal that the unincorporated area of the county contains approximately 110, 000 acres and 10,500 people; thus equating to approximately 10.5 acres per person. Approximately 35-40 percent of the county's roadways have water lines for public water service, allowing the development of smaller (one acre) lots in these areas. As of 2009 less than five percent of the unincorporated area of the county has public supplied sewer service. These figures lend credence to the picture and desire of the populace to maintain an open, not heavily populated area for rural living.

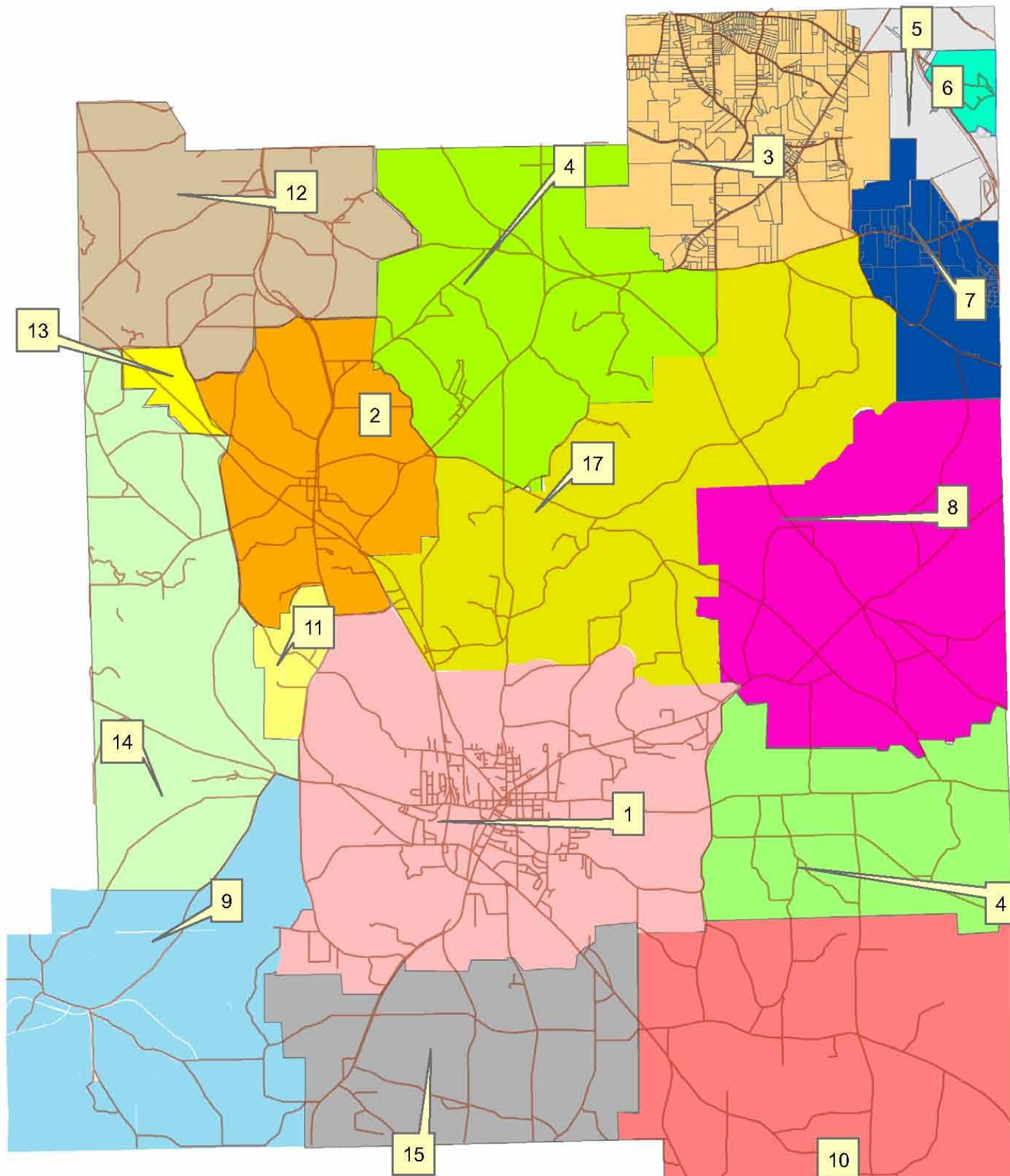
Lamar County's leaders have provided areas within the county for commercial and industrial development set apart from residential areas with provisions for future areas meeting the needs of the county while being mindful of protecting the public and environment from possible polluting sources.

The county seat, Barnesville, is the acknowledged industrial, commercial, cultural and educational center of the county. The majority of the industrial and commercial growth of the county with the attendant jobs produced is expected to occur within or close to the city. The growth of Gordon College has made it the second largest single employer in the county, following only the Lamar County school system.

#### **VISION STATEMENT:**

Lamar County desires to be an oasis of quiet, rural living for its inhabitants with various opportunities for lifestyle amenities normally found in more urban areas as well as job opportunities within its boundaries for its residents. Housing options for all sectors of the economic ladder will be provided with high quality, varying designed, sized and cost developments provided around the county. Zoning and Development Regulations will ensure the adequate separation of differing zoning districts and the desired screening and setbacks for rivers and streams. Environmentally friendly developments will be the expected norm for the county. The preservation of existing farms, environmentally sensitive areas, historic buildings, cemeteries, private rural gravesites, and forestland shall be encouraged.

# Development Areas of Lamar County



Legend	
Area 1 - Barnesville	Area 10 - Redbone
Area 2 - Miner	Area 11 - Barnesville Industrial Park
Area 3 - Chappell Mill - Patisio NE	Area 12 - S. Griffin Residential
Area 4 - Liberty Hill	Area 13 - Hwy 41 Business Center
Area 5 - I-75 Corridor	Area 14 - West Central
Area 6 - High Fall Lake	Area 15 - South Central
Area 7 - Unionville	Area 16 - East Central
Area 8 - Johnstonville	Area 17 - Water Supply/Limited Development
Area 9 - Piedmont	

### 3. Defining Narratives of Development Areas

#### Barnesville (Area 1)

**VISION:** The City of Barnesville is the county seat of Lamar County and is the industrial, commercial, cultural and educational center for the county. As a metropolitan area, the City has its own Comprehensive Plan and is therefore not discussed fully in this plan. However, the Barnesville Development Area envisions a greatly expanded area around the City that is and will be closely tied to the City's growth over the next twenty years. The majority of the industrial and commercial growth of the county with the attendant jobs produced is expected to occur within or located close to the City. The continuing growth of Gordon College places a demand on housing/apartments within close proximity of the college that helps shape the future demands for goods and services.

**DESCRIPTION:** This Development Area includes the City of Barnesville and the surrounding areas that could be expected to be annexed into the City for commercial, industrial and residential uses with the attendant city supplied water and sewer services. This includes areas of some traditional neighborhoods, manufactured home parks, commercial and office use, and some areas that are currently family-farms. The City's planned expansion of its Sewage Treatment Plant facilities will not only make the growth possible but will encourage additional annexations to bring in additional customers for their services.

#### LAND USE CATEGORIES:

- All land use categories with their respective zoning districts would be expected in this Development Area. Plans in place call for the future annexation and the commercial / industrial use of property to the southeast of the city along the new U.S. Hwy 41 / Ga. Hwy 18 Bypass (M.L. King, Jr. Parkway). Some land identified for possible annexation for residential use abuts current land zoned residential and is strategically located near recreational facilities.

#### QUALITY COMMUNITY OBJECTIVES:

**Regional Identity Objective:** The City of Barnesville has an obvious city identity, with a Downtown area, College Campus area, outlying commercial areas, residential areas for single family and multi-family dwelling units, manufactured home parks, recreation areas, parks of several types, industrial areas and the public schools campuses. The expanded Barnesville Development Area includes some traditional neighborhoods with city supplied water, areas within walking distance of the downtown, outlying commercial, and school areas of the city. Many of these areas are already identified only as Barnesville without reference to the unincorporated area of the county.

**Growth Preparedness Objective:** The major portion of this Development Area already has city or county supplied water but nearly all areas outside the current city limits lack sewer service. With the expansion of the city's sewer plant, the ability to absorb the many new customers accompanying annexation will be in place. A new centrally located County Fire Department Headquarters building is being built to better serve this area and other portions of the county.

**Appropriate Businesses Objective:** The Barnesville / Lamar County Chamber of Commerce and the Industrial Development Authority continue to be the driving force in promoting and recruiting businesses that are appropriate and will be contributors to the desirable growth of the area. The Barnesville / Lamar County Industrial Development Authority hosts a quarterly roundtable where local industry leaders network; and the Authority offers incentive packages as a recruitment tool for industries to locate in the community.

**Educational Opportunities Objective:** Located within this Development Area are all the Lamar County public schools and Gordon College, and within 20 minutes drive are the two campuses of the Southern Crescent Technical College (formerly known as Griffin Tech and Flint River Tech) and the University of Georgia Extension in Griffin. These schools provide the educational and training opportunities to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

**Employment Options Objective:** A majority of the county's residents currently work outside the county. The recruitment of industries and commercial ventures of several different types is in progress in an attempt to improve the job opportunities of all types for the local citizens.

**Heritage Preservation Objective:** The entire Downtown District of the City of Barnesville is an historic district. This area is guarded jealously by all concerned county citizens to ensure the beauty and meaning of the area is maintained. The City has ordinances in place to protect the area.

**Regional Solutions Objectives:** Lamar County and the City of Barnesville already have in place Service Delivery Strategies that provide mutual benefits to both with greater efficiency and less cost to the taxpayers.

**Housing Opportunities Objective:** This Development Area has the widest selection of varying housing types of any of the other Development Areas in the county. Small, medium and large size houses on small city lots, and small, medium and large size houses on large county lots are all available within this area. In addition to these options, manufactured home parks and multifamily dwellings are available for the citizens' choices.

**Infill Development Objective:** The City of Barnesville has an active program that encourages the restoration or replacement of homes in a bad state of repair. Where commercial or industrial space is available, a marketing program seeks to make these properties known to potential occupants.

#### IMPLEMENTATION MEASURES:

- Control and manage new development with adequate development regulations and coordination with the comprehensive plan for growth and annexation of the City of Barnesville.
- Coordinate infrastructure development for the attraction of desirable commercial and industrial activities to areas of the County's and City's choosing in keeping with the zoning established for their location.
- Ensure an up-to-date listing of all properties available for in-fill development and immediate occupancy by businesses and industries is promulgated to applicable agencies.
- Require by ordinance and regulations that small lot size and cluster subdivisions with self contained sewage systems be designed to tie into the city or county sewer system when either is provided to the area.
- Complete rewrite of Development Regulations to require set aside green space and increased buffer areas between areas of different zoning.
- Require the design of new residential subdivisions to plan for the tie-end of new streets to existing county or city streets, with opportunities for other than just automobile traffic.



AREA 1 PHOTOGRAPHS

Main Street / Mid-Town Barnesville



Intersection of M.L. King, Jr. Pkwy & Forsyth St., Barnesville





Gordon College on College Ave., Barnesville



Park at Gordon College Campus

## Milner (Area 2)

**VISION:** This is a large community supporting a business center with historic small town character, low density housing on large size lots, and desirous of quality development with low impact on the environment, while improving access to a quality lifestyle.

**DESCRIPTION:** This Development Area is one-half in the city limits of Milner with the surrounding community extending both north and south along highway corridors linking to neighboring cities. These corridors offer future commercial development while allowing low density rural neighborhoods access to local services. These areas are mostly served by city and county water, with sewer services available inside the city limits. The dominate housing type consists primarily of single-family detached homes on large lots, small apartment clusters, and a decreasing number of manufactured homes. Subdivision designs should be developed to encourage protection of open spaces and green corridors and provide pedestrians access across the area and encourage outdoor activities. Commercial development will encourage new job opportunities and promote higher skill levels. Improving lifestyles for the community and expansion of services will build a better tax base for continuing economic growth for the area.

### **LAND USE CATEGORIES:**

- Single-family residential and family farms (A-R, R-1, R-2, R-3, and P-R zoning)
- Open space (undeveloped and conservation land)
- Minor Highway Commercial and Light Manufacturing (C-1, C-2, and M-1 zoning)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote and preserve the rural historic character of the area surrounding a self-supporting town center that offers a strong sense of place. Public services should include traditional gathering places, park space with recreation and ball fields, bike paths, and community library with accessible computers, internet and community room. Business services should be encouraged that are suitable to enhance the local economy and promote healthy lifestyles. These enhancements would be in keeping with the community character the residents have asked for.

**Growth Preparedness Objective:** Improvements to infrastructure (roads, water, and sewer) to support new growth while maintaining a safe and healthy environment promoting outdoor activities. Support the City of Milner's efforts to develop guidelines for new zoning to promote pedestrian friendly and non-motorized accessibility throughout the area, while promoting the areas rural attributes of trees and streams.

**Open Space Objective:** Residential and commercial development should result in an enhanced living environment through the preservation of natural features, agriculture, and rural landscape.

**Housing Opportunities Objective:** Durable, accessible, and energy efficient housing in a range of sizes, cost and density should be provided in the area to make it possible for all who work in the community to also live there.

**Transportation Alternatives Objective:** Insure all new development designs provide for internal and regional access by foot, bicycle, and/or golf cart paths.

**Sense of Place Objective:** The Milner downtown area should be maintained as the focal point for the community by enhancing shopping, dining, socializing, and entertainment venues and supporting the community library project and recreation area development.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development regulations through coordination with the Milner Downtown Development Authority.
- Protect woodland and open space by maintaining medium to large size lots.
- Promote protection of environmentally sensitive land and encourage conservation.
- Offer an alternative to traditional subdivisions through the use of Planned Unit Development and rural cluster subdivisions.
- Employ mechanisms that provide incentives for developers who incorporate open space and conservation areas in all new residential developments.
- Support the City's efforts to adopt a tree preservation ordinance.
- Support local efforts to enhance library access for the community.
- Evaluate current buffer requirements for subdivisions with regards to access corridors for alternative transportation uses.

**AREA 2 PHOTOGRAPHS**

Mid-town Water Tank, Milner



Mid-town  
Milner



Intersection of Hwy 41 N. & Zebulon Rd., Milner



Entrance to Woodall Estates Subdivision, Southwest portion of Milner

### Chappell Mill / Patillo / Northeast Lamar (Area 3)

**VISION:** This rural residential area of low-density single-family homes has become the “bedroom community” of Lamar County, in that the majority of the residents of the area works outside the county but chose to live in the quiet countryside. With easy access to I-75, this Development Area is expected to attract additional residential subdivisions that feature one to two acre lots while presenting green space and country style living. Georgia Highway 36 is the major thoroughfare transiting the area and is expected to be widened to four lanes within the next twenty years. It is not unreasonable to foresee some commercial development along this highway at that time.

**DESCRIPTION:** This Area consisted primarily of single-family residential lots and family-farms on medium sized lots until the housing boom of the 1990s and first years of the 21<sup>st</sup> century. As county supplied water lines were run several new subdivisions have been built to meet the demand for housing in an area of slower paced living while allowing easy access to the interstate highway for the commute to work. Additionally, this area places the residents in approximately equal distance between the cities of Griffin, Jackson, Forsyth and Barnesville for shopping purposes. The largest church in the county is located in this area and has a private Christian school on its campus. The development of a county park and recreation area along Hwy 36 will contribute to the enjoyment and recreational opportunities of the residents in this part of the county.

#### **LAND USE CATEGORIES:**

- Single-family residential and family farms (A-R, R-1, R-2, R-3 and P-R zoning)
- Existing rock quarry (M-2 zoning)
- Neighborhood and minor Highway Commercial (O-1, C-1 and C-2 zoning)
- Public park and recreation areas (A-R zoning)

#### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Although the areas of Chappell and Patillo have histories going back to the late 1800s no remnants of villages or commercial ventures now exist. Consequentially, no specific architectural styles are prevalent and none would be required. No “cookie cutter” type subdivisions are to be permitted; rather, high quality housing of various sizes and designs would be in keeping with the regional identity.

**Growth Preparedness Objective:** The Lamar County Development Ordinance is being revised and the Zoning Ordinance will be rewritten to prepare for future growth, including the allowance of different types of subdivisions with various sized lots and homes with communal green spaces and increased buffer areas.

**Employment Options Objective:** The majority of the county’s residents, especially those residents in this area, work outside the county. With the I-75 Corridor immediately adjacent to this Development Area, the recruitment of businesses of several different types will be pursued to find local jobs for county residents.

**Open Space Objective:** Strive to keep undeveloped areas in their natural state. Ensure subdivision designs provide for additional green space with increased buffer areas along streams and creeks through new developments.

**Housing Opportunities Objectives:** The range of housing styles, sizes and cost in this area is already extensive, but the Development Ordinance will ensure that future subdivision designs provide various sized and priced homes so that the opportunity for adequate housing is available to all.

**Transportation Alternative Objective:** Review new subdivision designs to promote the inclusion of designs for internal and regional access by pedestrian, bicycle and golf cart paths. Ensure any commercial endeavors provide access for other than automobile traffic. Neighborhood commercial buildings must be accessible to pedestrian traffic.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development and zoning regulations.
- Coordinate infrastructure installations to encourage the direction of developments to the locations best suited for residential / subdivision use.
- Protect woodland and open space by maintaining medium to large size lots in locations where county water and sewer services are not provided.
- Promote protection of environmentally sensitive land and encourage the enrollment of undeveloped land into the Conservation Use Program.
- Ensure any commercial development is in keeping with the needs and desires of the area.

**AREA 3 PHOTOGRAPHS**

Intersection of Hwy 36 E. & Chappell Mill Rd.





Magnolia Farms  
Subdivision off  
Chappell Mill Rd.

Bell Road, looking north along rural residential area of Patillo



High Falls Road, with White Oak Subdivision in background.



## Liberty Hill (Area 4)

**VISION:** This is a rural residential area primarily consisting of family farms, single-family homes on multiple acre property and a few small subdivisions. Medium to large size lots are encouraged for any new development with the creation of greenbelts surrounding the areas and green space within the areas. Zoning ordinances should be created in advance to deal with the screening of commercial buildings and new development so that the rural/countryside nature of the area can be preserved. The preservation of existing farms, environmentally sensitive areas, historic buildings, cemeteries, rural gravesites, and forestland should be encouraged.

**DESCRIPTION:** As it exists at this time, this Development Area is primarily a family farm and low-density residential area, consisting of single family detached site-built and manufactured homes on multiple acreage lots, with several subdivisions on one-acre lots. It is rural in nature with little pedestrian activity on varied road/street patterns. State Hwy 36 bisects the area. Along this highway and in other locations in the area there are historic buildings, churches, cemeteries and rural gravesites that should be protected. When county sewer and water services are extended into the area, some development of smaller lots would be expected on collector roads. Minimum percentages for greenbelts and green space should be required for new subdivision development to maintain the rural nature of the area.

### **LAND USE CATEGORIES:**

- Single family residential and family farms (A-R, R-1, R-2 and R-3 Zoning))
- Undeveloped open space and some conservation land (A-R Zoning)
- Public Lands with nature trails, bike paths and walking/jogging tracks/paths. (Various Zoning)
- Water Supply Watershed, Environmentally sensitive areas.
- Neighborhood and Highway commercial (O-1, C-1 and C-2 Zoning)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote the area as primarily single family residential and family farm with a rural nature. No specific architectural styles are prevalent or required.

**Growth Preparedness Objective:** Plan for water and sewer service on collector roads. Assure by zoning that greenbelts and green space are maintained, environmentally and historic areas are protected and that self-contained recreation areas are provided.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features, agricultural and rural landscape with some areas of undeveloped land devoted to nature trails and bike paths. Encourage undeveloped land be maintained in the Land Conservation program.

**Housing Opportunities Objective:** Quality housing with a range of housing size, type, cost and density should be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternative Objective:** Ensure that any new subdivision designs provide for bike, golf cart and pedestrian pathways that enable non auto use.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development and zoning regulations.
- Promote woodland and open space by zoning for greenbelts and green space within subdivisions and natural screening for commercial development and maintaining large size lots where county supplied water and sewer services are not available.
- Encourage Planned Residential /Mixed Use developments when county supplied sewer service is provided.

**AREA 4 PHOTOGRAPHS**      Liberty Hill Community Churchyard Cemetery



Liberty Hill Community Center (Historic building)



Home in wooded land on Morgan Dairy Road



Hay barn off Morgan Dairy Road

### Interstate Highway 75 Corridor (Area 5)

**VISION:** The land on both sides of the 2.6 miles of I-75 running through the northeast corner of Lamar County provides areas that are more suited for commercial and industrial development than for residential development. Although neither of the two Entrances/Exits (EXIT 198 and 201) are in Lamar County, their proximity to the county line make the area highly desirable for business activity. There are two streams that flow through the area into High Falls Lake, therefore making the area in proximity to the streams sensitive to the types of activity allowed. The vision for this area is for environmentally friendly commercial and industrial locations that respect the value of High Falls Lake. Exit 198 is the primary exit for High Falls Lake State Park, making this an area expected to cater to the needs of tourists with commercial development.

**DESCRIPTION:** This Development Area is located on the east and west sides of I-75 and is adjacent to agricultural and residential areas on its west side. Located in this area are the Van Mar Industrial Park and Region South Industrial Park. This area is expected to expand as new locations and business infill occurs. This sensitive area of High Falls Lake is protected by design with significant distance and vegetative buffers separating the industrial areas from the streams.

#### LAND USE CATEGORIES:

- Clean manufacturing and warehousing operations (M-2 zoning)
- Commercial enterprises catering to tourism and highway traffic (C-2 zoning)
- Open space protective buffer (undeveloped land)

#### QUALITY COMMUNITY OBJECTIVES:

**Regional Identity Objective:** Interstate Highway 75 is the identifying feature of this Development Area. The truck stops and service areas in Butts County at Exit 201 make this one of the more heavily used exits along this highway. The identity of the area is quickly ascertained by simply observing the various industries and commercial establishments located along the exit at State Highway 36 and its offshoots.

**Growth Preparedness Objective:** Cooperation between the Water and Sewer Authorities in Lamar and Butts Counties, the IDA and the City of Barnesville led to the provision of water and sewer service to portions of this industrial area. Continued development along the county line has spurred the installation of new water lines from Lamar County Water and Sewer Authority to the area. The continued actions of the Industrial Development Authority ensure that this area is welcoming to industries in Lamar County.

**Appropriate Businesses Objective:** The Barnesville Lamar County Industrial Development Authority is the driving force in promoting and recruiting business and industry to locate in this area that are active and engaged as corporate partners with the community. Appropriate businesses are those that bring jobs and capital investment as well as a willingness to contribute to the local economy in a quality way.

**Employment Opportunities Objective:** By setting aside an area already zoned for industrial and manufacturing facilities, the county's leaders acknowledge the need for and made provisions for employers to establish their businesses here and provide jobs for the local labor force. Quality jobs in the manufacturing and service sector are being provided for Lamar County and surrounding area residents.

**Regional Cooperation Objective:** The Butts-Henry-Lamar-Spalding County Joint Development Authority recognizes the need to promote trade, commerce, industry, and employment opportunities for the good of the public. In addition to the cooperation between the governing bodies of these Counties and the actions of the Barnesville / Lamar Industrial Development Authority (IDA), these entities work with the State to promote the County and State as places that are friendly to commercial and industrial development for national and international enterprises.

**Infill Development Objective:** As vacancies occur in the Industrial Park, the available buildings and sites are marketed for reuse. Infill opportunities are always a priority for the Development Authority.

**IMPLEMENTATION MEASURES:**

- Coordinate efforts between county and state officials to inform and attract potential developers of commercial and industrial businesses to the Lamar County sites through marketing and incentives.
- Work with county leaders to incentivize quality industry that is sensitive to and protective of the local environment.
- Encourage the design of parking lots that incorporate on-site storm water mitigation features, such as pervious pavements and vegetative islands.
- Change the County Zoning Ordinance Parking Appendix to allow and encourage shared parking for adjacent commercial and industrial uses.
- Actively pursue medium sized manufacturers.
- Develop strategy to acquire “Certified Industrial Site” status from the State of Georgia on all publicly owned industrial sites.
- Research and pursue grants for economic development projects.
- Actively pursue long term funding for economic development efforts.

**AREA 5 PHOTOGRAPHS**

I-75 looking north from High Falls Road bridge



Van Mar Blvd. looking south from Hwy 36 E.



Bucksnot Road, (East of I-75) near Butts County line.

## High Falls Lake (Area 6)

**VISION:** This is a lakeside residential area of medium-density single-family homes and vacation cottages. With easy access to I-75, this Development Area has been developed to the maximum extent possible without county supplied water and sewer service. Area residents desire this location near the High Falls State Park Lake to maintain its pristine nature with clean recreational waters and an animal friendly habitat.

**DESCRIPTION:** This Area consists primarily of single-family residential and vacation lots on medium to small sized lots. County supplied water lines were run along the only collector road through the area allowing for lots of one acre size. Some subdivisions and individual lots that were built long before the county established zoning regulations do not meet lot size requirements for lots without sewer service. This limits the opportunity for many owners to build new larger size homes. Those lake front lots have ramp and dock rights allowing for boating and fishing in the lake.

### **LAND USE CATEGORIES:**

- Single-family residential and vacation homes (R-2, R-3 and R-4 zoning)
- Public park and recreation areas

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** This area has a long history as a vacation area with many small lots around High Falls Lake. Much of this development was done on private roads that have not been deeded to the county. New developments in adjacent Monroe County have made access into the area easier for many residents but have not yet resulted in the supply of water or sewer services to the Lamar County residents. Full sized homes, small cottages and manufactured homes of all shapes and sizes are located in this area. Consequentially, no specific architectural styles are prevalent and none would be required.

**Growth Preparedness Objective:** The Lamar County Development Ordinance is being revised and the Zoning Ordinance will be rewritten to prepare for future growth, including the allowance of different types of subdivisions with various sized lots and homes with communal green spaces and increased buffer areas.

**Employment Options Objective:** The majority of the county's residents, especially those residents in this area, work outside the county. With the I-75 Corridor immediately adjacent to this Development Area, the recruitment of businesses of several different types will be pursued to find local jobs for county residents.

**Open Space Objective:** Strive to keep undeveloped areas in their natural state. Ensure new development designs provide for additional green space with increased buffer areas along streams and creeks through new developments.

**Housing Opportunities Objectives:** The range of housing styles, sizes and cost in this area is already extensive, but the Development Ordinance will ensure that future development designs provide various sized and priced homes so that the opportunity for adequate housing is available to all.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development and zoning regulations.
- Coordinate infrastructure installations to encourage the direction of developments to the locations best suited for residential / subdivision use.
- Protect woodland and open space by maintaining lots of required size where county water and sewer services are not provided.
- Promote protection of environmentally sensitive land and encourage the protection of undeveloped land.

**AREA 6 PHOTOGRAPHS**

Dogwood Circle view of High Falls Lake.



Small lot homes on Dogwood Circle with Lake behind houses







Antony Drive view of High Falls Lake



Antony Drive near High Falls Road and Butts County line.

## Unionville (Area 7)

**VISION:** This Area is envisioned to remain a rural residential area consisting primarily of family farms and single-family homes on multiple acre lots. Medium to large size lots will be encouraged for any new developments with the creation of greenbelts surrounding the areas and green space within the areas. Zoning ordinances should be created in advance to deal with the screening of commercial buildings and new development so that the rural/countryside nature of the area can be preserved. The preservation of historic buildings, cemeteries, existing farms and forestland should be encouraged.

**DESCRIPTION:** As it exists at this time, this development area is primarily family farms and low density residential consisting of single family detached site-built and manufactured homes. It is rural in nature with little pedestrian activity on varied road/street patterns. Interstate 75 intersects with High Falls Park Road, the main collector road at the eastern end of this area. When county sewer and water services are extended into the area, some development of smaller lots would be expected on collector roads. Minimum percentages for greenbelts and green space should be required for new subdivision development to maintain the rural nature of the area. Some highway commercial development can be expected at the I-75/High Falls Park Rd interchange.

### **LAND USE CATEGORIES:**

- Single family residential and family farms (A-R, R-1, R-2 and R-3 Zoning)
- Undeveloped open space and some conservation land (A-R Zoning)
- Highway commercial at I-75 /High Falls Park Rd interchange (C2 Zoning)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote the area as primarily single family residential and family farm with a rural nature and some highway commercial at I/75-High Falls Park Rd interchange. Protect existing historic cemeteries and churches. No specific architectural styles are prevalent or required.

**Growth Preparedness Objective:** Plan for water and sewer service on collector roads and assure by zoning that greenbelts and green space are maintained and that self-contained recreation areas are provided in new subdivisions.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features, agricultural and rural landscape with some areas of undeveloped land devoted to nature trails and bike paths. Encourage undeveloped land be maintained in the Land Conservation program.

**Housing Opportunities Objective:** With easy access to Interstate Highway 75 near by, this area should expect much interest from subdivision developers. Those designs must be reviewed to ensure that quality housing with a range of housing size, type, cost and density will be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternative Objective:** Insure that any new subdivision designs provide for bike, golf cart and pedestrian pathways that enable non-automobile use.

### **IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development and zoning regulations.

- Promote woodland and open space by zoning for greenbelts and green space within subdivisions and natural screening for commercial development.
- Maintain large size lots where county supplied water and sewer services are not available.
- Encourage Planned Residential /Mixed use developments instead of traditional subdivisions for enhanced open space availability after water and sewer services are provided in the area.

**AREA 7 PHOTOGRAPHS**

Unionville UMC on High Falls Park Road.



Intersection of Unionville Road and High Falls Park Road.



Red barn on High Falls Park Road.



Farmland along dirt road in Unionville area.

## Johnstonville / Goggans (Area 8)

**VISION:** This is a rural agricultural/residential area of single-family dwellings that is predominately agricultural with an historic background. New developments would be on large sized lots in order to offer a countryside setting and preserve existing farms and forestland.

**DESCRIPTION:** This Development Area is a low-density residential area with family-farms of large size lots. The predominate housing types are single-family site-built and manufactured homes. This rural residential area has little pedestrian activity and varied street and road patterns. As county supplied water and sewer are provided, some development of smaller lots (one-half to one acre) would be expected on collector roads within the county. At that point, rural cluster subdivision designs that incorporate significant open space would be encouraged. Some commercial and light-manufacturing activity along the main collector road running through the area would be expected to develop.

### LAND USE CATEGORIES:

- Single Family Residential (R-1, R-2 and A-R zoning)
- Open Space (undeveloped and conservation land)
- Highway Commercial and Light-Manufacturing (C-2 and M-1 zoning)

### QUALITY COMMUNITY OBJECTIVES:

**Regional Identity Objective:** Promote and preserve the area as a primarily family-farm and single-family residential area. In the historic section some specific architectural styles are prevalent and would be required. A family farmer's market/road side stand would be in keeping with the regional identity.

**Heritage Preservation Objective:** In order to maintain the traditional character of this community, any new development should be compatible with the preservation and revitalization of historic areas.

**Growth Preparedness Objective:** Plan for water and sewer service distribution along collector roads through the area with the allowance of rural design subdivisions in those areas, while assuring that open space and self contained recreation areas are provided. Subdivision development along/off Johnstonville Road, with its direct access to I-75, is to be expected and development planned for.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features, agricultural and rural landscape. Encourage undeveloped land be maintained in the Land Conservation program.

**Housing Opportunities Objective:** Quality housing with a range of housing size, cost, and density should be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternatives Objective:** Insure any new subdivision designs provide bicycle paths, walking paths, nature trails, and golf cart paths to enable internal transportation in other than automobiles.

IMPLEMENTATION MEASURES:

- Control and manage new development with adequate development regulations.
- Promote woodland and open space by maintaining medium to large lot sizes where county water and sewer services are not available.
- Offer an alternative to traditional subdivisions through the use of Planned Residential/Mixed Use developments and rural cluster subdivisions, when water and sewer services are available.

AREA 8 PHOTOGRAPHS

Johnstonville Road looking west at county line.



Johnstonville historic building (old general store)



Goggans Depot, historic building.



Pasture land at corner of Johnstonville Road and Van Buren Road.

## Piedmont (Area 9)

**VISION:** This is a rural residential area of low-density single-family development in the southwest corner of the county encompassing some dairy, chicken and vegetable farms. Since Piedmont Road is the only major collector road transiting the area, this Development Area is expected and desired to maintain its rural character with minimum two-acre lots for single-family detached dwellings of both site built and manufactured homes. Should a proposal by the State to re-route State Highway 36 through this area actually occur sometime in the distant future, then significant changes to the character of the area could be expected.

**DESCRIPTION:** This Development Area is primarily a low-density residential and family farm area of moderate to large sized lots. The area is transited from North to South by Potato Creek and contains some of the floodplain areas of the county along the banks of that creek and its tributaries. This makes the area less suited for commercial / manufacturing development and more suited for its continuation as dairy and farm land use. As county supplied water and sewer services are provided some development of smaller lots (one-half to one acre) would be expected on collector roads within the area.

### **LAND USE CATEGORIES:**

- Single-family residential and family farms (A-R, R-1, R-2, R-3 and R-4 zoning)
- Open space (floodplain, undeveloped and conservation land)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote and reserve the area as a primarily family-farm and single family residential area. No specific architectural styles are prevalent or required. Well maintained single-wide and double-wide manufactured homes and site built single family homes are scattered throughout this area contributing to its rural nature.

**Open Space Preservation Objective:** Open space considerations must be factored into any development plans for the area with a limit on structures in the floodplain and an increased limit on impermeable surface area in areas between the 1% to the 0.2% chance (one hundred to five hundred year) flood events. Expanded buffer areas along the creek corridor for all new developments should be mandated.

**Environmental Protection Objective:** All proposed development in this Development Area must be done with the natural lay of the land in mind, so that the floodplain is not increased and areas of greater flooding velocity are not created. Ensure stream buffer requirements are rigidly followed to protect vegetative filtering action and the shading of the stream.

**Growth Preparedness Objective:** Enact new development regulations that limit and/or prevent permanent structures in flood hazard zones and increase the stream buffer requirements for all new developments. Ensure the Zoning Ordinance makes provision for cluster type subdivisions when county supplied water and sewer service are provided through the area. The second main road through this area, Turner Bridge Road, is a dirt road. The county must pursue obtaining the necessary right-of-way for paving this road.

**Regional Solutions Objective:** This Development Area is partially bounded on the South by Upson County and on the West by Pike County. With two different governing units to be considered, all infrastructure development must be coordinated to ensure the most efficient and best use of resources.



**Housing Opportunities Objective:** Well maintained single-wide and double-wide manufactured homes along with several unique designed single family site-built homes are prominent throughout this Area. This provides an opportunity for a range of housing of varying size, cost, style and density.

**Infill Development Objective:** In portions of the Area where county supplied water lines have been run and/or will be run, the opportunity for cutting the size of some lots and building site-built homes on previously occupied lots of manufactured homes has been encouraged.

**IMPLEMENTATION MEASURES:**

- Ensure zoning designations continue to allow for areas of manufactured homes and smaller single-family detached homes so that there is an opportunity for low-income families to acquire homes of varying size, cost and style. At the same time, allow zoning for areas of large farms and high value homes so that property values are protected for all concerned.
- Ensure all potential developers are aware of floodplain areas (Zones A and X) before development plans are prepared, and all required documentation is understood so that unnecessary expenses are eliminated.
- Encourage the development of alternatives to traditional subdivisions through the use of Planned Residential and Planned Mixed Use developments and rural cluster subdivisions where county supplied water and community-wide sewer service are available.

**AREA 9 PHOTOGRAPHS**

Rural residential area on Piedmont Road.





Pasture land off Piedmont Road.



Undeveloped land along Piedmont Road looking north from The Rock Road.

## Redbone (Area 10)

**VISION:** The Redbone Community is one of the oldest established areas in the county and is the primary farming area of the county, consisting of large acreage family farms for vegetables, dairy and chickens. Centered around the Redbone Community Center, an historical register structure, the entire area is zoned for only single-family detached housing of site-built and manufactured home designs. Medium to large size lots are encouraged for any new developments with the creation of greenbelts surrounding the areas and green space within the areas so that the rural nature of the area can be preserved. The preservation of existing farms and forest land should be encouraged. With a State highway crossing the area, some farm related commercial / industrial activity may be attracted to the area.

**DESCRIPTION:** As it exists at this time, this development area is primarily farms and low density residential sites consisting of single family detached site-built and manufactured homes. It is a rural area with little pedestrian activity on varied road/street patterns and is transited by U.S. Hwy 341. A fly-in community consisting of large acre tracts is one of only two subdivisions in this Development Area. Commercial tree nurseries and a golf course are in operation along Hwy 341.

### **LAND USE CATEGORIES:**

- Single family residential and family farms (A-R, R-1, R-2 and R-3 zoning)
- Undeveloped open space and forestland maintained in a natural setting.
- Minor well screened neighborhood and highway commercial and farm related light manufacturing (C-1, C-2 and M-1 zoning.)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote the area as primarily farming with single family residential units in keeping with a rural nature. Future residential developments should enhance the feeling of an open, green area, with no “cookie cutter” type subdivisions. No specific architectural styles are prevalent or required. Farm related industrial and some commercial activity along U.S. Hwy 341 would be in keeping with the area’s identity.

**Growth Preparedness Objective:** Plan for water and sewer service on collector roads and Hwy 341. Ensure by zoning regulations that greenbelts and green space are maintained and that self-contained recreation areas are provided within new residential developments.

**Heritage Preservation Objective:** Established as a Georgia Militia District, the Redbone Community is one of the oldest residential areas in the county. The Redbone Community Center has been and continues to be the meeting place for the various community activities. Nothing should be done to destroy this community heritage and atmosphere.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features, agricultural and rural landscape with some areas of undeveloped land devoted to nature trails and bike paths. Encourage undeveloped land be maintained in the Land Conservation program.

**Housing Opportunities Objective:** Quality housing with a range of housing size, type, cost and density should be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternative Objective:** Ensure that any new subdivision designs provide for bike, golf cart and pedestrian pathways that enable non-automobile use for transportation within the community.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development regulations
- Promote woodland and open space by zoning for greenbelts and green space within subdivisions and maintaining large size lots where county supplied water and sewer services are not available
- Encourage Planned Residential /Mixed Use developments instead of traditional subdivisions in areas when county supplied water and sewer service is available so that community recreation facilities will be in walking distance for all residents.

**AREA 10 PHOTOGRAPHS**

Hay field and farmhouse on Ramah Church Road.



Hay field with fenced-in family burial plot in Redbone area.



Horse farm/ranch on Hwy 341 S.



Sugar Hill Farm and Tree Nursery on Hwy 341 S.

## Barnesville / Lamar Industrial Park (Area 11)

**VISION:** Under the auspices of the Barnesville-Lamar County Industrial Development Authority the Barnesville Lamar County Industrial Park is one of the primary industrial locations in the county. This area was reserved to provide industrial sites with easy access to the Cities of Barnesville and Milner, where all types of industrial activity could occur. This is one of the principal areas for heavy manufacturing (M-2 Zoning) in the county. Lamar County's only municipal solid waste landfill (Cedar Grove Landfill) is located in this area.

**DESCRIPTION:** This Development Area is located to the west of the railroad tracks along Old Milner Road, utilizing this natural boundary as a buffer between the adjacent agricultural and residential areas to the east. Undeveloped forestland provides a sound and visual buffer to the west. This area's land mass is not located in a water supply watershed and is not transited by any river or stream; thus making it an ideal site for industrial activities. The Industrial Development Authority markets this area through the Georgia Department of Economic Development to attract new business and industry.

### **LAND USE CATEGORIES:**

- This entire area is set aside for industrial activities (M-2 zoning)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Upon entering the industrial park, you are immediately at the Milner Milling Company, the first of several industrial facilities in the Industrial Park. The identity of the area is quickly ascertained by simply observing the various industries located along that main road. With the exception of the Meadow Railway site at the south end of the Industrial Park, the available sites are small and non-contiguous, necessitating the need to acquire additional property.

**Growth Preparedness Objective:** In the early 1990s water lines were run from the City of Barnesville to this Industrial Park in preparation for the anticipated location of new industries into the county. In 1992 the county's official zoning map designated this entire area for industrial development. In 2008 a portion of the access road was rebuilt to accommodate industrial traffic. Plans are to rebuild the remainder of the road when Georgia DOT funds become available. The continued actions of the Industrial Development Authority ensure that this area is prepared for industries.

**Appropriate Businesses Objective:** The Barnesville Lamar County Industrial Development Authority is the driving force in promoting and recruiting business and industry to locate in this area that are active and engaged as corporate partners with the community. Appropriate businesses are those that bring jobs and capital investment as well as a willingness to contribute to the local economy in a quality way.

**Employment Opportunities Objective:** By setting aside an area already zoned for industrial and manufacturing facilities, the county's leaders acknowledged the need and made provisions for employers to establish their businesses here and provide jobs for the local labor force. Quality jobs in the manufacturing and service sector are being provided for Lamar County and surrounding area residents.

**Regional Cooperation Objective:** In addition to the cooperation between the governing bodies of the county and the Cities of Barnesville, Aldora and Milner, the Barnesville / Lamar County Industrial Development Authority (IDA) works with the State to promote the Cities, County and State as places that are friendly to commercial and industrial development for national and international enterprises. Additionally, Lamar County is a member of two regional joint development authorities.

**Infill Development Objective:** As vacancies occur in the Industrial Park, the available buildings and sites are marketed for reuse. Infill opportunities are always a priority for the IDA.

**IMPLEMENTATION MEASURES:**

- Coordinate efforts between city, county and state officials to inform and attract potential developers of commercial and industrial businesses to the Lamar County sites through marketing and incentives.
- Work with county’s leaders to incentivize quality industry that is sensitive to and protective of the local environment.
- Actively pursue medium sized manufacturers.
- Develop strategy to acquire “Certified Industrial Site” status from the State of Georgia on all publicly owned industrial sites.
- Research and pursue grants for economic development projects.
- Actively pursue long term funding for economic development efforts.
- Encourage the design of parking lots that incorporate on-site storm water mitigation features, such as pervious pavements and vegetative islands.
- Change the County Zoning Ordinance Parking Appendix to allow and encourage shared parking for adjacent commercial and industrial uses.

**AREA 11 PHOTOGRAPHS**

Milner Milling Plant in Industrial Park





Entrance to Cedar Grove (Lamar County) Landfill



Entrance to Jordan Wood Products Plant in Industrial Park



Railroad tracks and Old Milner Rd separating Industrial Park from farm land.



## South Griffin Residential (Area 12)

**VISION:** This is a rural residential area primarily consisting of single-family homes on multiple acre property, a few family farms, and some low-density subdivisions. Medium to large size lots in subdivisions are encouraged for new development with the creation of greenbelts surrounding the areas. Zoning ordinances should be created in advance to deal with the screening of commercial buildings and new development so that the rural/countryside nature of the area can be preserved. The creation of bike paths and nature trails is encouraged.

**DESCRIPTION:** As it exists at this time, this development area is primarily a low-density residential area, consisting of single-family detached site-built homes and some manufactured homes. A few family farms still exist. It is rural in nature with little pedestrian activity and varied street/road patterns with several collector roads. Along Old Hwy 41, north of Milner, is an area of commercial use, anchored by the Light House Restaurant, and light industrial use consisting of natural gas storage facilities. Spalding County's sewage treatment plant is located on the Lamar-Spalding County line. Due to the close proximity to Griffin, the area is expected to continue to develop into a primarily residential area with one to two acre lots where county supplied water is available. Regardless of lot size, new subdivisions should be required to use county water and sewer systems if available in the area. Minimum percentages for greenbelts and green space should be required for new subdivision development.

### **LAND USE CATEGORIES:**

- Single family residential and family farms (A-R, R-1, R-2, R-3 and R-4 zoning)
- Undeveloped open space left in natural state (A-R zoning)
- Public lands with parks, nature trails, bike paths and walking/jogging tracks/paths.
- Minor collector road Commercial sites (C1 and C-2 zoning)
- Existing industrial sites (M-1 and M-2 zoning)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** The proximity of this area to the City of Griffin makes this an attractive location for single-family residences with a rural nature. Some neighborhood and highway commercial establishments on collector roads provide desirable services. No specific architectural styles are prevalent or required.

**Growth Preparedness Objective:** Plan for water and sewer service distributed throughout the area allowing for rural style subdivisions. Ensure by zoning regulations that greenbelts and green space are maintained and that self-contained recreation areas are provided in all new subdivisions. Set aside public lands for parks and future needs.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features with some areas of undeveloped land devoted to nature trails and bike paths.

**Housing Opportunities Objective:** Quality housing with a range of housing size, type, cost and density should be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternative Objective:** Ensure that any new subdivision designs provide for bike, golf cart and pedestrian pathways that enable non-automobile use for inter- and intra-subdivision use.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development regulations
- Promote woodland and open space by zoning for greenbelts and green space within subdivisions and natural screening for industrial development
- Encourage Planned Residential /Mixed Use developments after water and sewer service is provided to the area.

**AREA 12 PHOTOGRAPHS**

Natural gas storage facility, McKenzie Road.



Intersection of Trice and McKenzie Roads approaching Old Hwy 41.





Farm land on Cottage Road.



Forest and crop land on Fawn Road.

## Highway 41 N. Business Corridor (Area 13)

**VISION:** The land fronting on both sides of U.S. Hwy 41 running through the northwest corner of Lamar County from Trice Road south to the Potato Creek Bridge provides an area that has developed as a light industrial area with the potential for more commercial and industrial development. This area's location on a four-lane highway of approximately equal distance between Barnesville and Griffin makes it desirable and convenient for neighborhood business activity. Potato Creek flows from east to west to form the southern boundary of the area making a natural separation between the agricultural and residential areas to the south. The vision for this area is for light industry and for neighborhood commercial uses.

**DESCRIPTION:** This Development Area is located on the east and west sides of U.S. Hwy 41 N and is adjacent to agricultural and residential areas on all sides. Fronting on the four-lane highway there are no homes in the designated area. The environmentally sensitive area along Potato Creek can be protected by design with significant distance and vegetative buffers separating the industrial areas from the creek. The Industrial Development Authority promotes the location of new industries to areas of the county suitable for the type of desired businesses.

### **LAND USE CATEGORIES:**

- Light manufacturing operations (M-1 zoning)
- Commercial enterprises suited for neighborhood and highway traffic (O-1 and C-2 zoning)
- Open space protective buffer (undeveloped land)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Ranew's Companies occupy the western portion of this area and is the identifying feature of this Development Area. A portion of the area is zoned Highway Commercial (C-2) to accommodate future locations. Businesses that fit into the neighborhood, such as service oriented or professional offices are the types of commercial and light industries desired.

**Growth Preparedness Objective:** Lamar County Water and Sewer Authority has installed water lines to this area in preparation for future development. The continued actions of the Industrial Development Authority ensure that this area is welcoming to industries and commercial enterprises in Lamar County.

**Appropriate Businesses Objective:** The Barnesville Lamar County Industrial Development Authority is the driving force in promoting and recruiting business and industry to locate in this area that are active and engaged as corporate partners with the community. Appropriate businesses are those that would bring jobs and capital investment as well as a willingness to contribute to the local economy in a quality way.

**Employment Opportunities Objective:** By setting aside an area already zoned for industrial and manufacturing facilities, the county's leaders acknowledge the need for and are making provisions for employers to establish their businesses here and provide jobs for the local labor force. Quality jobs in the manufacturing and service sector are being provided for Lamar County and surrounding area residents.

**Regional Cooperation Objective:** In addition to the cooperation between the governing bodies of the County and the Cities of Barnesville and Milner, the Barnesville Lamar County Industrial Development Authority (IDA) works with the State to promote the Cities, County and State as places that are friendly to commercial and industrial development for national and international companies. Additionally, Lamar County is a member of two regional joint development authorities.

**IMPLEMENTATION MEASURES:**

- Coordinate efforts between county and state officials to inform and attract potential developers of commercial and industrial businesses to the Lamar County sites through marketing and incentives.
- Work with the county's leaders to provide incentives to quality industries that are sensitive to and protective of the local environment.
- Actively pursue medium sized manufacturers.
- Develop strategy to acquire "Certified Industrial Site" status from the State of Georgia on all publicly owned industrial sites.
- Research and pursue grants for economic development projects.
- Actively pursue long term funding for economic development efforts.
- Encourage the design of parking lots that incorporate on-site storm water mitigation features, such as pervious pavements and vegetative islands.
- Change the County Zoning Ordinance Parking Appendix to allow and encourage shared parking for adjacent commercial and industrial uses.

**AREA 13 PHOTOGRAPHS**

U.S. Hwy 41 looking south from Trice Road.





Ranews Fleet Painting Company on Hwy 41 N.



Southeast corner of Trice Road and Hwy 41 N ready for development.

## West Central Lamar County (Area 14)

**VISION:** This is a rural residential area of low-density single-family development bounded on the North and East by manufacturing areas, and encompassing some dairy, chicken and vegetable farms. With Georgia Highway 18 as the only major thoroughfare transiting the area, this Development Area is expected and desired to maintain its rural character with minimum two-acre lots for single-family detached dwellings of both site built and manufactured homes.

**DESCRIPTION:** This Development Area is primarily a low-density residential and family farm area of moderate to large sized lots. The area is transited from North to South by Potato Creek and contains the majority of the floodplain areas of the county along the banks of that creek and its tributaries. This makes the area less suited for commercial/manufacturing development and more suited for its continuation as dairy and farm land use. As county supplied water and sewer services are provided some development of smaller lots (one-half to one acre) would be expected on collector roads within the area.

### **LAND USE CATEGORIES:**

- Single-family residential and family farms (A-R, R-1, R-2, R-3 and R-4 zoning)
- Open space (floodplain, undeveloped and conservation land)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote and reserve the area as a primarily family-farm and single family residential area. No specific architectural styles are prevalent or required. Well maintained single-wide and double-wide manufactured homes and site built single family homes are scattered throughout this area contributing to its rural nature.

**Open Space Preservation Objective:** Open space considerations must be factored into any development plans for the area with a limit on structures in the floodplain and an increased limit on impermeable surface area in areas between the 1% to the 0.2% chance (one hundred to five hundred year) flood events. Expanded buffer areas along the creek corridor for all new developments should be mandated.

**Environmental Protection Objective:** All proposed development in this Development Area must be done with the natural lay of the land in mind, so that the floodplain is not increased and areas of greater flooding velocity are not created. Ensure stream buffer requirements are rigidly followed to protect vegetative filtering action and the shading of the stream.

**Growth Preparedness Objective:** Enact new development regulations that limit and/or prevent permanent structures in flood hazard zones and increase the stream buffer requirements for all new developments. Ensure the Zoning Ordinance makes provision for cluster type subdivisions when county supplied water and sewer service are provided through the area.

**Regional Solutions Objective:** This Development Area is partially bounded on the East by the Milner Development Area and on the West by Pike County. With two different governing units to be considered, all infrastructure development must be coordinated to ensure the most efficient and best use of resources.

**Housing Opportunities Objective:** Well maintained single-wide and double-wide manufactured homes along with several unique designed single family site-built homes are prominent throughout this Area. This provides an opportunity for a range of housing of varying size, cost, style and density.

**Infill Development Objective:** In portions of the Area where county supplied water lines have been run and/or will be run, the opportunity for cutting the size of some lots and building site-built homes on previously occupied lots of manufactured homes has been encouraged.

**IMPLEMENTATION MEASURES:**

- Ensure zoning designations continue to allow for areas of manufactured homes and smaller single-family detached homes so that there is an opportunity for low-income families to acquire homes of varying size, cost and style. At the same time, allow zoning for areas of large farms and high value homes so that property values are protected for all concerned.
- Ensure all potential developers are aware of floodplain areas (Zones A and X) before development plans are prepared, and all required documentation is understood so that unnecessary expenses are eliminated.
- Encourage the development of alternatives to traditional subdivisions through the use of Planned Residential and Planned Mixed Use developments and rural cluster subdivisions where county supplied water and community-wide sewer service are available.

**AREA 14 PHOTOGRAPHS**

Ebenezer UMC at intersection of Hwys 18 & 109.







Residential lots  
along Hwy 18 W

Undeveloped land along Line Road.



Crane Road along Pike County Line



## South Central Lamar County (Area 15)

**VISION:** This is a rural residential area of low-density single-family development that is predominantly rural in nature and encourages new development on large sized lots, preserving existing forestland, and offering a countryside living environment for county residents.

**DESCRIPTION:** This Development Area is primarily a low-density residential and family farm area of moderate sized lots. The predominant housing type consists almost entirely of single-family detached site-built and manufactured homes. This rural residential area has little pedestrian activity and varied street/road patterns. As county supplied water and sewer services are provided some development of smaller lots (one-half to one acre) would be expected on collector roads within the area. At that point, rural cluster subdivision designs that incorporate significant open space would be encouraged. As presently exist, some commercial and light manufacturing activity along state highways running through the area would be expected to develop.

### LAND USE CATEGORIES:

- Single-family residential and family farms (A-R, R-1, R-2, and R-3 zoning)
- Open space (undeveloped and conservation land)
- Minor Highway Commercial and Light Manufacturing sites (C-2 and M-1 zoning)

### QUALITY COMMUNITY OBJECTIVES:

**Regional Identity Objective:** Promote and preserve the area as a primarily family-farm and single family residential area. No specific architectural styles are prevalent or required. A family farmers' market/road-side stand would be in keeping with the regional identity.

**Growth Preparedness Objective:** Plan for water and sewer service distribution along connector roads through the area with the allowance of rural design subdivisions in those areas, while assuring that open space and self contained recreation areas are provided.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features, agriculture and rural landscape. Encourage undeveloped land be maintained in the Land Conservation program.

**Housing Opportunities Objective:** Quality housing with a range of housing size, cost, and density should be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternatives Objective:** Insure any new subdivision designs provide for bicycle and golf-cart paths that enable internal and regional transportation in other than automobiles.

### IMPLEMENTATION MEASURES:

- Control and manage new development with adequate development regulations.
- Promote woodland and open space by maintaining medium to large lot sizes where county supplied water and sewer services are not available.
- Offer an alternative to traditional subdivisions through the use of Planned Residential/Mixed use developments and rural cluster subdivisions when water and sewer service are available.

AREA 15 PHOTOGRAPHS

Shadybrook Lane residential area.



Residential area along Midway Road.



Undeveloped land along Ponderosa Lane.

## East Central Lamar County (Area 16)

**VISION:** This is a rural residential area consisting primarily of family farms and single-family homes on multiple acre property. Medium to large size lots are encouraged for any new development with the creation of greenbelts surrounding the areas and green space within the areas. Zoning ordinances should be created in advance to deal with the screening of commercial / industrial buildings and new developments so that the rural / countryside nature of the area can be preserved. The preservation of existing farms and forest land should be encouraged.

**DESCRIPTION:** As it exists at this time, this development area is primarily family farm and low density residential consisting of single family detached site-built and manufactured homes. It is rural in nature with little pedestrian activity on varied road/street patterns and is bisected by State Hwy 41, the main route from Barnesville to the Monroe County line and on to the City of Forsyth. When county sewer and water services are extended into the area, some development of smaller lots would be expected on collector roads. Minimum percentages for greenbelts and green space should be required for new subdivision development to maintain the rural nature of the area. Some neighborhood and highway commercial and light manufacturing development can be expected along Hwy 41, but should be well screened with natural vegetation to maintain rural appearance of the area.

### **LAND USE CATEGORIES:**

- Single family residential and family farms (A-R, R-1, R-2 and R-3 zoning)
- Undeveloped open space maintained in a natural setting.
- Public land with parks, nature trails, bike paths and walking/jogging tracks reserved for future public needs.
- Minor well screened highway commercial and light manufacturing (C-1, C-2 and M-1 zoning.)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote the area as primarily single family residential and family farms with a rural nature, with some commercial and light manufacturing on Highway 41. No specific architectural styles are prevalent or required.

**Growth Preparedness Objective:** Plan for water and sewer service on collector roads and Hwy 41. Ensure by zoning that greenbelts and green space are maintained and that self contained recreation areas are provided within new residential developments.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features, agricultural and rural landscape with some areas of undeveloped land devoted to nature trails and bike paths. Encourage undeveloped land be maintained in the Land Conservation program.

**Housing Opportunities Objective:** Quality housing with a range of housing size, type, cost and density should be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternative Objective:** Ensure that any new subdivision designs provide for bike, golf cart and pedestrian pathways that enable non-automobile use. Rapid rail service could be implemented on existing tracks.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development regulations
- Promote woodland and open space by zoning for greenbelts and green space within subdivisions and natural screening for commercial development and maintaining large size lots where county supplied water and sewer services are not available
- Encourage Planned Residential /Mixed use developments instead of traditional subdivisions in areas when county supplied water and sewer service is available.

**AREA 16 PHOTOGRAPHS**

U.S.Hwy 41 S /Ga Hwy 18 E looking west near Monroe County line.



Hay field of Hwy 41 S.



Farm land and house off Oliver Road.



“Fat Cow” Ranch off Oliver Road.

## Water Supply / Limited Development (Area 17)

**VISION:** This Development Area is the primary water supply watershed for the county and contains the Barnesville Water Reservoir. The Water Quality Critical Area and the Limited Development Areas around the reservoir dictated by state law make this area one of greater development restrictions. No commercial or industrial activity and only residential lots that are larger than the normal zoning requirements are to be permitted in the Water Quality Critical Area. Only limited, clean commercial or industrial activities on larger than normal lot sizes and single-family residential structures will be considered in the remaining portions of the area. Medium to large size lots are encouraged for any new developments with the creation of greenbelts surrounding the areas and green space within the areas so that the rural nature of the area can be preserved. The preservation of existing farms and forestland should be encouraged. With State Highway 36 crossing the southwest portion of this area, some commercial / industrial activity meeting the requirements for the sensitive land overlay district, may be attracted to this highway closer into Barnesville.

**DESCRIPTION:** As it exists at this time this Development Area is totally zoned for agricultural – residential use except for one commercially zoned lot that is not in operation and one small clean industrial assembly plant. Several collector roads criss-cross the area and provide access to the numerous subdivisions, individual lots and family farms throughout the area. Because of its rural nature there is little pedestrian activity on the varied road/street patterns.

### **LAND USE CATEGORIES:**

- Single family residential and family farms (A-R, R-1, R-2 and R-3 zoning)
- Undeveloped open space and forestland maintained in a natural setting.
- Minor well screened neighborhood and highway commercial and clean light manufacturing (C-1, C-2 and M-1 zoning.)

### **QUALITY COMMUNITY OBJECTIVES:**

**Regional Identity Objective:** Promote the area as primarily single family residential units in keeping with its rural nature. Future residential developments should enhance the feeling of an open, green area. No specific architectural styles are prevalent or required. Only minor, clean industrial and some commercial activity along State Hwy 36 would be in keeping with the area's identity.

**Growth Preparedness Objective:** Plan for water and sewer service on collector roads and Hwy 36. Ensure by zoning regulations that greenbelts and green space are maintained and that self contained recreation areas are provided within new residential developments.

**Open Space Objective:** Residential development should result in an enhanced living environment through the preservation of natural features, agricultural and rural landscape with some areas of undeveloped land devoted to nature trails and bike paths. Encourage undeveloped land be maintained in the Land Conservation program. The sensitive land overlay districts mandate larger than normal size lots with a maximum impervious surface area of only 25% in Limited Development Areas. Additional setback distances from all state waters are required in these sensitive land districts.

**Housing Opportunities Objective:** Quality housing with a range of housing size, type, cost and density should be provided within the area so that all who work in that or surrounding areas are able to live in the area.

**Transportation Alternative Objective:** Ensure that any new subdivision designs provide for bike, golf cart and pedestrian pathways that enable non-automobile use for transportation within the community.

**IMPLEMENTATION MEASURES:**

- Control and manage new development with adequate development regulations while ensuring that all sensitive land overlay requirements are met.
- Promote woodland and open space by zoning for greenbelts and green space within subdivisions and maintaining large size lots where county supplied water and sewer services are not available
- Encourage Planned Residential /Mixed Use developments instead of traditional subdivisions in areas when county supplied water and sewer service is available so that community recreation facilities will be in walking distance for all residents.

**AREA 17 PHOTOGRAPHS**

City Pond, Barnesville Reservoir



City Pond Road near reservoir.







Entrance to reserved area north of reservoir.



Farm land at intersection of City Pond Road and Van Buren Road.

## B. COMMUNITY ISSUES AND OPPORTUNITIES

### 1. RESIDENTIAL:

Issue - Ensure that safety, health and convenience are considered for all residential areas, existing and proposed.

Opportunities:

- Ensure safe passage through residential areas by requiring that adequate off-street parking areas are available so that streets can be kept clear.
- Assure highest possible level of safety by requiring that streets of proposed residential areas be designed to restrict through traffic and adequate street or individual lot lighting is provided.
- Take precaution in determining areas for entrances and exits into and out of neighborhoods; taking into account blind curves, the use of deceleration and acceleration lanes, traffic volume, etc.

Issue – Enforce Development (Subdivision) Regulations and building codes for effective implementation of site planning and residential principles that are essential to housing development.

Opportunities:

- Require quality-landscaping practices to enhance the appearance of the area and ensure privacy for existing residences. Entrances into the neighborhood should be designed to ensure long-term attractiveness.
- Ensure that the residential development is consistent with the physical limitations of the land. Refer to the development constraints of the area in relation to soils, slope, topography, watershed, etc.
- Increase setbacks for residences along arterial and collector roads to allow for future widening of these roads, thus protecting residences. Create or enhance buffers between residential areas and roads and any nearby commercial or industrial sites.

Issue – Ensure equal opportunity for all residents in housing regardless of race, age, sex, religion, economic status or national origin.

Opportunities:

- Provide for an adequate mix of housing types, designs, sizes and prices so that existing and projected housing needs are met in accordance with the financial capabilities and preferences of the county residents.

Issue - Ensure impacts on water, sewage, drainage systems and the environment are considered when evaluating proposed locations for residential development.

Opportunities:

- Development in Flood Hazard Areas should be strictly regulated or prohibited to protect watersheds, to protect the health and safety of Lamar County residents, to prevent property damage, which may occur if buildings were allowed in these areas; and to preserve the natural beauty of rivers and streams in the county.

Issue - Ensure all construction is in accordance with required building codes and housing standards to provide long-term quality, maintainability and safety of housing.

Opportunities:

- Encourage removal of substandard housing; facilitate replacement of substandard housing with upgraded housing to provide a safer living environment.
- Advise and encourage the use of upgraded insulation materials and techniques and other energy saving devices to provide long term energy cost savings.

## 2. COMMERCIAL

Issue - Promote the clustering of neighborhood and community shopping centers in areas convenient to population concentrations.

Opportunities:

- Direct automobile access from residential areas to commercial sites should be discouraged in order to limit traffic flow through residential areas. Commercial developments should have direct access to collector and arterial roads.
- Promote compact development in or near existing incorporated areas, including mixed-use development. This promotes efficient and economic allocation of land uses.
- Encourage lower impact village-type retail facilities to maintain the rural nature of area.

Issue - Provide for suitable commercial sites.

Opportunities:

- Establish appropriate buffers to separate commercial sites from residential areas, and to separate low intensity uses from high intensity uses.
- Require that all commercial establishments provide adequate parking, off-road loading, signs and quality landscaping. Ensure minimal interference with traffic flow and with surrounding land uses.
- Actively pursue infill opportunities to utilize existing structures or sites where appropriately located.

## 3. INDUSTRIAL

Issue - Identify prime industrial sites and protect them from unnecessary interference from conflicting land uses.

Opportunities:

- Industrial sites should meet the following criteria: (1) Located in an Industrial Park or have direct access to arterial highway; (2) Access to rail facilities where appropriate; (3) Adequate site sizes; (4) County supplied utilities available.
- Ensure sufficient and significant separation from residential areas. Minimum setbacks from roadways must be observed. Noise and visual buffer must be constructed where needed.
- Designate appropriate areas for future industrial growth in order to attract new industry to the county.

## 4. TRANSPORTATION

Issue - In cooperation with other local, state and federal officials, seek to provide and maintain an efficient, economical and safe transportation system consistent with the financial resources of the county.

Opportunities:

- Ensure that any changes or new developments in the thoroughfare system of the county are consistent with existing and future land use patterns and have no negative impacts on the environment.
- Ensure that traffic flow near new developments functions safely and efficiently. Ensure adequate parking at new sites to prevent hindrance to traffic flow.
- Seek to ensure safe traffic flow, especially in more congested areas, through restrictions of the number of driveways to collector and arterial roads and increased capacity of major thoroughfares.
- Actively participate with state and federal officials to establish the best possible route for rapid rail commuter service to and through Lamar County.

## 5. PUBLIC SERVICES AND FACILITIES

Issue - Provide ample public facilities to serve the residents of Lamar County and to be able to accommodate future residential, commercial and industrial growth.

Opportunities:

- Assure that public facilities comply with all environmental regulations and standards.
- New developments should provide an adequate share of the costs of new public services and facilities that will be needed because of their existence.
- Conduct feasibility studies and apply for state and federal grants for the construction of a county wide sewage system.
- Ensure privately constructed small area sewage systems are designed to tie into the eventual county wide public system.
- Identify and acquire public lands for future use for Fire Stations, Recreation areas and passive parks throughout the county.

## 6. NATURAL RESOURCE UTILIZATION AND CONSERVATION

Issue - Control development in environmental sensitive areas.

Opportunities:

- Protect identified agricultural areas from incompatible land uses.
- Development in wetland and Flood Hazard Areas should be prohibited so that water retention will be left unharmed and will not increase potential flood hazards. The natural beauty of the rivers and creeks in the county should also be preserved.
- Limit, where possible, development in undisturbed wilderness and sensitive land areas in order to preserve and protect wildlife, aquatic life, vegetation and natural scenery.

**C. 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 the specific measures to be undertaken by the County to implement the plan.

1. Short Term Work Program: This program identifies specific implementation actions the County intends to take during the first five years of this plan. Table 24 provides this information.

2009-2014 Short Term Work Program for Lamar County Table 24

<u>Activity</u>	<u>Dates</u>	<u>Responsibility</u>	<u>Cost</u>	<u>Funding Source</u>
Acquire right-of-way for and pave up to 4 miles of roads per year	2010-14	BOC & Cty. Road Dept.	Varies	Local Tax, SPLOST Ga. DOT
Locate and acquire sites for future public use; i.e. Fire Stations, Parks, etc.	2010-14	BOC	Varies	Local Tax, SPLOST
Development of passing lanes on Ga. Hwys 36 and 18	2010-14	Ga DOT	N/A	DOT
Update County maps and residential addresses with GIS	2010-11	B & Z and Tax Assess.	\$1,000	County & DCA
Extend County water lines throughout county	2009-14	Water&Sewer Auth.	\$10 Million	Grants & SPLOST
Conduct feasibility studies for county sewer system	2012-14	Water&Sewer Auth.	\$1 Million	State & Federal Grants
Complete rewrite of County Development Ordinance	2009-10	B &Z and BOC	\$500	BOC
Rewrite County Zoning Ord. and Official Zoning Map	2010-11	B & Z and BOC	\$1000	BOC
Identify, designate and acquire sites for future industrial development	2011-14	IDA and BOC	Varies	SPLOST, Grants
Staff all Fire Stations 24hr/day	2012-14	Cty. Fire Dept.	\$200,000	BOC

## 2. IMPLEMENTATION POLICIES

The Comprehensive Plan serves as a guide for those in positions to make decisions for the development of the county. Implementation of this Plan lies with the County Commissioners in regulating private development through its powers of taxation, its capital expenditures, and through the Zoning and Development (Subdivision) Ordinances. The following paragraphs provide an outline of potential implementation techniques and policies for utilizing this Plan.

a. Continuing Planning Process: As conditions change in Lamar County, whether caused by local circumstances or State and National economic conditions or policy shifts, the Plan must be updated so that it will continue to reflect current information and accurately project future trends. To that end, the County will do the following:

- Review the Short Range Development Program annually to coordinate development and capital improvement proposals as well as to aid in determining appropriate zoning changes. These plans and programs should be a guide to establishing priorities for the annual budget including capital improvements within the county.
- Monitor and revise the Land Use Plan annually to address changing conditions and needs in the County.
- Initiate a Development Review Board to ensure a comprehensive planning process is followed for all future developments within the County.

b. Capital Improvements: The timing and location of development in the county should be controlled by the capital improvements undertaken. Recommendations made in this Plan provide a guideline by which the county should base future improvements. The growth projected in the Plan depends to a large extent on adherence to the scheduled plans for water and sewer service, and road improvement in Lamar County. An appropriate level of capital expenditures should be maintained as the budget allows, so that public facilities planning and programming may be done. Various sources of tax revenue and funding should be examined for capital improvements.

c. Zoning: Compared to other development regulations in effect in Lamar County, zoning undoubtedly has the most far-reaching influence on development patterns of the community. While the Comprehensive Plan and the Future Land Use Map serve as a guide for the future development of the county, they do not have the force of law to regulate the use of land. When amendments to the zoning ordinance are being considered, consistency of zoning decisions with the Comprehensive Land use plan should be maintained. If this is done, recommendations contained in the Land Use Plan may be translated to physical reality that may be actually seen and enjoyed by citizens of the community.

In order to implement some components of the Comprehensive Land Use Plan through the Zoning Ordinance, some specific recommendations for amending the Zoning Ordinance have been developed. They are as follows:

- Rewrite Zoning Ordinance in modern American English. This will make the Ordinance more understandable to the average citizen user as well as to officials administering it.
- Adopt and enforce nationally and state recognized development standards where possible and appropriate. The use of different local standards, where adequate national standards exist, is more difficult to defend legally and more confusing for developers.
- Clarify details of procedures and requirements to the ordinance so that those inquiring about requirements can locate and understand them.

- Revise existing provisions of the ordinance, which have the effect of decreasing the supply and range of available types of housing while increasing the cost of available housing to local citizens, effectively removing the opportunity of obtaining decent, safe and sanitary housing from the grasp of some Lamar County citizens.
  - Adopt minimum design standards for development, which will ensure that the new development enhances the community rather than detracts from it.
  - Revise the Zoning Ordinance where necessary to ensure that the rights of citizens as well as the government are maintained. When done this will ensure the ordinance is the most legally defensible that is possible to develop.
  - Enhance development standards for physical buffers to be used to separate incompatible land uses. Mere use of distance to separate land uses is simply impractical in many cases and conflicts arise when that is the only means of separating incompatible land uses.
  - Keep in mind that the zoning powers of the government are limited to the protection of the public health, safety and welfare. Within these constraints, significant things may be done to upgrade the quality of the living environment for local citizens. If these boundaries of power are breached the results will be an abridgement of citizen's rights and a consequential loss for all concerned.
- d. Land Development Regulations
- Before a developer is issued a Land Disturbance or Building Permit, a plan must be submitted and reviewed that meets site preparation standards. These standards should be established in a way that ensures the development is in accordance with the county's goals for development in that area and for the county in general. It is important that the land development regulations are followed closely to properly govern the conversion of vacant land into building sites.
- e. Taxation Policies: The County's tax system plays an important role on land development and the successful implementation of the Future Land Use Plan. Some possible initiatives are as follows:
- Seek and evaluate alternative revenue sources.
  - Consider preferential assessment legislation for the preservation of farmland and open space.
  - Give close consideration to development constraints in the tax assessment process.
  - Continue to evaluate and consider tax abatement practices to attract industrial activities to the county.

**PUBLIC HEARING  
LAMAR COUNTY COMPREHENSIVE PLAN  
THURSDAY, OCTOBER 16, 2008 AT 7:00 P.M.  
LAMAR COUNTY COURTHOUSE**

In accordance with the Georgia Standards and Procedures for Local Comprehensive Planning, Lamar County will hold a PUBLIC HEARING to review and discuss the rough draft of its Community Assessment and Community Participation Program portions of the Local Comprehensive Plan for the development of the county for the next 20 years. All Lamar County residents are invited to come to review the planning documents and sign up to voice your concerns and desires for our county.

**PUBLIC HEARING  
LAMAR COUNTY COMPREHENSIVE PLAN  
LAMAR COUNTY ADMINISTRATION BLDG.  
THURSDAY, OCTOBER 1, 2009 AT 7:00 P.M.**

Review and comments of the proposed Lamar County Comprehensive Plan before submittal to the Board of Commissioners.

**PUBLIC HEARING  
BOARD OF COMMISSIONERS  
LAMAR COUNTY COURTHOUSE  
TUESDAY, OCTOBER 13, 2009 AT 7:00 P.M.**

Review, comment and approval of the proposed Lamar County Comprehensive Plan.



Dear Lamar County Stakeholder:

A committee of Lamar County citizens has begun the process to write a new Long Range Comprehensive Plan covering the next twenty years in accordance with State requirements. To ensure the plan is an accurate reflection of all the citizens of the County, the committee was asked to identify individuals and/or groups of influential citizens who can provide insight into the desires of the county for our future directions. You, or your group, were (was) identified as one of the stakeholders of Lamar County, and as such your input is very important to us. Please take a few minutes to consider (consult with your group if you desire) and provide a list of potential issues and/or opportunities that you see in Lamar County's future. Any input you have will be appreciated. Whether you want to express your ideas about zoning (certain areas should remain or be changed to something else); recreation (need more, new areas, more targeted, less emphasis on, etc.); medical (o.k. as is, need more facilities in county, targeted areas or age groups, etc.); housing (need more or less of certain types, no restrictions on types built, special requirements for certain types or areas within the county, etc.); schools (o.k. as is, need following changes, possible new campus sites, more or less of certain emphasis, etc.); community identification; traffic concerns; new laws/restrictions needed; or any other subject. Any and all thoughts, desires and ideas are welcomed. What do you or your groups want Lamar County to be in twenty years?

Please consider your input, as we do, very important and try to get it back to us within two weeks. You are a stakeholder, a part owner, of Lamar County and are worthy of the best efforts of all of us to ensure Lamar County will be what we desire it to be during our lifetimes. Thanks you for your input.

Sincerely,

Danny O. Gunter  
for The Lamar County Comprehensive/Long Range Planning Committee

## WHAT DO YOU WANT IN LAMAR COUNTY IN 2029?

A group of Lamar County citizens have been working on the above question for nearly a year now and are trying to incorporate your desires in a soon to be completed draft of the 20-year Comprehensive Plan for the county. The first two parts of the plan, The Community Assessment and The Community Participation Plan, have been approved by the State Department of Community Affairs. Now the Long Range Planning Committee must complete The Community Agenda with your inputs to complete the state required plan.

The planning process takes into account that not all portions of the county are the same and that not everyone wants their part of the county to develop just like the other parts. So the committee has proposed a development map with seventeen different areas in the county representing our historical communities, farming, residential, commercial, industrial, natural resources and water supply protected/limited development areas. This proposed development map is available for viewing and comments in the county Zoning Office in the Administration Building at 408 Thomaston St., Barnesville. You are invited to come and review the proposed development map, ask questions, and make suggestions regarding the map as a whole or your particular area. You may call Dan Gunter, the Zoning Administrator, with any questions about the map or plan at (770) 358 5364.

To assist the committee with the way you want each of the 17 designated areas to develop a questionnaire has been prepared for all county adult residents.

### Lamar County Comprehensive Plan Citizen Questionnaire:

1. Indicate the area of Lamar County in which you live:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Barnesville                 | <input type="checkbox"/> Milner                     | <input type="checkbox"/> Piedmont             |
| <input type="checkbox"/> Aldora                      | <input type="checkbox"/> Red Bone                   | <input type="checkbox"/> Unionville           |
| <input type="checkbox"/> Johnstonville               | <input type="checkbox"/> Liberty Hill               | <input type="checkbox"/> High Falls Lake Area |
| <input type="checkbox"/> Unincorporated Lamar County | <input type="checkbox"/> Chappell Mill / N.E. Lamar |   |

2. Age of housing and architectural style are factors that help determine the character and image of a particular neighborhood.

- Would you support the idea of zoning ordinances that promote the use of exterior building materials that are compatible or emulate the existing character of the neighborhoods? Yes\_\_\_\_  
No\_\_\_\_
- Do you know any neighborhood(s) or rural area(s) that possess unique architectural styles or qualities which you feel should be emulated by new housing developments? Yes\_\_\_\_ No\_\_\_\_  
If so, where?

3. Do you think there are adequate housing facilities for low-income individuals or families in Lamar County? Yes\_\_\_\_ No\_\_\_\_

If No, where and what type of facilities would you recommend?

4. Do you think Lamar County has addressed and provided specially designed housing for the elderly citizens of the county? Yes\_\_\_\_ No\_\_\_\_

No Opinion\_\_\_\_

5. Should Lamar County have minimum square feet (size) requirements for special districts throughout the county? Yes \_\_\_ No \_\_\_

6. Should Lamar County develop guidelines for the harvesting of the natural resources within the county? Yes \_\_\_ No \_\_\_ No Opinion \_\_\_

7. How would you rate Lamar County's Parks and Recreation facilities in relation to availability of uses, adequate service facilities, and sanitary conditions?

Excellent \_\_\_, Good \_\_\_, Fair \_\_\_, Poor \_\_\_. Comments?

8. What type (if any) of recreational facilities should be expanded? (Check one or more) None \_\_\_, Ball fields \_\_\_, Jogging tracks \_\_\_, Gymnasiums \_\_\_, Nature trails \_\_\_, Tennis courts \_\_\_, Bike paths \_\_\_, Other (specify) \_\_\_\_\_. Where would you recommend these facilities be added?

9. Should Lamar County pursue alternate transportation modes to sustain the quality of life in the county? Yes \_\_\_ No \_\_\_; If Yes, what type(s)? No Opinion \_\_\_

\_\_\_ Commuter Rail                      \_\_\_ Mass Transit (Buses)  
\_\_\_ Park/Ride                            \_\_\_ Pedestrian Pathways  
\_\_\_ Bicycle Pathways                  \_\_\_ Other (Please Explain)

10. What effort would you support by the County for funding these alternative modes of transportation?

Bonds \_\_\_, 1% Local Option Sales Tax \_\_\_, Impact fees \_\_\_, Other (specify) \_\_\_\_\_

11. Do you support High-Speed Rail service through Lamar County?

Yes \_\_\_ No \_\_\_ No Opinion \_\_\_

12. What, if any, type of land-use initiative would you desire to see in Lamar County?

\_\_\_ The creation of a "greenbelt" around communities;  
\_\_\_ Creation of zoning ordinances dealing with appearances and screening of commercial buildings and design controls for rural communities;  
\_\_\_ Creation of programs to promote agriculture in the County;  
\_\_\_ Overlay zoning ordinances to encourage "conservation development(s)";  
\_\_\_ Other (please explain) \_\_\_\_\_

13. If sewer service was available in the unincorporated areas of the county, should all new construction be required to use the system? Yes \_\_\_, No \_\_\_

14. Do you consider any land in Lamar County as prime agricultural land or forestland?

Yes \_\_\_ (Where?) \_\_\_\_\_, No \_\_\_

15. For agricultural/forest land, should Lamar County:

\_\_\_ Develop Agricultural Preservation regulations;  
\_\_\_ Develop local tax incentive program(s) to maintain agricultural lands;  
\_\_\_ Other (please explain \_\_\_\_\_.)

Please consider answering the above questions and cutting out the questionnaire then mailing it to the Lamar County Zoning Office at the above address, or dropping it off at the Zoning Office. If you would like for someone to come to talk with your civic club, church group, business association or community organization, just call Dan Gunter in the Zoning Office to arrange the details. Help us make Lamar County what we all want it to be, the best home town and county in the State.

## LAMAR COUNTY COMPREHENSIVE PLAN 2009-2029 ACKNOWLEDGEMENTS

During the development of this Comprehensive Plan for the future in Lamar County many citizens participated with ideas, thoughts and efforts to investigate, research, solicit and compile the necessary information to make this a viable plan. Briefings, discussions and surveys conducted with numerous social, civic, business, community and religious based groups provided insights into the desires for the Lamar County community. These desires varied with the part of the county in which the respondents lived; thus providing a greater emphasis for the different Development Areas. The inputs by the many stakeholders of Lamar County are hereby gratefully acknowledged. The leadership and participation of certain individuals is further acknowledged by the listing of their names below. Many thanks to all who helped.

The Lamar County Board of Commissioners: Mr. Jay Matthews, Chairman  
Mr. Bennie Horton, District 1  
Mr. George Brown, Vice-Chairman & District 2  
Mr. Jimmy Hearn, District 3  
Mrs. Nancy Thrash, District 4

Lamar County Administrator: Mr. Wayne Patterson

The Lamar County Planning Commission: Mr. Danny English, Chairman  
Mrs. Angela Preston, Vice-Chairman  
Mr. Fred Howard  
Mr. L. D. Park  
Mr. Aaron Brown

Long Range Planning Committee: Mr. George E. Smith, Sr.  
Ms Carol Waters  
Mr. George Weldon  
Mrs. Lisa Sayers  
Ms Missy Kendrick  
Mr. Danny Gunter, Zoning Administrator

For research, write-ups, photography and proof-reading: Mrs. Shanna English, County Historian  
Ms Gwen Moore  
Mr. Winfred Vaughan  
Mrs. R. Maria Hall

**A RESOLUTION  
OF THE LAMAR COUNTY BOARD OF COMMISSIONERS**

**WHEREAS**, the Georgia Department of Community Affairs Standards and Procedures for local Comprehensive Planning requires that the Comprehensive Plan for Lamar County be duly updated; and

**WHEREAS**, the Lamar County Board of Commissioners, as part of maintaining its qualified Local Government Status, has determined that it is in the best interest of this entity to update its Comprehensive Plan as specified by the Local Planning Requirements; and

**WHEREAS**, the Lamar County Board of Commissioners have prepared the Comprehensive Plan for 2009-2029 as established by the Georgia Planning Act of 1989 and in accordance to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005; and required public hearings on these documents were held on October 1, 2009 and October 13, 2009.

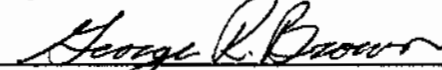
**NOW THEREFORE, BE IT RESOLVED**, that the Lamar County Board of Commissioners do hereby transmit this Resolution and the appropriate hard copies and electronic copies of the completed Comprehensive Plan to Three Rivers Regional Commission for its review, approval and transmittal to the Georgia Department of Community Affairs for its subsequent review and approval.

Approved and adopted this 13<sup>th</sup> day of October, 2009.

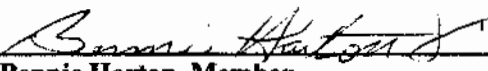
**LAMAR COUNTY BOARD OF COMMISSIONERS:**

  
\_\_\_\_\_

**Jay Matthews, Chairman**

  
\_\_\_\_\_

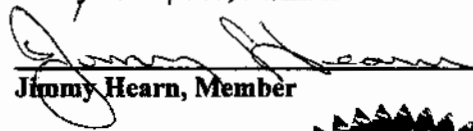
**George R. Brown, Vice-Chairman**

  
\_\_\_\_\_

**Bennie Horton, Member**

  
\_\_\_\_\_

**Nancy M. Thrash, Member**

  
\_\_\_\_\_

**Jimmy Hearn, Member**

**ATTEST:**

  
\_\_\_\_\_

**Wayne Patterson, County Clerk / Administrator**



OF THE LAMAR COUNTY BOARD OF COMMISSIONERS

WHEREAS, the Georgia Department of Community Affairs Standards and Procedures for local Comprehensive Planning requires that the Comprehensive Plan for Lamar County be duly updated; and

WHEREAS, the Lamar County Board of Commissioners, as part of maintaining its qualified Local Government Status, has determined that it is in the best interest of this entity to update its Comprehensive Plan as specified by the Local Planning Requirements; and

WHEREAS, the Lamar County Board of Commissioners have prepared the Comprehensive Plan for 2009-2029 as established by the Georgia Planning Act of 1989 and in accordance to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005; and required public hearings on these documents were held on October 1, 2009 and October 13, 2009; and

WHEREAS, the Georgia Department of Community Affairs has reviewed and approved the Lamar County Comprehensive Plan for 2009-2029, finding that it adequately addresses the Local Planning Requirements.

NOW THEREFORE, BE IT RESOLVED, that the Lamar County Board of Commissioners do hereby adopt the Lamar County Comprehensive Plan 2009-2029 as the controlling guidance for future development in Lamar County.

Approved and adopted this 12<sup>th</sup> day of January, 2010.

LAMAR COUNTY BOARD OF COMMISSIONERS:

*Jay Matthews*  
Jay Matthews, Chairman

*George R. Brown*  
George R. Brown, Vice-Chairman

*Bennie Horton*  
Bennie Horton, Member

*Nancy M. Thrash*  
Nancy M. Thrash, Member

*Jimmy Hearn*  
Jimmy Hearn, Member

ATTEST:

*Wayne Patterson*  
Wayne Patterson, County Clerk / Administrator

SEAL:

