



# Three Rivers REGIONAL COMMISSION



## REGIONALLY IMPORTANT RESOURCES PLAN



**FEBRUARY 2012**



# Regionally Important Resources Plan

*FEBRUARY 2012*

*Prepared by:*



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# Three Rivers Regional Commission

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# **EXECUTIVE SUMMARY**

# Executive Summary

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## **PURPOSE**

The purpose of this plan is to serve as a guide that identifies regionally important resources within the ten-county Three Rivers Region. The plan also provides implementation strategies for the protection and management of these resources. Regionally Important Resources (RIR) are those determined to be of value to the region and thus the state, and vulnerable to the effects of uncontrolled or incompatible development. Hence, this plan seeks to lay a foundation for the enhancement of local, regional, and state coordination efforts to preserve our most precious natural, cultural and heritage resources. Further, this plan examines best management practices and the impacts of new development on regionally important resources.

The plan has been prepared in accordance with the rules and procedures established by the Georgia Department of Community Affairs (effective July 1, 2009) for the identification of RIRs, the development of a plan for protection and management of the RIRs, and for review of activities potentially impacting the RIRs.

The Regionally Important Resources Plan is utilized in subsequent development of the Regional Plan and is actively promulgated by the Regional Commission in an effort to coordinate activities and planning of local governments, land trusts and conservation or environmental protection groups, and state agencies towards protection and management of the identified Regionally Important Resources.

## **OVERVIEW**

A RIR is defined as a natural or historic resource that is of sufficient size or importance to warrant special consideration by the local governments having jurisdiction over that resource. The Georgia Planning Act of 1989 authorizes the Department of Community Affairs (DCA) to establish procedures for identifying Regionally Important Resources statewide.

The Three Rivers Regional Commission is a regional planning agency serving 10 counties which include Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup, and Upson and 45 municipalities in West Central Georgia. The Three Rivers Regional Commission Regionally Important Resources Plan consists of three primary categories: Water, Conservation and Cultural/Heritage Resources. Water resources are the total range of natural waters present on earth and that are of potential use to human beings. These resources include the waters of the oceans, rivers, lakes, and groundwater recharge areas.

# Executive Summary

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Conservation resources include the management of the human use of natural resources to provide the maximum benefit to current generations, while maintaining the capacity to meet the needs of future generations. Cultural and/or Heritage resources encompass archaeological, traditional, and built environment resources, including but not necessarily limited to buildings, structures, objects, districts, and sites.

Each resource category provides specific data about individual resources and includes a description of the resource's value to the region along with an explanation of its vulnerability to new development. Each resource category also provides a listing of best practices to be considered by developers for designing new developments to locate in or around any regionally important resources. This plan describes general policies and protection measures recommended for appropriate management of regionally important resources.

Finally, this plan includes a Regionally Important Resource Map for the ten-county Three Rivers Region that identifies all important natural, cultural, and heritage resources. A green infrastructure map displays a linkage of natural resources that attempts to form a contiguous regional green infrastructure network.

## **METHODOLOGY**

The Three Rivers Regional Commission solicited regionally important resource nominations from local governments, conservation and environmental organizations, and individuals active throughout the Region. Nominations were evaluated by Regional Commission staff and the members of the Regionally Important Resources Planning Advisory Council. The evaluation of resources examined the value and vulnerability for possible inclusion in the plan. Evaluation factors focused on the regional importance of the resource (versus the local importance), and the degree to which the resource is threatened or endangered.

State vital areas identified by the Georgia Department of Natural Resources are included on the Regionally Important Resources Map. In addition, existing natural resources that are protected through state and federal regulations have been identified as regionally important resources.

Representatives from local governments and the Planning Advisory Council established a list of recommendations that identifies best practices to be used by developers when designing new developments within close proximity to these RIRs, as well as devising general policies and protection measures recommended for appropriate local management of the areas included on the RIR Map.



# Executive Summary

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## PLANNING ADVISORY COUNCIL

The purpose of the **Planning Advisory Council** was to coordinate regional planning efforts and provide guidance to the Three Rivers Regional Commission in the task of updating its Regionally Important Resources Plan. The Planning Advisory Council played an advisory role in providing information and recommendations related to Regionally Important Resources. This Council provided a wealth of knowledge and feedback about local resources in the community that serve a regional significance. The members of the Planning Advisory Council are listed below:

### *Regionally Important Resources Planning Advisory Council*

#### **BUTTS COUNTY**

Christy Lawson  
Michael Brewer

#### **MERIWETHER COUNTY**

Sabra McCullar  
Mr. Robin Glass

#### **CARROLL COUNTY**

Amy Goolsby

#### **PIKE COUNTY**

David Allen  
Ken Gran

#### **COWETA COUNTY**

Sandra Parker

#### **SPALDING COUNTY**

Toussaint Kirk  
Chris Edelstein

#### **HEARD COUNTY**

Jimmy Knight  
Sandi Allen

#### **TROUP COUNTY**

Nancy Seegar  
Alton West

#### **HEARD COUNTY**

Timothy Turner  
James E. Parker

#### **UPSON COUNTY**

Steve Hudson  
Frank King

# Executive Summary

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## TIMELINE

The implementation of planning activities for the Regionally Important Resources Plan began in February 2011 with the identification of regional stakeholders to serve on the Planning Advisory Committee and the solicitation of nominations for regionally important resources.

Nomination forms for the resources were sent to each county and municipality within the region, as well as local and state environmental organizations in March 2011. The Three Rivers Regional Commission accepted nominations from April 1, 2011 to April 30, 2011. Eight nominations were received. Three Rivers Regional Commission (TRRC) staff recommended water and conservation resources which preserve water quality, wildlife habitat, and working agricultural or forest resources. In addition, staff identified cultural and heritage resources that were recognized as a national historic landmark or listed on the Georgia or National Register of Historic Places. Staff also evaluated cultural and heritage resources that impact our vibrant history and preserve the historic character of our region.

The next step in the regional resource planning process was the creation of a map. A Regionally Important Resources Map was created to identify recommended water, conservation and cultural/heritage resources. The TRRC Council unanimously voted at its June 2011 meeting to designate the recommended resources as regionally significant on the regional resources map.

In June 2011, the Three Rivers Regional Commission Council appointed an eighteen-member Planning Advisory Council to assist in providing related data and recommendations for the plan. The first planning advisory council meeting was held on July 12, 2011. The Planning Advisory Council convened three (3) times during the months of July and August 2011 to evaluate nominated resources and discuss best management practices for the protection of water, conservation and cultural/heritage resources. The planning advisory council also evaluated various environmental and historic preservation policies and protection measures for recommended resources.

A public notice was posted in several local newspapers within the Three Rivers Region to inform area citizens about the Regional Resource Plan. In addition, staff sent out email blasts to regional stakeholders. A draft of the RIR Plan was also made available for review on the Three Rivers Regional Commission website at [www.threeriversrc.com](http://www.threeriversrc.com). A public meeting was held on October 25, 2011 to solicit input and feedback from the citizens of our region. The Regional Resource Plan was recommended to the TRRC Council for transmittal to the Georgia Department of Community Affairs for review and comment at its October 2011 meeting. The final plan was adopted by the TRRC Council on February 23, 2012.

# Environmental Criteria

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## **PART V ENVIRONMENTAL CRITERIA AND RESOURCES**

The Rules for Environmental Planning Criteria were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections:

- Water Supply Watersheds;
- Groundwater Recharge Areas;
- Wetlands;
- Protected Rivers; and
- Protected Mountains.

The intent of the Part V DNR Protection measures is to: 1) preserve the environmental sensitive areas within the delineated boundaries of each measure in perpetuity; 2) preserve aquifers, topographical or soil features; and 3) preserve water intake zones and wetlands in order to provide a natural filtering for water supply resources.

## **STATE VITAL AREAS**

Specific resources have been identified by the Georgia DNR as State Vital Areas and are depicted on the RIR Map. The Three Rivers Region includes water supply watersheds, groundwater recharge areas, wetlands, protective rivers, 100' buffer zones adjacent to protected rivers, state parks, wildlife management areas, conservation easements, and national forests. These resources are defined in the Environmental Planning Criteria which establishes Georgia's Minimum Planning Standards.

State vital areas within the Three Rivers Region include:

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>* <b>Protected Rivers</b><ul style="list-style-type: none"><li>- Chattahoochee River</li><li>- Flint River</li><li>- Ocmulgee River</li></ul></li></ul>   | <ul style="list-style-type: none"><li>* <b>Wildlife Management Areas (WMA)</b><ul style="list-style-type: none"><li>- Big Lazar WMA</li><li>- Joe Kurz WMA</li><li>- West Point WMA</li></ul></li></ul> |
| <ul style="list-style-type: none"><li>* <b>State Parks</b><ul style="list-style-type: none"><li>- Chattahoochee Bend State Park</li><li>- Indian Springs State Park</li><li>- John Tanner State Park</li><li>- Sprewell Buff State Park</li></ul></li></ul> | <ul style="list-style-type: none"><li>* <b>Groundwater Recharge Areas</b></li><li>* <b>Wetlands</b></li><li>* <b>Water Supply Watersheds</b></li></ul>  |

# National Historic Landmarks

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## **National Historic Landmarks**

National Historic Landmarks (*NHL*) are nationally significant historic places designated by the Secretary of the Interior that possess exceptional value or quality in illustrating or interpreting the heritage of the United States. All NHLs are included in the National Register of Historic Places; however, not all entities listed in the Register are considered NHLs. NHL designation is an official recognition by the federal government of the national significance of historic properties, which:

- Recognizes that properties are important to the entire nation;
- Affords designated NHLs the same benefits of properties listed in the National Register;
- Allows owners of landmarks to manage their property as they choose, provided no Federal license, permit, or funding is involved;
- Affords the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on Federal projects with the potential to affect a landmark, and the proposed project's effects on the property;
- Offers opportunities for owners to obtain Federal and State tax incentives for historic preservation (when applicable); and
- Provides a bronze plaque bearing the name of the landmark and attesting to its national significance to the owner, if requested.

# National Register of Historic Places

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## **NATIONAL REGISTER OF HISTORIC PLACES**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Listing in the National Register provides formal recognition of a property's historical, architectural, or archaeological significance based on national standards. Properties can be nominated to the National Register individually, as a historic district, or as Multiple Property Submission (MPS), which is a thematic nomination that simultaneously nominates groups of related significant properties.

### ***Eligibility Requirements***

To be eligible for listing in the National Register, historic resources (districts, sites, buildings, structures, and objects) generally must be at least 50 years old; must possess integrity of location, design, setting, materials, workmanship, feeling, and association; and must be considered significant in American history, architecture, archaeology, engineering, and culture. The National Register includes:

- All historic areas in the National Park System;
- National Historic Landmarks that have been designated by the Secretary of the Interior for their significance to all Americans; and
- Properties significant to the Nation, State, or community that have been nominated by State historic preservation offices, Federal agencies, and Tribal preservation offices, and have been approved by the National Park Service.

# Regionally Important Resources

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## WATER RESOURCES

- *Water Supply Watersheds*
- *Groundwater Recharge Areas*
- *Wetlands*
- *Chattahoochee River*
- *Flint River*
- *Ocmulgee River*
- *Lake Jackson*
- *High Falls Lake*
- *Lake Meriwether*
- *West Point Lake*
- *Still Branch Reservoir*

## NATURAL OR CONSERVATION RESOURCES

- *Big Lazar WMA*
- *Joe Kurz WMA*
- *West Point WMA*
- *Chattahoochee Bend State Park*
- *Bush Head Shoals*
- *John Tanner State Park*
- *Indian Springs State Park*
- *Sprewell Bluff State Park*
- *High Falls State Park*
- *Chattahoochee Greenway*
- *Camp Meeting Rock Reserve*
- *Blackjack Mountain*
- *McIntosh Reserve*
- *Warm Springs Regional Fisheries Center*

# Regionally Important Resources

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## HERITAGE RESOURCES

- *Centennial Farms*
- *Historic Courthouses*
- *Bellevue Mansion*
- *Warm Springs Historic District*
- *R. M. Jones Crossroads Store*
- *Potts Brothers Gabbettville Crossroads Store*
- *Heard County Old Jail & Museum*
- *Lamar County Old Jail & Museum*
- *Auchumpkee Creek Covered Bridge*
- *Red Oak Creek Covered Bridge*
- *Austin Dabney Gravesite*

- *LaGrange Stonewall Cemetery & Horace King Gravesite*
- *Oakhill Cemetery*
- *Griffin Stonewall Cemetery*
- *The Royal Theatre*
- *Ritz Theatre*
- *The President Theatre*
- *Chestnut Oak Center*
- *Fort Tyler Battlefield & Cemetery*
- *Hogansville Amphitheatre*
- *Eleanor Roosevelt School*
- *Hills and Dales Estate*
- *Indian Springs Hotel*
- *Moore's Bridge Park*
- *R. F. Strickland Building*
- *William Barker Whiskey Bonding Barn*

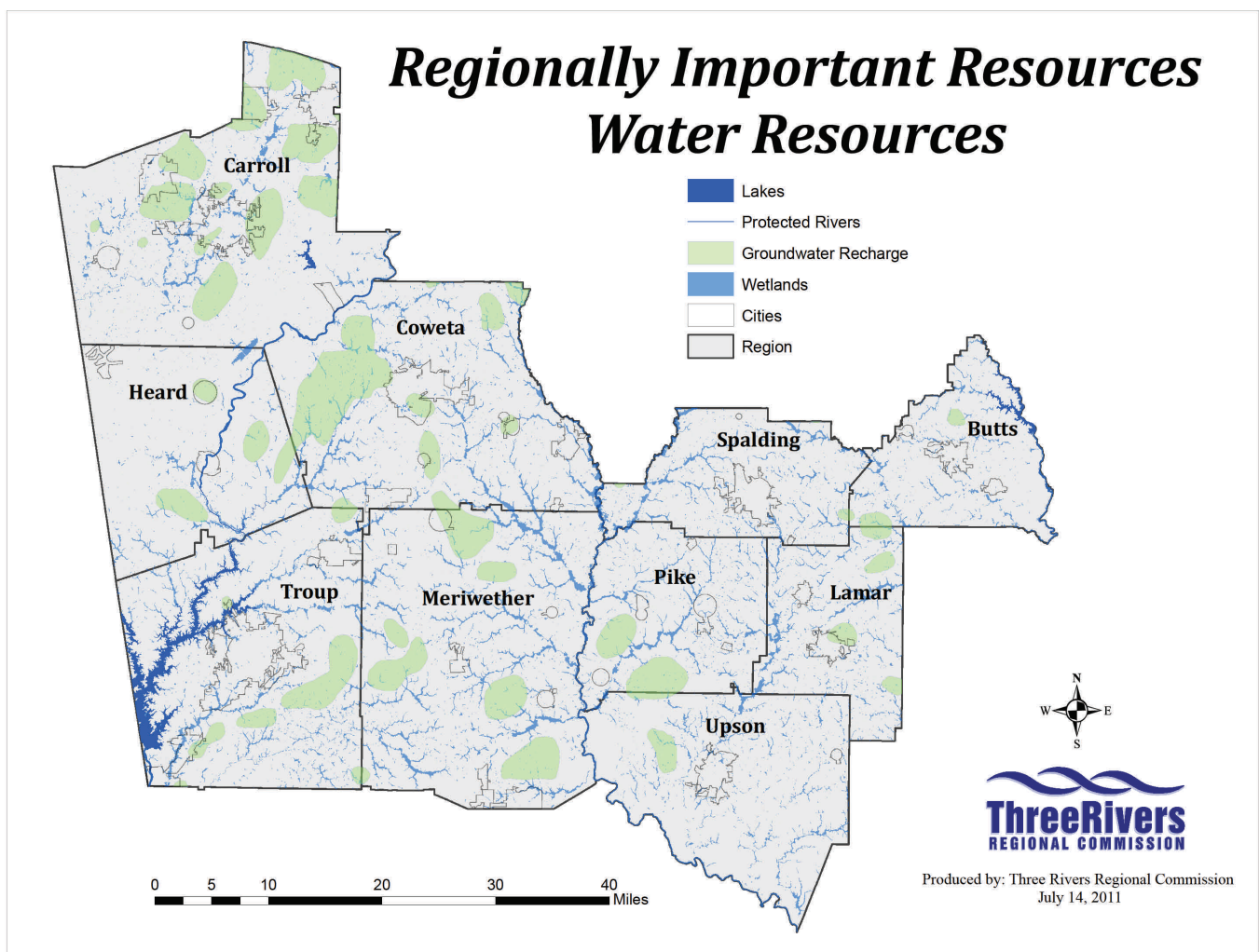
# **Water Resources**



# Water Resources Overview

The Three Rivers Region's water resources include rivers, water supply watersheds, significant groundwater recharge areas, wetlands, and stream corridors. These specific resources have been identified by the Georgia Department of Natural Resources (DNR) as State Vital Areas and are portrayed on the RIR Map. These same resources are addressed in DNR's Environmental Planning Criteria. The Environmental Planning Criteria is the portion of the state's Minimum Planning Standards that deals specifically with the protection of these above named water resources.

Water sources in the region are important for the necessary day-to-day living activities of the inhabitants of the region. Water sources are important for drinking, cooking, bathing, sewage treatment, industry, electrical plants, recreation, and irrigation of crops. These sources are vulnerable to human intrusion and drought. Therefore, it is important to have guidelines in place to protect these significant resources. The map below displays the location of water resources throughout the region.



# Water Resources

## WATER SUPPLY WATERSHEDS



**VALUE:** A water supply watershed is the area where rainfall runoff drains into a river, stream or reservoir used downstream as a source of public drinking water supply. By limiting the amount of pollution that gets into the water supply, local governments can reduce the costs of purification and help safeguard public health. The protection criteria for water supply watersheds vary depending on size. Water supply watersheds are one of the most vital natural resources necessary to maintain an acceptable quality of life for the residents of the Three Rivers Region. The water supply watersheds provide drinking water, sewage treatment, electrical generation, industry and mining, recreation, and irrigation of crops. The Three Rivers Region includes three major watersheds: Chattahoochee, Flint and Ocmulgee. Some of the watersheds in the Three Rivers Region require additional protection or management activities. These include watersheds that serve as public drinking water sources, and those that do not meet their designated use due to water quality issues. Communities with water supply source watersheds within their jurisdictions will need to implement additional measures to help protect public drinking water supplies.

# Water Resources

## WATER SUPPLY WATERSHEDS

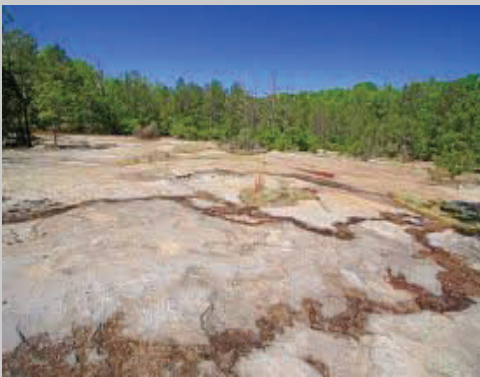


### **VULNERABILITIES:**

- The land uses in a watershed can have a major impact on the amount and types of pollution that ends up in a lake, river, or creek. Water Supply Watersheds are most vulnerable to non-point source pollutants which may enter a lake or creek from runoff that occurs after a rainfall.
- Urbanized or residential areas located near a watershed may also contribute pollutants in the watershed. This increases the vulnerability of a watershed from rainfall that hits impervious surfaces and carries the pollutants to the lake and creeks via local storm drains. Pet wastes, car oil, and road salts are all transported into the watersheds because of the runoff from urban or residential areas.
- Another source of pollution to watersheds from urban and residential land use is construction. Construction activities may cause huge losses of soil from the construction site to a local waterway.
- Agricultural land uses may also contribute pollutants to a watershed. Agricultural practices can impact the vulnerability of water supply watersheds. These agricultural practices include exposing soil through the application of fertilizers and pesticides. In addition, farms that own livestock have a potential to transport animal waste into local streams.

# Water Resources

## GROUNDWATER RECHARGE AREAS



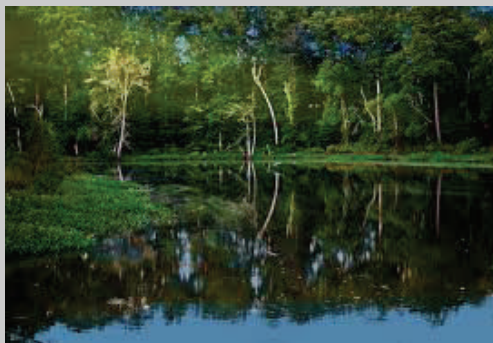
**VALUE:** Groundwater recharge is a hydrologic process by which aquifers are replenished by the downward movement of water. The amount of groundwater recharge that occurs in a particular area depends on the climate, topography, and surgical geology of that area. Significant groundwater recharge areas are locations where these conditions favor groundwater recharge. Groundwater recharge areas are those land areas where soil and geological conditions are favorable to the process whereby precipitation infiltrates the soil and the underlying strata to enter and continually replenish the aquifer. In the Three Rivers Region, almost all water-supply needs are met by groundwater, and recharge is critical to maintaining the abundance and quality of groundwater. Groundwater contributes to wells and flow to various streams, springs, and wetlands year-round, sustaining them during droughts and dry summer months.

### **VULNERABILITIES:**

- Groundwater recharge areas are most vulnerable to contamination from harmful pollutants that are discharged into vital water sources.
- Significant changes in groundwater recharge areas increase vulnerability due to the impacts of climate change.
- Increased population often results in the over-use of groundwater recharge areas. These areas are vulnerable to decreasing capacity levels that force the construction of deeper wells to reach available groundwater.

# Water Resources

## WETLANDS



**VALUE:** Wetlands are a fundamental part of the natural water system. Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas. The area's wetlands are valuable and important for a number of reasons including protecting shoreline from erosion, serving as water storage areas during storms and floods, acting as groundwater recharge areas, and helping to filter contaminants and sediments. Additionally, wetlands support a diversity of plant and animal species and offer exceptional recreational opportunities. Several local governments have established the state's planning criteria, for each of these environmentally sensitive areas that exist within their jurisdictions.

### **VULNERABILITIES:**

- Potential adverse impact on wildlife/ loss of biodiversity;
- Subject to damaging pollutants and/ or contaminants;
- Threatened by erosion and/ or stormwater runoff;
- Lack of protection through adequate regulations or easements;
- Lack of enforcement of existing regulations; and
- Subject to differing regulations over a multi-jurisdictional area.

# Water Resources

## PROFILE

**Location:** Troup, Heard, Carroll and Coweta Counties

**Length:** 430 miles



## SOURCES:

1. **Brown's Guide to Georgia.**  
10 October 2011.  
[www.brownsguide.com/v/chattahoochee-river/](http://www.brownsguide.com/v/chattahoochee-river/).

## CHATTAHOOCHEE RIVER

**VALUE:** The Chattahoochee River is one of the most geographically and culturally significant waterways in Georgia. Originating in the north Georgia mountains, it then flows through metro Atlanta and through four of the Three Rivers Region counties. It becomes the border of Georgia and Alabama at West Point, Georgia. The Chattahoochee, Flint, and Apalachicola Rivers together make up the Apalachicola-Chattahoochee-Flint (ACF) River Basin. The Chattahoochee is approximately 430 miles long and makes up the largest part of the ACF's drainage basin.<sup>1</sup> In addition to providing drinking water and power in Georgia, the Chattahoochee River is a major resource for recreation. Fishing, tubing, canoeing, boating, hiking and camping are all popular activities. Important parks along the River include McIntosh Reserve, the new Chattahoochee Bend State Park, and the future Moore's Bridge Park. The portion of the river in Troup County is part of the proposed Chattahoochee Trace National Heritage Area which is currently undergoing a feasibility study by the National Park Service.

**VULNERABILITIES:** The Chattahoochee River is ranked among the top ten percent of the most polluted watersheds in Georgia and in the top twenty percent in the nation. Pollution from metropolitan Atlanta is the greatest threat to the river with urban and storm water runoff. Agricultural practices also place a strain on the aquatic life in the river, as farmland erosion enters the river and degrades the aquatic habitat. Development and growth, although slowing in recent years, continues to remain a threat to the purity of the river. The Chattahoochee River is also at the center of the ongoing "water wars" between Alabama, Georgia, and Florida. These states remain in disagreement as to who should claim the water rights to the Apalachicola, Chattahoochee, and Flint Rivers.

# Water Resources

## PROFILE

**Location:** Upson, Pike, Spalding, Coweta and Meriwether Counties

**Length:** 344 miles



## SOURCES:

2. **Brown's Guide to Georgia.** 10 October 2011. [www.brownsguide.com/v/chattahoochee-river/](http://www.brownsguide.com/v/chattahoochee-river/).

## FLINT RIVER

**VALUE:** The Flint River is a 344-mile-long river in the U.S. state of Georgia.<sup>2</sup> The river drains 8,460 square miles of western Georgia, flowing south from the upper Piedmont region south of Atlanta to the wetlands of the Gulf Coastal Plain in the southwestern corner of the state. Along with the Apalachicola and the Chattahoochee rivers, it forms part of the ACF basin. In its upper course through the red hills of the Piedmont, it is considered especially scenic, flowing unimpeded for over 200 miles. Though the Flint begins in metropolitan Atlanta, self-purification occurs from the river's unimpeded flow and its abundant wetlands, which filter pollutants. The river is thus home to an abundance of unusual animals and plants. Unique to the Apalachicola-Chattahoochee-Flint system are the shoal bass, which is highly prized among fishermen, and the Halloween darter. The Flint River is also home to more than twenty species of freshwater mussels.

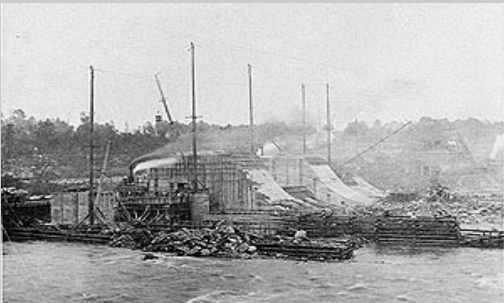
**VULNERABILITIES:** The Flint River is susceptible to development pressures, which may bring pollution with storm water runoff to the river. As previously mentioned, the Flint River remains embroiled in the "water wars" struggle between Alabama, Florida, and Georgia. The Flint River is also very susceptible to flooding. The most recent major flood happened in the summer of 1994. Conversely, the Flint River can be prone to drought effects. In 2000, the General Assembly passed the controversial Flint River Drought Protection Act, which aims to preserve a minimum flow in the river by paying farmers in southwest Georgia not to irrigate their land from area streams during severe drought years. The Flint River remains one of most un-impeded waterways in the country. Recent droughts have resurfaced the threat of dam construction along the river to the dismay of environmental groups and former president Jimmy Carter.

# Water Resources

## PROFILE

**Location:** Butts County

**Length:** 255 miles



## SOURCES:

3. **Brown's Guide to Georgia.** 10 October 2011.  
[www.brownsguide.com/v/chattahoochee-river/](http://www.brownsguide.com/v/chattahoochee-river/).

## OCMULGEE RIVER

**VALUE:** The Ocmulgee River is a tributary of the Altamaha River, approximately 255 miles long.<sup>3</sup> It is known for its relatively unspoiled and gentle current. It provides the principal drainage for a large section of the Piedmont and coastal plain of central Georgia. It is formed in north central Georgia, southeast of Atlanta, by the confluence of the Yellow, South, and Alcovy rivers, which join as arms of the Lake Jackson reservoir. It flows southeast past Macon, founded on the fall line, and joins the Oconee from the northwest to form the Altamaha near Lumber City. Downstream from Lake Jackson, the river flows freely and is considered relatively unspoiled among the rivers of the region. The Ocmulgee River is a popular destination for canoeing, bass fishing, and catfish fishing. In 1995, there were fifty-two public water supply facilities providing an estimated 234 million gallons per day to 1,360,000 people in communities throughout the Ocmulgee River basin. The majority of water supplies in the Upper Ocmulgee watershed (the region draining into the river basin from Macon northward) were surface-water withdrawals. The Ocmulgee River is highly valued for its fish and wildlife.

**VULNERABILITIES:** Because of the Ocmulgee River's highly valued fish and wildlife, it is important to maintain and protect the river. Increased growth and use of the river can lead to increased pollution and reduced stream flow. Swampland and wetlands should be protected from development, so that the natural wildlife habitat remains intact.



# Water Resources

## PROFILE

**Location:** Butts County

**Size:** 4,750 acres



## SOURCES:

4. **Anglerweb.** 10 October 2011. [www.anglerweb.com/fishingreports/](http://www.anglerweb.com/fishingreports/)

## LAKE JACKSON

**VALUE:** Lake Jackson is one of the oldest reservoirs in Georgia, 44 miles (71 km) southeast of Atlanta in a rural area situated within parts of three counties (Jasper, Newton and Butts).<sup>4</sup> The Lloyd Shoals Dam was built in 1910 by Central Georgia Power Company, and electricity was originally generated for the city of Macon. Relative to others in the state, it is a smaller lake (about 4,750 acres (19.2 km<sup>2</sup>) with 135 miles (217 km) of shoreline) which still generates electricity and provides a location for water sports, boating, skiing, wakeboarding, and fishing. Lake Jackson is formed by the joining of the Yellow, Alcovy, and South rivers. The Tussahaw Creek is also a significant tributary to the Lake. Lake Jackson also features lakefront homes and is a popular choice for a second home getaway.

**VULNERABILITIES:** Development along the lakeshore could impact the natural beauty and wildlife habitat at Lake Jackson. Also, pollution from the streams and rivers that feed into the lake could harm the health of the lake and its inhabitants.

# Water Resources

## PROFILE

**Location:** Butts, And Lamar Counties

**Size:** 650 Acres



## PROFILE

**Location:** Meriwether County

**Size:** 150 Acres



## SOURCES:

5. **Anglerweb.** 10 October 2011. [www.anglerweb.com/fishingreports/](http://www.anglerweb.com/fishingreports/)

## HIGH FALLS LAKE

**VALUE:** High Falls Lake is a 650-acre water resource located in Butts, Lamar, and Monroe Counties.<sup>5</sup> The Lake ties into the river basin and watershed areas of the Towaliga River, which serves as the main source of water for this part of the Region. The Georgia Department of Natural Resources operates the Lake for recreational purposes that include boating and sport fishing.

**VULNERABILITIES:** High Falls Lake is potentially vulnerable to flooding, drought and man-made occurrences. The development of residential subdivisions surrounding the lake increases its vulnerability to non-point source pollutants. The Georgia Department of Natural Resources currently monitors the Lake for any signs of contamination.

## LAKE MERIWETHER

**VALUE:** Lake Meriwether is an important water source in the region and is entirely located in Meriwether County. The City of Woodbury draws its public water supply from the lake. It is known for its natural beauty and is often photographed by nature photographers. The lake also serves as host to the annual Meriwether County 4<sup>th</sup> of July celebration, drawing visitors from adjacent counties. It also allows for camping and fishing. Cane Creek is a small stream that feeds into Lake Meriwether.

**VULNERABILITIES:** Because it is a source for drinking water, the impact would be great if the lake should become contaminated with pollutants from the creeks that feed into the lake. Wildlife could also be harmed by pollution and any development around the lake.

# Water Resources

## PROFILE

**Location:** Troup County

**Size:** 25,900 Acres



## SOURCES:

6. [Anglerweb](http://www.anglerweb.com/fishingreports/). 10 October 2011. [www.anglerweb.com/fishingreports/](http://www.anglerweb.com/fishingreports/)

## WEST POINT LAKE

**VALUE:** West Point Lake is a man-made reservoir formed by the damming of the Chattahoochee River by the U.S. Army Corps of Engineers.<sup>6</sup> A number of water supply reservoirs are located along the Chattahoochee River in Georgia and West Point Lake is one of the largest. Located in Heard and Troup Counties, this reservoir extends for about 35 miles along the Chattahoochee River near the Alabama-Georgia state border. West Point Dam controls seasonal flooding and provides hydroelectric power. This reservoir also stores water during rainy periods, to be released later during dry periods, and hence helping to maintain the water level in the Chattahoochee River from Columbus, Georgia, southwards to the Gulf of Mexico at Apalachicola, Florida. Recreational facilities include camping, fishing, boating, playgrounds, hiking, and an amphitheater.

**VULNERABILITIES:** Development pressures along West Point Lake's waterfront detracts from the beauty of the shoreline, causes an increase of siltation in the water body from disturbed soils and impervious surfaces, and an increase in the amount of potentially harmful fecal bacteria entering the lake because of septic tanks and drain fields. Droughts have a significantly harmful effect on West Point Lake, affecting both drinking water and recreation at the lake.

# Water Resources

## PROFILE

**Location:** Pike County

**Size:** 875 Acres



## PROFILE

**Location:** Spalding County

**Size:** 314 Acres



## SOURCE:

7. City of Griffin. 10 October 2011. [www.cityofgriffin.com](http://www.cityofgriffin.com).

## STILL BRANCH RESERVOIR

**VALUE:** The Still Branch Reservoir was opened in 2008. It is located in Pike County off Georgia Highway 18 just five miles south of Concord. The reservoir consists of 875 acres of property and the reservoir itself is 475 acres.<sup>7</sup> The reservoir serves Pike County, Spalding County, East Coweta County, North Meriwether County, and the Cities of Williamson, Zebulon, and Griffin. Still Branch Regional Reservoir is stocked with bass, bream, and channel catfish. While fishing in this wildlife area, one can experience the home of three sets of bald eagles, Canadian geese, loons, numerous duck species, wild turkeys, deer and a host of other wildlife animals. Still Branch has 39 wood duck boxes, hosting one of the largest wood duck populations in the area. These boxes are managed in conjunction with Ducks Unlimited and Troop 123 of the Boy Scouts of America.

## HEADS CREEK RESERVOIR

**VALUE:** Heads Creek Reservoir is part of a regional system which provides drinking water to 100,000 people. This reservoir is located in Spalding County and was constructed in 1964. It is comprised of 314 acres. The reservoir holds 510 million gallons of water and works in tandem with the Still Branch Regional Reservoir to supply the region with water. It supplies drinking water to Spalding County, and the Cities of Griffin, Concord, Williamson, and portions of Coweta, Lamar, and Butts Counties.

**VULNERABILITIES:** Because these reservoirs are a source for drinking water, the impact would be great if the water resources should become contaminated with pollutants from the creeks that feed into the lakes. Wildlife could also be harmed by pollution and any development around the lakes.

# Appropriate Development Practices

## WATER RESOURCES

Listed below are recommended best management practices for use by developers and landowners to protect our vital water resources. These practices, when applicable, are to be used when designing and developing sites located within one mile of a Regionally Important Water Resource. These recommendations will also be used when conducting Developments of Regional Impact (DRI) reviews for projects located within one mile of a listed water resource. Water resources are especially sensitive to expanding development. These resources are habitat for wildlife, recreational amenities, and often a community's water supply.

- Limit full scale clearing, grading, and land disturbing activities to avoid the loss of mature trees, runoff and sedimentation, and soil depletion.
- Assess and maintain environmental features including topography, soils, hydrology, trees, vegetation, wildlife habitat, historic and cultural sites. Seek to preserve the environmentally sensitive areas identified in the assessment by utilizing them for parks, trails, and greenbelt connectivity.
- Establish and utilize riparian buffers which go beyond state requirements to protect streams, wetlands, and other waterways from development.
- Sensitivity of natural features which include forested areas, steep slopes, wetlands and floodplains should be considered within site plans and building design.
- Work with the Georgia Forestry Commission, Natural Resource Conservation Service, Resource Conservation and Development Council, and the UGA Cooperative Extension Service to promote and protect resources.
- Utilize agricultural and forestry best management practices to reduce the amount of pollutants into waterways.
- Encourage conservation subdivisions and cluster development to retain as much open space as possible.
- Reduce parking requirements and the percentage of impervious surface footprint within the development site.
- Utilize porous pavement materials when possible to reduce stormwater runoff and groundwater depletion.
- Utilize rain gardens and bio-retention areas in place of traditional stormwater controls to collect water and reduce run-off.
- Construct vegetative swales in place of traditional curbs and drainage pipes.
- Utilize programs and grants such as the Georgia EPD 319(h) grant to improve and restore streams and watersheds.

# Policies & Protection Measures

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## WATER RESOURCES

Listed below are general policies and protection measures intended to guide local governments in planning and decision making which affect Regionally Important Water Resources. The protection and conservation of regionally important water resources is important to the health and well being of all citizens. Local governments play an active and vital role in the protection of water resources through the comprehensive planning process, policy decisions, and code enforcement.

- The establishment of green infrastructure projects and other techniques should be designed to protect water quality and environmentally sensitive settings.
- Local governments are encouraged to adopt, revise and enforce Part V Environmental Planning Criteria ordinances specific to their jurisdictions.
- Local government should revise and update existing zoning, development and other environmental ordinances to require more permeable surface paving options, therefore reducing the percentage of impervious surface within new development.
- Local governments should establish development standards that go beyond the state buffer width requirements for the protection of water resources.
- Establish overlay districts to local zoning ordinances to add an additional layer of protection for water supply watersheds and other environmentally sensitive areas.
- Create passive recreation opportunities which protects greenspace and establishes green linkages.
- Encourage environmental stewardship and educate the public on environmental awareness.
- Consider the establishment of a farmland protection program.
- Establish Adopt-a-Stream groups to monitor streams and rivers.
- Establish partnerships with local governments, agencies and citizens to protect important natural resources.
- Establish working relationships with agencies such as the Georgia Department of Natural Resources, Trust for Public Land, the Nature Conservancy, the Georgia Conservancy, the Army Corps of Engineers.
- Implement the Total Maximum Daily Load Implementation Plans for streams listed on the EPD 303(d) list.

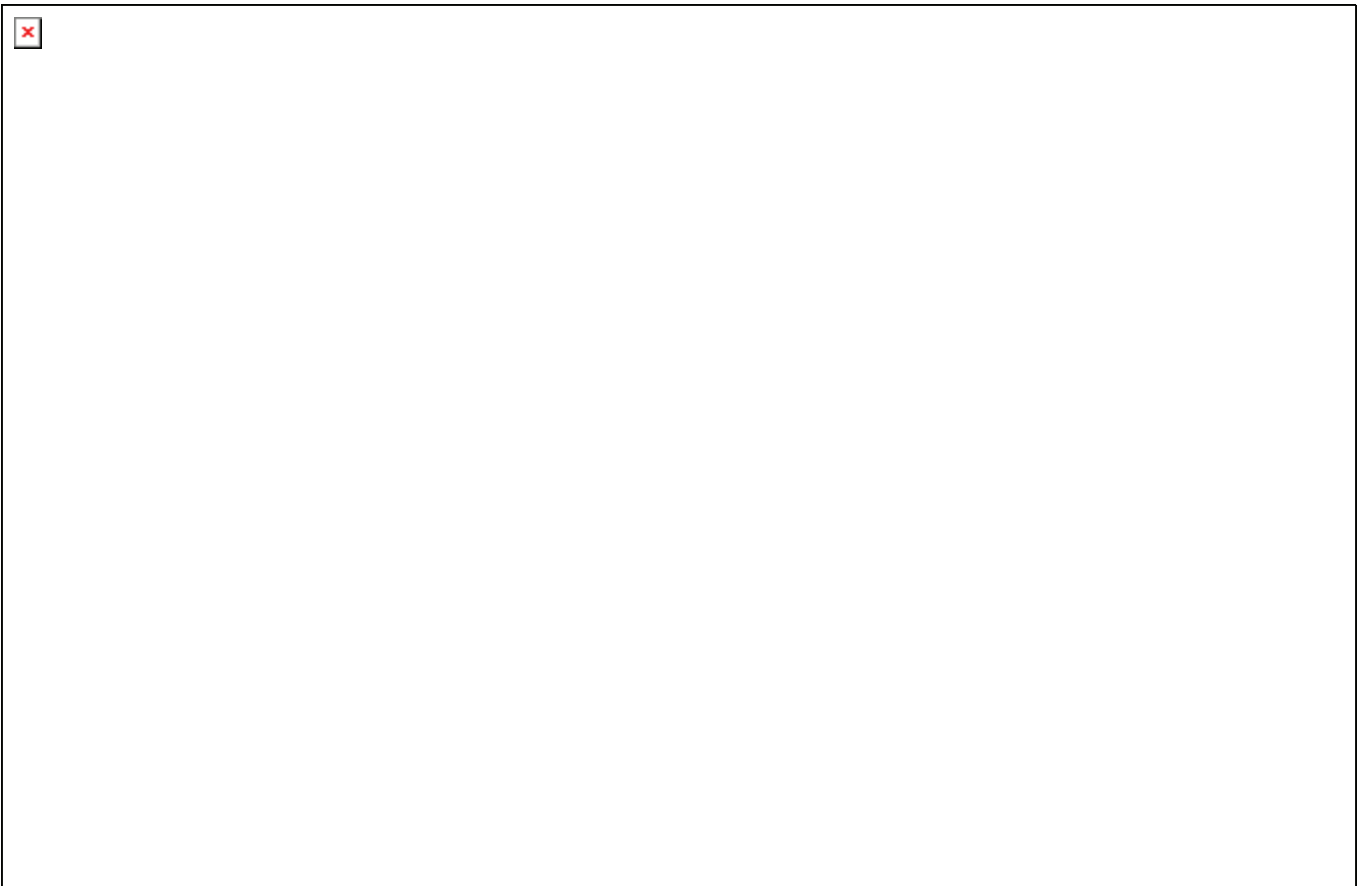
# **Conservation Resources**

# Conservation Resources Overview

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Conservation areas are designed to conserve, protect, and enhance natural lands for the benefits of enjoyment of present and future generations. Trees and vegetation provide a habitat for wildlife, mitigate the effects of the sun and wind, help to restore carbon thus reducing atmospheric carbon dioxide, reduce stormwater runoff and soil erosion, and filter pollutants. Additionally, trees and other vegetation enhance the aesthetic value of the region. One of the indicators of a healthy community and a high quality of life is an environment that is conserved and enjoyed by its residents. The Three Rivers Region has identified several conservation resources including four (4) state parks, three (3) wildlife management areas, one (1) greenway trail, three (3) local passive recreational parks and one (1) federally-owned and operated fish hatchery.

Conservation resources provide unique opportunities for recreation and eco-tourism activities. These areas also protect wildlife habitats by creating, buffering, and preserving, habitat areas and corridors. Conservation areas also reserve significant working agricultural or forest resources and/or creates opportunities for local food production activities. The map below highlights conservation or natural resources within the Three Rivers Region.



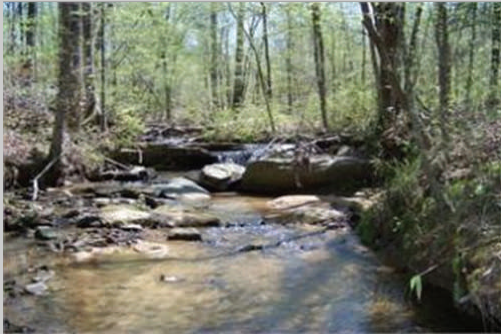


# Wildlife Management Areas (WMA)

## PROFILE

**Location:** Upson County

**Size:** 3,900 acres



## PROFILE

**Location:** Meriwether County

**Size:** 3,700 acres



## SOURCE:

8. **Georgia Department of Natural Resources.** *Public Fishing Guides.* 10 October 2011. <http://www.georgiawildlife.org/node/297>.

## **BIG LAZAR WILDLIFE MANAGEMENT AREA**

**VALUE:** Big Lazar Wildlife Management Area is located in Upson County. A portion of this WMA is located on Gum Creek in Talbot County, Georgia and is used for recreational purposes. Construction was completed in 1987.<sup>8</sup> It has a normal surface area of 193 acres. It is owned by the Georgia Department of Natural Resources Fisheries Management Division. Big Lazar Wildlife Management Area Lake Dam is of earthen construction. Its height is 48.8 feet with a length of 960 feet. Its capacity is 5,432 acres. Normal storage is 3,088 acres.

## **JOE KURZ WILDLIFE MANAGEMENT AREA**

**VALUE:** Joe Kurz Wildlife Management Area is located in Meriwether County. It is owned by the Georgia's Wildlife Resources Division and Wildlife Management Areas. It spans approximately 3,700 acres.<sup>8</sup> The area is popular for seasonal hunting of deer, dove, squirrels and rabbits. There are also areas available within the WMA for primitive camping. Boat access is available to the Flint River from the Joe Kurz Wildlife Management Area.

# Wildlife Management Areas (WMA)

## PROFILE

**Location:** Troup County

**Size:** 10,000 Acres



## SOURCE:

9. **Georgia Department of Natural Resources.** Waterfowl Hunting and Management. 10 October 2011. <http://www.georgiawildlife.org/node/1403>.

## **WEST POINT WILDLIFE MANAGEMENT AREA**

**VALUE:** West Point Wildlife Management Area is located within Troup and Heard Counties. Situated five miles north of LaGrange, this wildlife area is well-known for hunting and bird watching. It contains three managed impoundments that are hunted on a quota basis.<sup>9</sup> Additionally, there are over 40 acres of goose grazing pastures that attract geese and are open for hunting. This 10,000-acre Wildlife Management Area is open to hunting deer, turkey, small game, and waterfowl with archery, firearms, and primitive weapons.

Included with the West Point WMA is the Glovers Creek Wetland Restoration Project, which is managed by the Georgia Department of Natural Resources. This particular section consists of 90 acres of moist-soil habitat, enhanced through the replacement of an old water control structure. The wetland is managed for the production of moist-soil vegetation that provides food for wintering waterfowl. Wildlife that benefits the wetland area includes kingfishers, wood ducks, mallards, and other puddle ducks.

The historical settlement of Owensbyville was once located in the Heard County portion of the WMA. Home foundations and abandoned wells can still be found today.

**VULNERABILITIES:** The Wildlife Management Areas are threatened by the encroachment of development in the region. In addition, water resources within the WMAs are susceptible to pollutants from runoff and animal waste. The land within the management areas is leased to the State of Georgia, and funding to maintain the leases has been threatened recently due to budget issues.

# State Parks

## PROFILE

**Location:** Coweta County

**Size:** 2,910 acres



## SOURCE:

9. **Georgia Department of Natural Resources.** State Parks and Historic Sites. 10 October 2011. <http://www.gastateparks.org/ChattahoocheeBend>.

## CHATTAHOOCHEE BEND STATE PARK

**VALUE:** Chattahoochee Bend State Park is Georgia's newest state park. It opened in July 2011. This state park showcases a spectacular tract of wilderness in northwest Coweta County. Located in a graceful bend of the Chattahoochee River, the park is a haven for paddlers, campers and anglers. At 2,910 acres, Chattahoochee Bend is one of Georgia's largest state parks, protecting seven miles of river frontage.<sup>9</sup> An observation platform provides nice views of the river and forest. Although most of the park has been left in its natural state, the new park offers amenities that include 25 RV campsites, 12 tent walk-in campsites, 10 tent pop-up campsites, 16 riverside platform campsites, four screened Adirondack campsites, two picnic shelters, and a visitors center. Other amenities include a boat ramp that provides easy access to the river, a playground and more than six miles of wooded trails for hiking and nature photography. A half-mile hike from the day-use area leads to an observation platform with views of the river and forest.

**VULNERABILITIES:** State Parks depend on visitors for revenue. With its relatively isolated location (approximately 11 miles from SR-16 and approximately 10 miles from SR-34), it will be interesting to track the number of visitors to the park during its first year. Budget cuts from the State have greatly impacted the Georgia State Park System. Since 2007, state parks and historic sites have seen budget cuts from the legislature. In addition, Chattahoochee Bend State Park is located along the banks of the Chattahoochee River. Because of this, the park could be vulnerable to flooding.

# State Parks

## PROFILE

**Location:** Carroll County

**Size:** 138 Acres



## PROFILE

**Location:** Butts and Monroe Counties

**Size:** 1,050 Acres



## SOURCE:

10. **Georgia Department of Natural Resources.** State Parks and Historic Sites. 10 October 2011. <http://www.gastateparks.org>.

## JOHN TANNER STATE PARK

**VALUE:** This West Georgia park, located in Carroll County, is best known for having the largest sand swimming beach of any Georgia state park. The park is operated by Carroll County. It is a recreational haven for water lovers looking for boating and fishing opportunities as well. Visitors can enjoy camping, picnicking, miniature golf, volleyball and horseshoes. Six motel type units are located near the beach, each with a fully equipped kitchen, dining area, living area and bedroom. The park is named after a local businessman who operated the property as a private park from 1954 until 1971.

**VULNERABILITIES:** Once supported by the state, this park may lose some visibility and the number of visitors may decline as it is no longer a state park and is a county run facility. The park is also subject to litter from park visitors. The lakes in the park are susceptible to pollution from the creeks and stream that feed into the lake.

## HIGH FALLS STATE PARK

**VALUE:** The High Falls State Park is a 1,050 acre park located near Jackson, Georgia.<sup>10</sup> The majority of the State Park is situated in Monroe County. A portion of this beautiful resource is also located in Butts County. The major attractions of the park include High Falls Lake and a 35-foot waterfall. The park also features a pedestrian bridge and trails that provide scenic views of the falls and creek.

**VULNERABILITIES:** High Falls Park is threaten by increased growth from residential and commercial development in the surrounding areas. To reduce this risk, all surrounding jurisdictions must maintain the water quality of the Towalgia River and its tributaries within federal water quality standards .

# State Parks

## PROFILE

**Location:** Butts County

**Size:** 528 Acres

**Year Established:** 1931



## SOURCE:

11. Georgia Department of Natural Resources. State Parks and Historic Sites. 10 October 2011. <http://www.gastateparks.org>.

## INDIAN SPRINGS STATE PARK

**VALUE:** Indian Springs State Park is a 528 acre Georgia state park located near Jackson and Flovilla. The park is named for its several springs, which the Creek Indians used for centuries to heal the sick. Indian Springs is thought to be the oldest state park in the nation. It was acquired from the Creek Indians by the state through the Treaty of Indian Springs (1825) and the Treaty of Washington (1826).<sup>11</sup> Thereafter, Indian Springs has been operated continuously by the state as a public park, although it did not gain the title "State Park" until 1931. The area became a resort town in the 19th century. It became an official "State Forest Park" in 1927. In 1931, along with Vogel State Park, it became a founding unit of Georgia's state park system. Visitors are still allowed to sample the park's spring water, in addition to enjoying swimming, fishing, and boating. Several structures within the park were built during the Great Depression by members of the Civilian Conservation Corps (CCC). The park also contains a 105 acre lake, Chief McIntosh Lake, which is consistently stocked with fish, as well as a 3/4 mile nature trail. The park features a small museum that is open seasonally. Exhibits include the park's natural history, the resort era, activities of the CCC, and the history and culture of the Creek Indians. The park offers 10 cottages; 88 tent, trailer, or RV Campsites; a pioneer campground; 7 picnic shelters; a large group shelter; and a group camp for scouts.

**VULNERABILITIES:** Like all Georgia State Parks, Indian Springs State Park is vulnerable to budget cuts by the State of Georgia. In the past few years, the parks have been at the forefront of budget reductions. The state has cut back on staff and operations at all of the state parks and historic sites. Another vulnerability to the state park is that the water quality of Chief McIntosh Lake could be affected if streams that flow into it become polluted.

# State Parks

## PROFILE

**Location:** Upson County

**Acres:** 1,372 Acres



## SOURCE:

12. **Georgia Department of Natural Resources.** State Parks and Historic Sites. 10 October 2011. <http://www.gastateparks.org>.

## **SPREWELL BLUFF STATE PARK AND WILDLIFE MANAGEMENT AREA**

**VALUE:** This little-known treasure on the Flint River is the perfect location for a daytime getaway. Visitors can cool off in the gently flowing river, skip rocks across the water, picnic on the river's edge or toss horseshoes in a grassy field. A three-mile trail winds along the bank and up rocky bluffs, offering excellent views from high above the river.<sup>12</sup> Hikers can look for abundant wildflowers and butterflies. Birding enthusiasts might spot tanagers, warblers, osprey and eagles. A boat ramp is available for canoeists, kayakers, rafters and anglers, and canoes may be rented from nearby outfitters. The park consists of 1,372 acres and includes a boat ramp, a picnic area with grills, and a playground. However, no camping facilities are available.

**VULNERABILITIES:** Because the park is located along the Flint River, the health of the park is entangled with that of the river. There is concern that the water resources provided by the river may be over-utilized in times of prolonged drought to the harm of the river. There could be future needs for reservoirs upstream and the growing metropolitan areas north could impact the overall health of the river. The potential impacts on fish and aquatic habitats, as well as birds and other wildlife and vegetation are also of concern.

# Other Conservation Resources

## PROFILE

**Location:** Heard County

**Length**– Proposed master plan  
40 miles

**Completed Portion:** 2 Miles



## SOURCE:

13. **Heard County Historical Society.** Greenway Trail. 11 October 2011. <http://www.hh.thehandcoders.com/>

## CHATTAHOOCHEE GREENWAY

**VALUE:** This pedestrian, bicycling, and equestrian system is currently in various stages of design and construction. The Chattahoochee Greenway Master Plan is expected to span the entire 48 mile section of the Chattahoochee River. The City of Franklin initiated this project, constructing the initial two-mile, hard-surface Old Town Chattahoochee Trail, named after the original Creek Indian village located close to the city's eventual settlement.<sup>13</sup> The greenway also connects with the city's Old Town Chattahoochee Trail at the downtown square with sidewalk, lighting, Veteran's Park rehabilitation and landscape enhancements. The well-designed greenway fits into the natural character of the area, especially along the Chattahoochee River. Additional tourism

**VULNERABILITIES:** The trail must be maintained from intrusive plant growth along the trail surface. There is also a potential for litter to accumulate along the trail. The trail has been a source for mischief by the local youth as well. The greenway may potentially face development pressures from both residential and commercial uses. The greenway is also vulnerable to flooding of the Chattahoochee River.

# Other Conservation Resources

## PROFILE

**Location:** Heard County

**Size:** 110 acres

**Owner:** Nature Conservancy



## PROFILE

**Location:** Carroll County

**Size:** 312 Acres



## SOURCE:

14. **The Nature Conservancy.** Camp Meeting Rock Preserve. 11 October 2011. <http://www.nature.org/ourinitiatives/regions>.

## SOURCE:

15. **Mountain Zone.** Black Jack Mountain. 11 October 2011. <http://www.mountainzone.com/mountains>.

## CAMP MEETING ROCK PRESERVE

**VALUE:** Camp Meeting Rock, also known as Flat Rock, includes 110 acres of granite flat rock in Heard County, near Franklin in western Georgia.<sup>14</sup> While such outcrops occur from Virginia to Alabama, 90% of them are in Georgia, and this site is one of the largest in the southeast, although the preserve covers only a small portion of the overall rock surface.

**VULNERABILITEIS:** Conservation of the habitat is a priority because similar areas have been damaged by quarrying, dumping, and vehicular traffic.

## BLACKJACK MOUNTAIN

**VALUE:** Blackjack Mountain is a scenic landmark, located in the very southwest corner of Carroll County, Georgia on the Georgia-Alabama border and Heard County line. The nearest city is Ephesus, Georgia, 2.2 miles to the south. The mountain is one of the higher points in Georgia, south of Interstate 20. Blackjack Mountain is a long north-south trending ridge. The Native Americans used this promontory as a reference point on their East-West trading path and are believed to have used the summit for sacred ceremonies.<sup>15</sup>

**VULNERABILITIES:** Blackjack Mountain was a high land conservation priority. In early 2005, the Trust for Public Land assisted Carroll County in protecting Blackjack Mountain. The acquisition of Blackjack Mountain will protect a very scenic view shed and preserve over 312 acres of pines and mixed hardwoods, two small lakes, several small tributaries, a federally designated wetland and a valuable wildlife habitat.

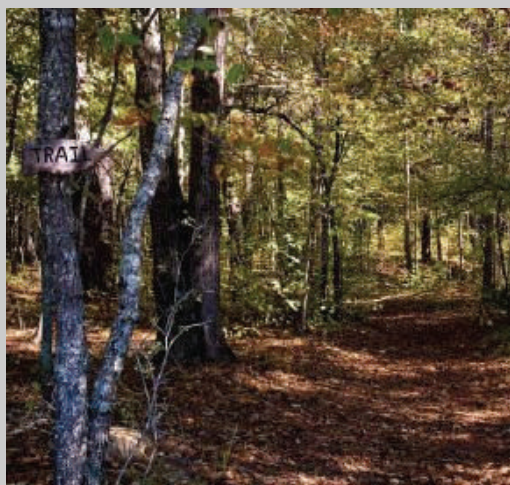


# Other Conservation Resources

## PROFILE

**Location:** Whitesburg—Carroll County

**Size:** 527 Acres



## MCINTOSH RESERVE

**VALUE:** The park is located along the banks of the Chattahoochee River just outside the city limits of Whitesburg in Carroll County. The park is called "reserve" because when Chief McIntosh and eight other Creek Indian chiefs signed the Treaty of Indian Springs exchanging Creek lands in Georgia for Western lands, Chief McIntosh reserved this land for himself.<sup>16</sup> The park, located on land given to Carroll County by the Georgia Power Company, lies just outside Whitesburg, Georgia. In 1978, Carroll County acquired 527 acres of land adjacent to the Chattahoochee River. Included in this parkland is the site of McIntosh's plantation, known as Lochau Talofau or Acorn Bluff. It features hiking and horseback trails, picnic tables and related facilities, a children's water park, a boat ramp, ball field, and camping areas.

**VULNERABILITIES:** The park is subject to flooding of the adjacent Chattahoochee River. The flood of September 2009 flooded much of the park and it was closed for several months as a result. The park is subject to future flooding and litter from park guests.

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## SOURCE:

16. **Carroll County.** McIntosh Reserve. 11 October 2011. [http://www.carrollcountyga.com/pages/mcintosh\\_reserve\\_park/](http://www.carrollcountyga.com/pages/mcintosh_reserve_park/).

# Other Conservation Resources

## PROFILE

**Location:** Meriwether County

**Established:** 1898

**Size:** 18.23 Acres



## SOURCES:

17. **US Fish & Wildlife Service.**  
*Warm Springs National Fish Hatchery.* 11 October 2011.  
<http://www.fws.gov/warmsprings/FishHatchery/index.html>

## PROFILE

**Location:** Heard County

**Size:** 604 Acres



## SOURCES:

18. **Brown's Guide to Georgia.**  
10 October 2011.  
[www.brownsguide.com/v/bushheadshoals](http://www.brownsguide.com/v/bushheadshoals).

## **WARM SPRINGS REGIONAL FISHERIES CENTER**

**VALUE:** The Warm Springs National Fish Hatchery (NFH) was established in 1899. The facility was authorized by Congress in 1898 to serve as warmwater hatchery under the United States Fish and Fisheries Commission, which later became the United States Fish and Wildlife Service.<sup>17</sup> The Warm Springs NFH consists of 56 acres with 40 ponds totaling 18.23 acres of water. The species of fish includes such water creatures as striped bass, sturgeon, robust redhorse and paddlefish which are vital to the fishery resources of the Southeastern United States and the Atlantic Coast. The various species of fish are raised at the hatchery and stocked in cooperation with the various state game and fish agencies.

**VULNERABILITIES:** As a federally owned fish hatchery, the Warm Springs Regional Fisheries Center is protected under federal regulations. The various species of fish are most vulnerable to disease and parasitism. The United States Fish and Wildlife has designed an innovative defense system which reduces the risk of diseased or infected water creatures.

## **BUSH HEAD SHOALS**

**VALUE:** Bush Head Shoals is located along the Chattahoochee River in the northeast part of Heard County. It is popular with kayakers who wish to paddle the river. It contains five islands along the river.<sup>18</sup> This beautiful conservation resource has been identified for designation as a state park in the near future.

**VULNERABILITIES:** The islands at Bush Head Shoals are vulnerable to litter and debris thrown out into the Chattahoochee River. In addition, the water is susceptible to impurities from runoff and pollutants discharged from septic systems.

# Appropriate Development Practices

## CONSERVATION RESOURCES

Listed below are recommended best management practices for use by developers and landowners to protect our vital natural resources. These practices, when applicable, are to be used when designing and developing sites located within one mile of a Regionally Important Resource. These recommendations will also be used when conducting Developments of Regional Impact (DRI) reviews for projects located within one mile of a natural resource.

- Link new developments to existing residential areas via a trail and/or greenspace system.
- Establish extensive natural landscape buffers along the periphery of the development site which give visual separation.
- Sensitivity of natural features which include forested areas, steep slopes, wetlands and floodplains should be considered within site plans and building design.
- Limit full scale clearing, grading, and land disturbing activities to avoid the loss of mature trees, runoff and sedimentation, and soil depletion.
- Assess and maintain environmental features including topography, soils, hydrology, trees, vegetation, wildlife habitat, historic and cultural sites. Seek to preserve the environmentally sensitive areas identified in the assessment by utilizing them for parks, trails, and greenbelt connectivity.
- Encourage development to be setback from roadways to protect the natural viewshed.
- Work with the Georgia Forestry Commission, Natural Resource Conservation Service, Resource Conservation and Development Council, and the UGA Cooperative Extension Service to promote and protect resources.
- Utilize agricultural and forestry best management practices to reduce the amount of pollutants into waterways.
- Encourage conservation subdivisions and cluster development to retain as much open space as possible.
- Utilize porous pavement materials when possible to reduce stormwater runoff and groundwater depletion.
- Utilize rain gardens and bio-retention areas in place of traditional stormwater controls to collect water and reduce run-off.
- Construct vegetative swales in place of traditional curbs and drainage pipes.

# Policies & Protection Measures

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## CONSERVATION RESOURCES

The protection and conservation of regionally important natural resources is important to the health and well being of all citizens. Listed below are general policies and protection measures intended to guide local governments in planning and decision making which affect Regionally Important Natural Resources. Local governments play an active and vital role in the protection of natural resources through the comprehensive planning process, policy decisions, and code enforcement.

- Local governments are encouraged to create more compact urban development in order to preserve conservation resources of regional significance.
- Local governments are encouraged to preserve the rural character of specific areas and provide opportunities for parks and other conservation activities.
- Local governments are encouraged to adopt, revise and enforce Part V Environmental Planning Criteria ordinances.
- Local governments are encouraged to revise and update local zoning, development and other environmental ordinances to require more permeable surface paving options, therefore reducing the percentage of impervious surface and pollution within new development.
- Encourage developments to go beyond the state buffer width requirements for the protection of natural resources.
- Explore the adoption of Transfer of Development Rights, conservation easements, fee simple acquisitions, and conservation tax credits to allow for the preservation of natural areas and open space.
- Establish overlay districts to local zoning ordinances to add an additional layer of protection for water supply watersheds and other environmentally sensitive areas.
- Establish development standards for the development of cluster subdivisions that feature walking/bicycle trails, passive parks, and greenbelts.
- Create passive recreation opportunities which protects greenspace and establishes green linkages. Consider the establishment of a farmland protection program.
- Encourage environmental stewardship and educate the public on environmental awareness.
- Establish partnerships with local governments, agencies and citizens to protect important natural resources.
- Establish working relationships with agencies such as the Georgia Department of Natural Resources, Trust for Public Land, the Nature Conservancy, the Georgia Conservancy, the Army Corps of Engineers.

# **Cultural and Heritage Resources**

# Heritage Resources Overview

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Cultural and historic resources distinguish one place from another and make it unique. The Three Rivers Region is made up of many of these resources which give it a specific and special identity. These resources not only give each community and the region a sense of place but also play a major role in quality of life, education, economic development, housing, and government.

The purpose of this section of the Regionally Important Resource Plan is to assist with preservation of these vital cultural and heritage resources which future growth and development could impact. The resources listed in this section include historic structures, districts, sites, cemeteries, centennial farms, courthouses, crossroads stores, covered bridges, homes, and theatres. Some of these resources depict unique local significance and others are of national significance.

The nominated resources listed in this section were selected because it either:

- Embodies unique characteristics or significance on a local and national level;
- Represents the only example of that type of resource in the entire Region;
- Is related to a special person or event in history; or
- Contains a shared history or has an impact on the entire Region.

A number of our listed cultural and heritage resources are recognized on a national level by way of the National Register of Historic Places or as a National Historic Landmark. Others have been recognized on the state level by being placed on the Georgia Trust for Historic Preservation's *Places in Peril* list.

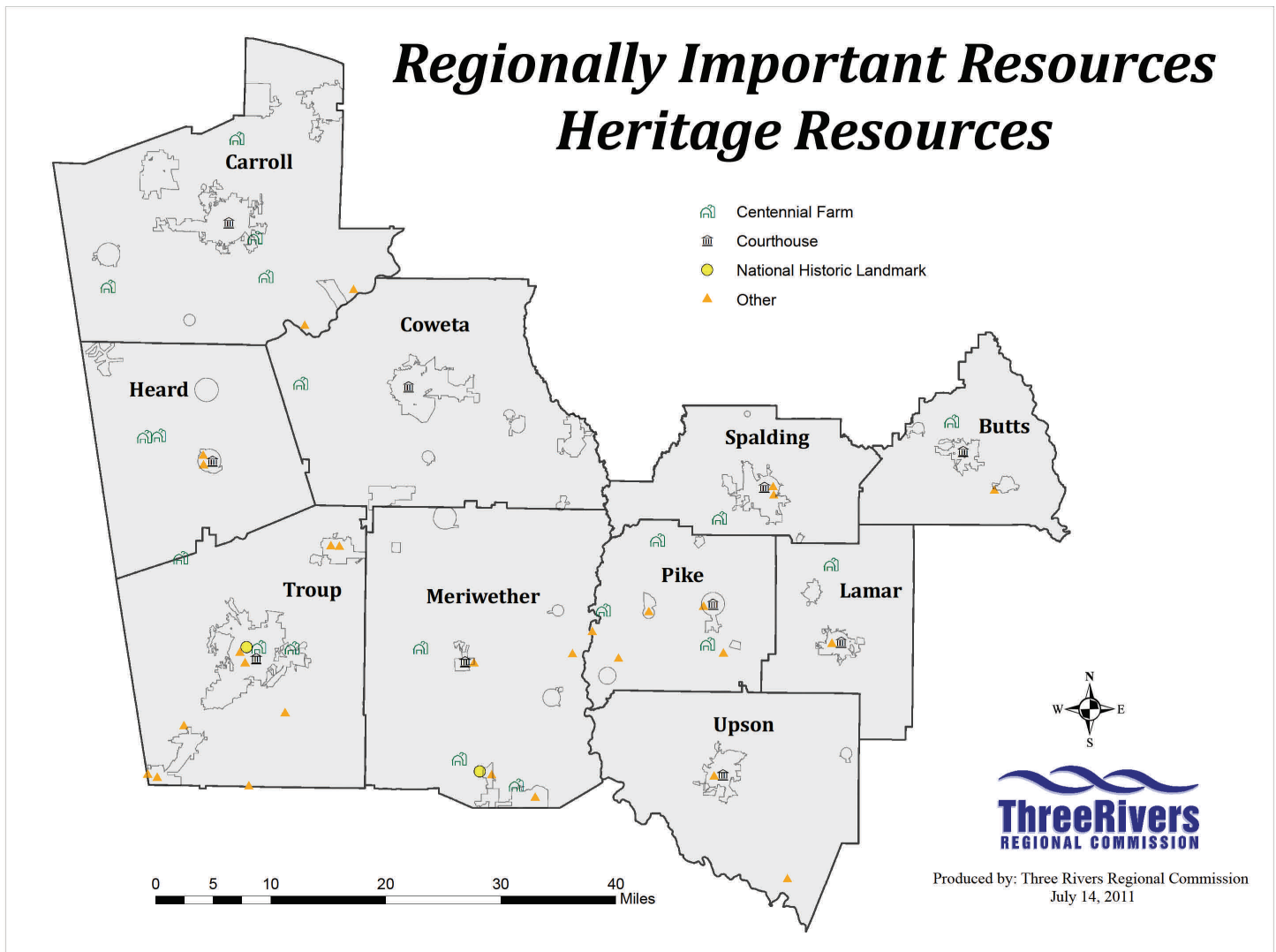
The identification, documentation, and recognition of cultural and heritage resources are extremely important components of the preservation process; however, the protection of these resources from insensitive treatment and demolition is essential. Historic resource programs such as the National Register of Historic Places, National Historic Landmarks, National and State *Places in Peril* lists, and local preservation ordinances only provide minimal protections.

Any resource listed in or eligible for listing in the National Register of Historic Places comes under the protective umbrella of the National Historic Preservation Act of 1966. The Act mandates, under Section 106, that any federally licensed, permitted, or funded project must be reviewed regarding its impact on the historic resource.

Examples of preservation efforts are seen throughout the Three Rivers Region. These include established local government preservation commissions, active adaptive reuse projects, Main Street and Better Hometown designated communities, and individual citizen preservation efforts to name a few.

# Heritage Resources Overview

The Heritage Resources Map below displays significant cultural and heritage resources with the Three Rivers Region.



# Centennial Farms

## PROFILE

**Number of Farms:** 19

**Locations:** Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup

**Centennial Family Farms:** 15

**Centennial Farms:** 1

**Centennial Heritage Farms:** 3



The identification of Centennial Farms provides an additional unique and interesting resource to the region. The Georgia Centennial Farm Program is focused on the preservation of agricultural heritage within the state. These heritage resources, found within the natural landscape, have shaped what our communities have become today. The Three Rivers region is extremely fortunate to have 19 farmsteads that have been awarded some form of centennial farm recognition. This program recognizes and honors qualifying farms that fall within one of the three defined categories. The categories and their requirements are as follows:

### Centennial Family Farm Award

- Owned by members of the same family for 100 years or more; and
- Not listed in the National Register of Historic Places.

### Centennial Farm Award

- Does not require continual family ownership
- Farm must be at least 100 years old; and
- Listed in the National Register of Historic Places.

### Centennial Heritage Farm Award

- Owned by members of the same family for 100 years or more.
- Listed in the National Register of Historic Places.

### **VALUE:**

- Protects areas that hold a historic value and represent a time and place in history;
- Preserves existing green space both active and passive; and
- Preserves the act of working farmsteads. within the region.

### **VULNERABILITIES:**

- Incompatible development that overtakes, or resides next to the farmstead;
- Lack of existing protection via regulations, ordinances and development agreements; and
- Loss of cultural value through the destruction of surrounding uses.



# Centennial Farms

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Name	County	Type	Year
<b>O'Neal Farm</b>	Butts	Centennial Family Farm	1996
<b>Reaves Family Farm</b>	Carroll	Centennial Family Farm	1995
<b>Crowley and Reynolds Farm</b>	Carroll	Centennial Family Farm	1999
<b>Ogletree Farm</b>	Carroll	Centennial Family Farm	2002
<b>The Levans Farm</b>	Carroll	Centennial Family Farm	2009
<b>W.L. Crowder Place</b>	Coweta	Centennial Heritage Farm	1993
<b>Oak Grove</b>	Heard	Centennial Family Farm	2003
<b>Hillaba Hatchee Acres</b>	Heard	Centennial Family Farm	2004
<b>Weldon Lake Farm</b>	Lamar	Centennial Family Farm	1993
<b>Sea Horse Farm</b>	Meriwether	Centennial Family Farm	1993
<b>Bulloch Farms, Inc.</b>	Meriwether	Centennial Family Farm	1994
<b>Perkerson Place</b>	Meriwether	Centennial Family Farm	2002
<b>Anderson Farm</b>	Pike	Centennial Family Farm	2000
<b>The Farm</b>	Pike	Centennial Family Farm	2008
<b>The Cochran-Caldwell Farms</b>	Pike	Centennial Family Farm	2010
<b>Orr-Williamson-Gaissert</b>	Spalding	Centennial Heritage Farm	2002
<b>Liberty Hill Tree Farm</b>	Troup	Centennial Heritage Farm	1993
<b>Cloverland Farm</b>	Troup	Centennial Farm	1993
<b>Dallis Farm</b>	Troup	Centennial Family Farm	1994

# Historic Courthouses

## PROFILE

**Historic Courthouses:** 9

**Oldest Structure:** 1859  
(Spalding)



For years, courthouses have been not only the symbol of justice within the county, but also as the central focus point of many downtowns. It was the one structure that provided an image to the community, and subsequently sparked the surrounding development. Seven of the ten courthouses in the Three Rivers region are considered historic and still in use. The Spalding County Courthouse and the Troup County Courthouse still exists but are not occupied as the main courthouse, but as extensions of the court. Heard County is the only county where the original historic courthouse does not exist.

## **VALUE:**

- Protects areas that hold a historic value and represent a time and place in history;
- Preserves structures from an era that have little representation in current development; and
- Provides a unique image to the community.

## **VULNERABILITIES:**

- Lack of existing protection via regulations, ordinance and development agreements;
- Loss of cultural value through the destruction of surrounding uses; and
- Lack of adequate maintenance due to funds and accessibility.



# Historic Courthouses

County	Location	Year Built	Architectural Style	Current Use	Recognition
<b>Butts</b>	Jackson	1898	High Victorian Eclectic	Courthouse	National Register of Historic Places
<b>Carroll</b>	Carrollton	1928	Italian Renaissance	Courthouse	National Register of Historic Places
<b>Coweta</b>	Newnan	1904	Neoclassical Revival	Courthouse	National Register of Historic Places
<b>Heard</b>	Franklin	1964	Modern	Courthouse	None
<b>Lamar</b>	Barnesville	1930	Neoclassical Revival	Courthouse	National Register of Historic Places
<b>Meriwether</b>	Greenville	1904	Neoclassical Revival	Courthouse	National Register of Historic Places
<b>Pike</b>	Zebulon	1895	Romanesque Revival	Courthouse	National Register of Historic Places
<b>Spalding</b>	Griffin	1859	Vernacular Italianate	Court Offices	National Register of Historic Places
<b>Troup</b>	LaGrange	1939	Stripped Classical	Juvenile Court	National Register of Historic Places
<b>Upson</b>	Thomaston	1908	Neoclassical Revival	Courthouse	National Register of Historic Places

# National Historic Landmarks

## PROFILE

**Location:** LaGrange, GA

**Added to NHRP:** Nov 7, 1972

**Designated NHL:** Nov 7, 1973



## PROFILE

**Location:** Warm Springs, GA

**Added to NHRP:** June 30, 1974

**Added to NHL:** January 16, 1980



## BELLEVUE MANSION

The Bellevue Mansion was the historic home of Senator Benjamin Harvey Hill. The structure was originally built in the early 1850's, and was situated on a 1200 acre plantation. The excellent example of Greek revival architecture is still located at its original address and is a few blocks from the Lafayette Square.

## WARM SPRINGS HISTORIC DISTRICT

The Warm Springs Historic District includes the Roosevelt Warm Springs Institute and the Little White House. The Warm Springs Institute was founded by Franklin Delano Roosevelt in 1927. He often visited the property, which included springs that are at a constant 88 degree Fahrenheit, to combat his symptoms of polio. While the springs did exist and serve many prior to FDR, it was he who made the greatest impact. Disgusted with the conditions of the center, he purchased the facility and land, and turned it into the establishment it is today. The tranquility of the site inspired him to construct what is known today as the Little White House. Today, the springs have provided hydrotherapy to thousands of patients.

### VALUE:

- Protects areas that hold a historic value and represent a time and place in history; and
- Preserves cultural aspects that are not commonly found in today's society.

### VULNERABILITIES:

- Lack of existing protection via regulations, ordinances and development agreements;
- Loss of cultural value through the destruction of surrounding uses; and
- Distraction from the surrounding development.

# Crossroads Stores

## PROFILE

**Location:** Troup County

**Year Built:** 1903

**Recognition:** National Register of Historic Places — 2009



## PROFILE

**Location:** Troup County

**Year Built:** 1894

**Recognition:** National Register of Historic Places — 1983



## R. M. JONES CROSSROADS STORE

**VALUE:** Troup and Harris County residents first settled at the crossroads of the LaGrange-Whitesville-Columbus Stagecoach route and the West Point to King's Gap Road in the late 1820's. Named for local landowner, Christopher Columbus Jones (1831-1904) and his son Monroe, Jones Crossroads once had several flourishing businesses, including a cotton gin, a racehorse track, a tavern, and a U.S. post office called Paulina. Monroe Jones established the rock store in 1903 which members of the Avery Family have owned and operated since the 1920's.

## POTTS BROTHERS GABBETTVILLE CROSSROADS STORE

**VALUE:** This corner store is the only one of a few remaining historic crossroad stores in the State of Georgia. Country stores, located at rural crossroads, provided food, clothes, farm supplies and medicine to area farms. It was common for stores to also serve as the area post office.

**VULNERABILITIES:** Most crossroad stores within the State of Georgia have been demolished. The R. M. Jones Crossroads Store currently operates as an antique store. However, future commercial development pressures may increase the vulnerability of the store's operation. The Potts Brothers Gabbettville Crossroads store is currently for sale. Therefore, it is vital that the community market the rich heritage of the crossroads stores in its tourism efforts to enhance economic development opportunities.

# Historic County Jails

## PROFILE

**Location:** Franklin—Heard County

**Year Built:** 1921

**Recognition:** National Register of Historic Places - 1981



## HEARD COUNTY JAIL AND MUSEUM

**VALUE:** The Heard County Jail built in 1921, serves as the Heard County Historical Center and houses a museum. The Museum offers a look into the past of this rural community and highlights include the jail cells. This Museum has exhibits dedicated to notable residents of the county. One major exhibit is dedicated to local personality, Mahaley Lancaster, a fortune-teller, lawyer, political activist, schoolteacher, and self-proclaimed "oracle of the ages," who became a West Georgia legend in the first half of the twentieth century. The county jail and sheriff's residence was in operation from 1912 to 1964. The Heard County Jail was added to the National Register of Historical Places in 1981.<sup>19</sup>

**VULNERABILITIES:** The Heard County Historical Center has made some major restorations to this building over the past few years. However, funds are limited for ongoing structural maintenance. The structure is vulnerable to incompatible additions and surrounding developments.

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## SOURCE:

19. **Heard County Historical Society.** *History* \_10 October 2011. <http://www.heardhistory.org/>

# Historic County Jails

## PROFILE

**Location:** Barnesville—Lamar County

**Year Built:** 1938



## LAMAR COUNTY OLD JAIL AND MUSEUM

**VALUE:** The Old Jail Museum & Archives is housed in the old Lamar County Jail building. This building, completed in 1938, was a Works Progress Administration (WPA) structure.<sup>20</sup> The sheriff and his family lived downstairs and the inmates were housed upstairs in cells. This building was used for inmates until 1992 when a new Detention Center was completed on Roberta Drive. In September 1995, the building became a dual purpose facility that includes a museum and genealogical research. The archives process dozens of requests for research each month. The museum houses artifacts that have been collected from Barnesville, Milner and the surrounding districts within Lamar County.

**VULNERABILITIES:** The “Old” Lamar County Jail has suffered greatly over the years from deferred maintenance due to the lack of funds to restore the exterior and interior features of the building.

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## SOURCE:

20. **Lamar County.** *Old Jail Museum and Archives.* 10 October 2011. <http://www.lamarcountygga.com/oldjail.html>

# Historic County Jails

## PROFILE

**Location:** Greenville—  
Meriwether County

**Year Built:** 1896

**Recognition:** National Register  
of Historic Places— 1973

Georgia Trust for Historic  
Preservation's *Places in Peril* List  
- 2008



## SOURCE:

21. **Meriwether County History.** *Historic 'Old' Jail.* 10 October 2011. <http://meriwetherquest.com/history/jail.html>

## MERIWETHER COUNTY HISTORIC 'OLD' JAIL

**VALUE:** The 1896 Meriwether County Jail features an unusual modified Italianate villa style with asymmetrical towers and Romanesque arches.<sup>21</sup> Its three-story hanging tower provides a reminder of an earlier form of capital punishment. Located just off the courthouse square, it is one of Greenville's earliest structures. The jail was listed in the Georgia Trust for Historic Preservation's Places in Peril List in 2008. The building is now privately owned and has received major structural restoration over the past few years.

**VULNERABILITIES:** The Meriwether County Old Jail is currently vacant. Major structural restorations have been made to this historic building over the past few years. The building is now privately owned and is currently up for sale. The County does not have control over the structure. The building is most vulnerable to incompatible additions and alterations. In addition, funding to restore the building is limited. The County must work with the owner to seek opportunities to preserve this valuable heritage resource.





# Historic Covered Bridges

## PROFILE

**Location:** Thomaston—Upson County

**Year Built:** 1892

**Length:** 96 feet

**Architect:** Dr. J.W. Herring

**Recognition:** National Register of Historic Places —1975



## AUCHUMPKEE CREEK COVERED BRIDGE

**VALUE:** The Auchumpkee Creek Covered Bridge sits just off of US 19 in West Central Georgia. The bridge, built in 1892, is 96 feet long with a town lattice truss.<sup>21</sup> The Auchumpkee Creek Bridge is also known as either the Zorn's Mill Bridge or Hootenville Bridge. The bridge was built by local bridge builder Dr. J. W. Herring and his company, Herring and Alford. The bridge has been rebuilt or restored twice. The first restoration of the bridge occurred in 1985. In the summer of 1994, not long after its 100th birthday, the bridge was washed out by local flooding. In 1997, Georgia Department of Transportation (GDOT) rebuilt the bridge from the ground up.

**VULNERABILITIES:** The Auchumpkee Creek Covered Bridge is most vulnerable to environmental factors from potential erosion and flooding. The bridge is in excellent condition since being rebuilt in 1997. The structure is not utilized for the transport of vehicles.

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## SOURCE:

21. **Georgia Covered Bridges.** *Auchumpkee Covered Bridge*. 12 October 2011. <http://www.gribblenation.com/gapics/covdbrdg/auchumpkee.html>

# Historic Covered Bridges

## PROFILE

**Location:** Meriwether County

**Year Built:** 1840s

**Length:** 391 feet

**Architect:** Horace King

**Recognition:** National Register of Historic Places—1973



## RED OAK CREEK COVERED BRIDGE

**VALUE:** The Red Oak Creek Covered Bridge is sometimes called the Imlac Covered Bridge, which spans Red Oak Creek in the small community of Imlac not far from Woodbury, Georgia. Only 12 miles north of Warm Springs, this bridge is a rare surviving example of the ingenuity of famed bridge builder Horace King. Including approaches, it stretches for 391 feet, making it the longest wooden bridge in Georgia.<sup>22</sup> The main span is 253 feet long and is the state's oldest covered bridge. Designed and built by King and possibly his sons during the 1840s using the Town Lattice Truss design, the covered bridge has spanned Red Oak Creek for more than 170 years. It was repaired during the 1980s and still remains in use today. The bridge currently has the capacity to carry cars and small trucks over the Red Oak Creek.

**VULNERABILITIES:** The Red Oak Creek Covered Bridge is located in the eastern part of Meriwether County near Flint River. The bridge is vulnerable to the affects of environmental factors from erosion and flooding. The bridge is also threatened by the possibility of destructive activities. Long-term preservation of historic covered bridges must be an ongoing effort to ensure its use for future generations.

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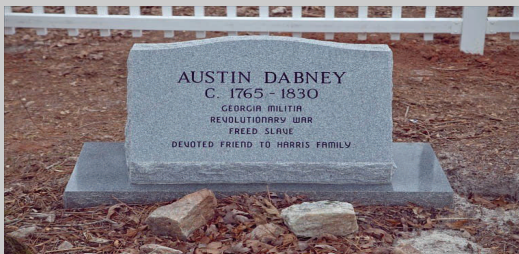
## SOURCE:

22. **Explore Southern History.** *Red Oak Covered Bridge.* 12 October 2011. <http://www.exploresouthernhistory.com/>

# Historic Cemeteries & Gravesites

## PROFILE

**Location:** Pike County



## SOURCE:

23. R. W. Rogers. *History of Pike County from 1822 to 1922* (n.d.);

## PROFILE

**Location:** LaGrange—Troup County



## **AUSTIN DABNEY GRAVESITE**

**VALUE:** Austin Dabney, a Georgia slave, earned freedom in exchange for his service in the Patriot Army. On August 14, 1786, Dabney became the only African American to be granted land, fifty acres, by the state of Georgia in recognition of his military service during the Revolution.<sup>23</sup> The legislature also provided seventy pounds to emancipate Dabney from his owner, Richard Aycock. At his death in Zebulon in 1830, Dabney left all his land and property to Giles Harris and was buried in the Harris family plot in Pike County. His name appears on a historical marker in Griffin, Georgia.

## **LAGRANGE STONEWALL CEMETERY & HORACE KING GRAVESITE**

**VALUE:** The LaGrange Stonewall Cemetery is the burial site for Civil War Confederate soldiers and includes the gravesite of covered bridge builder, Horace King. He built a number of covered bridges and other structures throughout the southeast. In the Three Rivers region this includes the Red Oak Covered Bridge in Meriwether County and the eastern block of buildings on LaFayette Square in LaGrange, Georgia. King moved to LaGrange where he and his sons prospered through the work of their construction firm. King died in 1887 and is buried on the grounds of LaGrange's Stonewall Cemetery. In 1978, Horace King's gravesite was discovered and marked by Ocfuskee Historical Society.

**VULNERABILITIES:** Both the Austin Dabney Gravesite and LaGrange Stonewall Cemetery which features Horace King's gravesite site are subject to potential vandalism and litter. Ongoing maintenance operations are in place to protect these heritage resources.

# Historic Cemeteries & Gravesites

## PROFILE

**Location:** Griffin, —Spalding County



## PROFILE

**Location:** Griffin—Spalding County



## OAK HILL CEMETERY

**VALUE:** Oak Hill Cemetery was a part of Lewis Lawrence Griffin's original plan for the city. Many persons responsible for the establishment of the City of Griffin and Spalding County are buried in this cemetery. Nationally known figures buried in Oak Hill include James S. Boyton, governor of Georgia, a hero of the Confederate navy, John McIntosh Kell and Martha Eleanora Holliday.<sup>24</sup> The cemetery is one place to walk through Griffin's history.

## STONEWALL CEMETERY (GRIFFIN)

**VALUE:** Stonewall Cemetery is located on part of a plot given as a burial site by General Lawrence Griffin, who founded the City of Griffin in 1840.<sup>24</sup> Several hundred confederate and one (1) union soldier, casualties of the Battle of Atlanta and Jonesboro are buried at this cemetery. A principal monument, located at the center of the cemetery, was among the first dedicated to the Confederate dead. The first recorded Confederate Memorial Day in Griffin and the State of Georgia was held on October 26, 1866 at the Stonewall Cemetery.

**VULNERABILITIES:** The Oak Hill and Stonewall Cemeteries are surrounded by commercial and residential development. The cemeteries are threaten by development pressures from the surrounding areas. In addition, these cemeteries are vulnerable to looting and vandalism.

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## SOURCE:

24. **City of Griffin.** *Places of Interest.* 12 October 2011. <http://www.cityofgriffin.com/Visitors/PlacesofInterest>.

# Performance Theatres

## PROFILE

**Location:** Thomaston—Upson County

**Year Built:** 1927



## SOURCE:

25. **The Georgia Trust.** 2010 *Places in Peril: Ritz Theatre* 12 October 2011. [http://www.georgiatrust.org/news/2010pip/.ritz\\_theatre](http://www.georgiatrust.org/news/2010pip/.ritz_theatre).

## PROFILE

**Location:** Manchester—Meriwether County

**Year Built:** 1935



## SOURCE:

26. **The President Theatre.** <http://www.thepresidenttheatre.com/>

## RITZ THEATRE

**VALUE:** Prominently located on the courthouse square in Thomaston, the Ritz Theatre was originally built in the Mission Revival style in 1927, during the height of Thomaston's economic growth.<sup>25</sup> It was sold a year later, and the new owners altered the building, giving it an Art Deco façade. Throughout its history, the Ritz Theatre has served Thomaston and surrounding towns as a home for the arts as well as an anchor on the downtown square. The Ritz Theatre continues to show first run movies and serves more than 24,000 patrons annually. It also provides space for performances and special events to schools, churches, clubs, charitable organizations and private citizens.

## THE PRESIDENT THEATRE

**VALUE:** The President Theatre, a 1935 historic building is of art deco/ art modern design located in Manchester, Georgia.<sup>26</sup> The President was one of over 100 theatres Roy E. Martin Sr. of Columbus, Georgia, owned. Opened during President Franklin Delano Roosevelt's term in Washington, Mr. Martin named the theatre to honor President Roosevelt's presence in Warm Springs, Georgia. The facility was recently restored to its original mid-century beauty and will serve as a community center for Meriwether County.

**VULNERABILITIES:** Both theatres are located in small downtown communities that have struggled financially due to a declining economy. The structures are most vulnerable to deferred maintenance and incompatible additions. The communities must strive to establish historic preservation regulations that retain the historic integrity and promote its use as community gathering places for special events.

# Performance Theatres

## PROFILE

**Location:** Hogansville—Troup County

**Year Built:** 1937

**Architect:** O. C. Lam

**Recognition:** National Register of Historic Places: 2001



## THE ROYAL THEATRE

**VALUE:** The period after World War II and through the Korean War brought great prosperity to the town of Hogansville. It was the commercial center for northern Troup, Heard, and Meriwether Counties and southern Coweta County. Main Street was abuzz with activity, and the sidewalks were choked with shoppers every Saturday. In 1937, the Royal Theatre was built by Mr. O. C. Lam. His brother, Mr. O. C. Lam was superintendent of schools at the time.<sup>27</sup> This theatre, an excellent example of Art Deco style, was the center of social life in Hogansville for decades.

**VULNERABILITIES:** The Royal Theatre has undergone major renovations over the past decade. However, a leak in the front parapet wall has contributed to water penetrating the Art Deco facade. This water damage is causing tiles to deteriorate, posing a threat to the structure. The theatre is also vulnerable to ongoing operational, maintenance, and restoration costs. With the popularity of home entertainment and multiplex theaters, smaller historic theatres are at risk of becoming obsolete.

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## SOURCE:

27. **National Trust for Historic Preservation.** 12 October 11. <http://www.preservationnation.org/travel-and-sites/sites/southern-region/royal-theater-ga-hogansville.html>.

# Other Heritage Resources

## PROFILE

**Location:** Pike County

**Size:** 25 Acres



## PROFILE

**Location:** West Point, Georgia —  
Troup County



## SOURCE:

28. **Explore Southern History.**  
*Fort Tyler Historic Site.* 12  
October 2011. [http://  
www.exploresouthernhistory.  
com/forttyler.html](http://www.exploresouthernhistory.com/forttyler.html)

## CHESTNUT OAK CENTER

**VALUE:** The Chestnut Oak Center offers a unique recreational experience for families in Pike County and surrounding areas. This 25-acre facility is located just south of Zebulon, Georgia. The Center offers a multi-use community center which includes a community conference center, a covered multi-purpose arena, renovated historic buildings, and an outdoor amphitheatre set in natural green spaces with trails that wander through native chestnut oaks.

**VULNERABILITIES:** Although the Chestnut Oak Center is located in a predominately rural community, the facility may be threaten by future residential or commercial development.

## FORT TYLER AND PINWOOD CEMETERY

**VALUE:** Brigadier General R. C. Tyler, the last general to be killed during the Civil War, died while making a heroic last stand at the Battle of West Point, a little known fight on the border between Alabama and Georgia.<sup>28</sup> Fort Tyler was a square earthwork built atop a high hill in West Point, Georgia. Its primary purpose was to defend the vital bridge over the Chattahoochee River at West Point; a city uniquely located on the west side of the river on a point of land formed by the Alabama border and the Chattahoochee. Fort Tyler has been beautifully reconstructed on its original site, which was reclaimed after years of use as a city reservoir. Located adjacent to Pinewood Cemetery is the Fort Tyler Cemetery Section which is the burial place of General Tyler, the last general killed in the Civil War. The cemetery also contains the graves of 76 Civil War soldiers.

**VULNERABILITIES:** Fort Tyler maybe at risk to future development and Pinewood Cemetery to road construction projects.

# Other Heritage Resources

## PROFILE

**Location:** Hogansville — Troup County

**Year Built:** 1939



## SOURCE:

29. **City of Hogansville.** *History.* 12 October 2011. <http://www.cityofhogansville.org/history/>

## PROFILE

**Location:** Meriwether County

**Year Built:** 1937

**Recognition:** National Register of Historic Places — 2010



## HOGANSVILLE HISTORIC AMPHITHEATRE

**VALUE:** The Hogansville Amphitheatre was built as a National Youth Administration project in 1939 using stone from a nearby rock quarry. According to historians, local youth and textile workers, idled from a strike, helped build the amphitheatre during the great depression on the school property.<sup>29</sup> The amphitheatre was recently restored for use as a local venue for social gathering events. The amphitheatre is the sight of many local events including a series of concerts given during the Hummingbird Festival and West Georgia Idol.

**VULNERABILITIES:** The Historic Amphitheatre is most vulnerable to incompatible additions and alterations. Historic preservation design guidelines should be established within this area to protect the structure's unique features.

## ELEANOR ROOSEVELT SCHOOL

**VALUE:** The Eleanor Roosevelt School, a one story, large brick building, was constructed in 1937. It was the last Rosenwald School built. Philanthropist, Julius Rosenwald was disheartened by the state of education among African Americans in the rural South. He built over 5,300 schools between 1910s and 1930s to increase educational opportunities for African American youth. The building served as a school until 1972. It was later used as an adult education center, day care center, and carpet cutting and storage facility.

**VULNERABILITIES:** This vacant building is vulnerable to vandalism, demolition pressures and possible changes to the building's character. Local advocates are currently seeking funds to purchase and rehabilitate the building. The school is structurally sound, but would require over \$400,000 in funds for rehabilitation.



# Other Heritage Resources

## PROFILE

**Location:** Troup County

**Year Built:** 1916

**Size:** 35 Acres



## HILLS & DALES ESTATE

**VALUE:** This historic estate was the home of textile magnate Fuller E. Callaway, Sr. and his family. The property features the historic Ferrell Gardens which are one of the best preserved 19th century gardens in America. The gardens were created by Sarah Ferrell between 1841 and 1903 and include extensive boxwood plantings, fountains, an herb garden, and a greenhouse. The centerpiece of the 35-acre estate is a beautiful Italian villa designed by the noted architects Neel Reid and Hal Hentz, which was completed in 1916.<sup>30</sup> The Visitor's Center features museum exhibits, a 14 minute orientation film and a gift shop. A major restoration of the house was completed in April of 2010, and all three floors of the home are open for guided tours.

**VULNERABILITIES:** The Hills and Dales Estate is privately owned and has been fortunate to be afforded a high degree of protection. As with many house museums, however, obtaining and sustaining the necessary funding to cover operating and maintenance expenses is an ongoing effort. Other concerns regarding the Estates' setting and viewsheds include threats from incompatible additions and development to surrounding properties that are not in keeping with the historic character of the property.

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## SOURCE:

30. ***Hills and Dales Estate.*** *History.* 12 October 2011. <http://www.hillsanddales.org/>

# Other Heritage Resources

## PROFILE

**Location:** Butts County

**Year Built:** 1823

**Recognition:** National Register of Historic Places — May 7, 1973

## SOURCE:

31. **Butts County Historical Society.** *Historic Properties* 12 October 2011. <http://www.buttscountyhistoricalsociety.org/>



## PROFILE

**Location:** Whitesburg—Carroll County

**Year Constructed:** Moore's House built in 1857



## INDIAN SPRINGS HOTEL

**VALUE:** The Indian Springs Hotel, a circa 1823 hotel, is located in Butts County, Georgia.<sup>31</sup> It was owned by the Creek Indian Chief William McIntosh, who was murdered for his part in signing over the Indian lands to the government. Today, it is a museum rich with heritage and displays a unique history of the Butts County area.

## MOORE'S BRIDGE PARK

**VALUE:** The Moore's Bridge Park is located near Whitesburg, Georgia in Southeast Carroll County and buffers 1.4 miles of the Chattahoochee River. The park is layered with history, including Civil War, Native American, African American, and transportation history. This site once served as the gateway to Southern Carroll County. Priority has been placed on conserving and interpreting the property's rich history and notable features. A key feature of Moore's Bridge Park is the Historic James Moore House. James D. Moore was originally the land owner of this property, and his house is the most historically significant feature still standing on the site. The James Moore house is centrally located within the park just above the former Horace King Covered Bridge site, and provides opportunities for many types of functions including educational and historical events.

**VULNERABILITIES:** Both the Indian Springs Hotel and Moore's Bridge Park are highly protected heritage resources in the Region. However, local guidelines have not been established to help safe guard these significant resources against incompatible development in areas adjacent to the hotel and park. These resources also remain vulnerable to the challenges of costs associated with ongoing operations, maintenance, and restoration.

# Other Heritage Resources

## PROFILE

**Location:** Concord—Pike County

**Year Built:** 1907

**Recognition:** National Register of Historic Places - 1982



## PROFILE

**Location:** Pike County

**Year Built:** 1870

**Recognition:** National Register of Historic Places - 2008



## SOURCE:

32. **The Whiskey Bonding Barn.** *History*. 10 October 2011. <http://whiskeybondingbarn.com/history.php>

## R. F. STRICKLAND BUILDING

**VALUE:** This 1907 two-story brick building, located on Main Street in Concord, Georgia, housed the first business in the area. Strickland's Company began in 1840, and shaped the development of the town of Concord. This building is an important landmark in Pike County and is currently used as a Community Center for the City of Concord and the surrounding regional area.

## WILLIAM BARKER WHISKEY BONDING BARN

**VALUE:** William Thomas Barker (1839-1902), a farmer in Pike County, Georgia, built the whiskey bonding barn circa 1870.<sup>32</sup> Constructed in the late 1800's, soon after the War Between the States, this building most likely served as the local bonding warehouse for local distilleries. Pike Historic Preservation, Inc. purchased and renovated the Barn with an eye toward retaining its architectural integrity and significance as a symbol of the area's agricultural past. On May 12, 2008, the Whiskey Bonding Barn was listed in the National Register of Historic Places.

**VULNERABILITIES:** The R. F. Strickland Building and William Barker Whiskey Bonding Barn have both undergone major renovations over the past decade. However, these structures are most at risk to incompatible additions and alternations that may develop in the future. The buildings are vulnerable to high costs to maintain the historic integrity and serve as community gathering places.

# Appropriate Development Practices

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## CULTURAL AND HERITAGE RESOURCES

Cultural and heritage resources are especially important to a community, as they make up its unique identity and give a sense of place. These resources are especially sensitive in that development can affect a heritage site in two ways; both directly and indirectly. Development can have an adverse affect to a resource through structural changes and even demolition but also through changes in its historic setting. The site of a cultural or heritage resource can be integral to the historical context in which it embodies. Therefore, potential effects of new development which can involve infrastructure such as roads, demolition or rehabilitation of adjacent structures, infill or redevelopment, should be examined. The examination of these potential effects may lessen or completely rule out any impact to cultural and heritage resources.

Listed below are recommended best management practices for use by developers and landowners to protect our unique cultural and heritage resources. These practices, when applicable, are to be used when designing and developing sites or involve a historic structure located within one mile of a Regionally Important Cultural and Heritage Resource. These recommendations will also be used when conducting Developments of Regional Impact (DRI) reviews for projects located within one mile of a heritage or cultural resource.

- Infill development should be designed to remain compatible with the historic landscape and setting by utilizing existing structures for appropriate adaptive reuse where possible while maintaining architectural integrity.
- Significant site features should be maintained. This includes trees, viewsheds, and existing historic structures. Natural buffers should be established or maintained to protect viewsheds and between incompatible uses.
- New construction and additions should be compatible in mass and scale to historic structures in the area.
- Site plans, building design and landscaping should be sensitive to cultural and historic features of the site.
- New design involving historic interpretations of surrounding structures, which are similar in scale and character, is encouraged to maintain architectural integrity.
- Existing street grid patterns and uniform alignment of facades should be maintained in new construction by orienting new structures at similar setbacks and lot alignment as existing structures.
- Locate any needed parking behind existing structures as to not impede the view to the historic structure.

# Policies & Protection Measures

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## CULTURAL AND HERITAGE RESOURCES

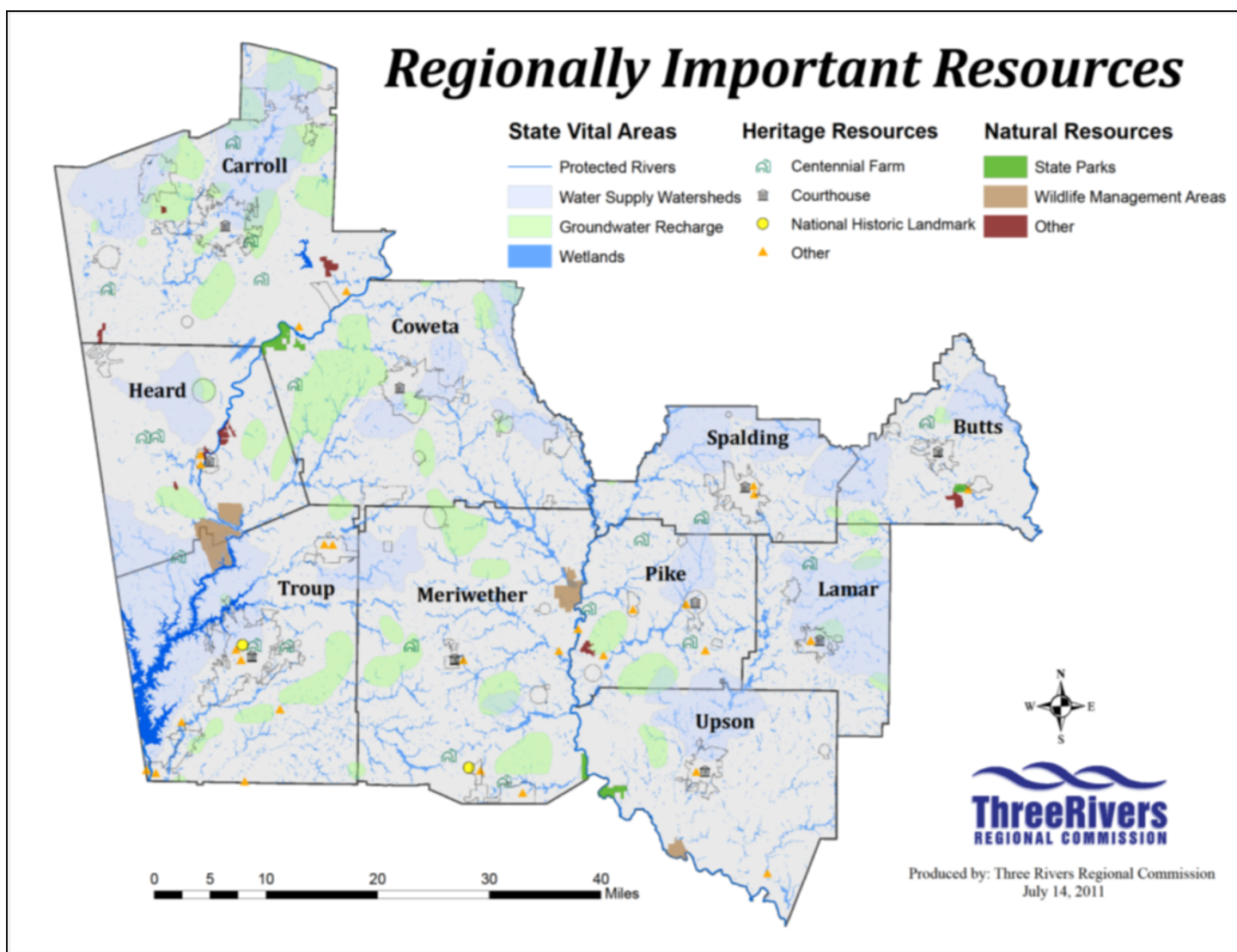
Listed below are general policies and protection measures intended to guide local governments in planning and decision making which affect Regionally Important Cultural and Heritage Resources. Local governments play an active and vital role in the protection of cultural and heritage resources through the comprehensive planning process, policy decisions, and code enforcement.

- Local governments should seek to protect, preserve, promote, the cultural and heritage resources of the Three River's region that contribute to its unique character.
- Seek to list significant historic structures to the National Register of Historic Places.
- Projects involving historic resources listed on the National Register should adhere to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Structures not listed on the National Register are encouraged to follow the same standards.
- Support, cooperate with and take advantage of programs offered by various agencies which support historic resources such as the Georgia Historic Preservation Division, the Georgia Trust for Historic Preservation, the National Trust for Historic Preservation, Advisory Council on Historic Preservation, Main Street and Better Hometown organizations, and any other non-profit organizations.
- Encourage the maintenance and adaptive reuse of all historic buildings, sites, structures, districts, and objects when possible.
- Consider adopting a tree ordinance to allow for the preservation of mature trees which are significant to the resources setting.
- Consider adopting a historic preservation ordinance, designating a local historic district and becoming a Certified Local Government.
- Encourage and support the sensitive use of cultural and historic sites as tourist attractions and modes of economic development when appropriate.
- Support and strengthen any existing historic preservation commissions, regulations, and incentives within a project area. Establish regulations and incentives where none exist.
- Consider the adoption of form-based codes as an alternative to traditional zoning regulations.
- Regulations regarding signage at a particular historic site should encourage the sensitivity of the resources.
- Cultural and heritage resources are to be protected from destruction, inappropriate infill development, and/or incompatible alterations that would negatively affect and historic structure or site.
- Historic resources are to be considered valuable and integral parts of a community which make up its identity and sense of place.

# **Regionally Important Resources Map**

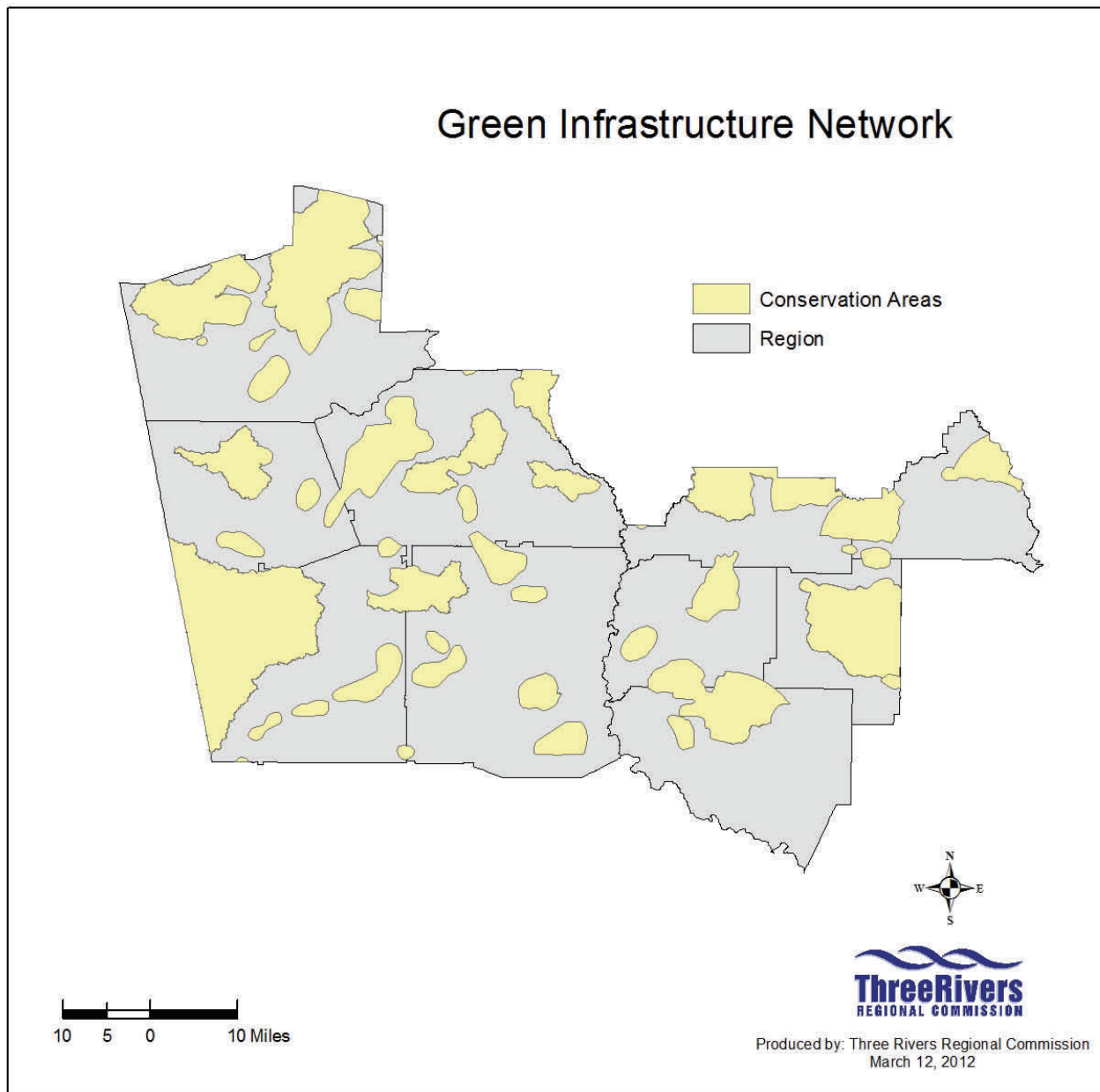
# Regionally Important Resources Map

The RIR map is a visual representation of cultural, natural, and water resource within the boundaries of the Three Rivers Regional Commission. The map was created using layers from the state vital areas, submissions from our local governments, and suggestions from the Three Rivers staff.



# Green Infrastructure Map

The Green Infrastructure Map is a union of the conservation areas within our Future Development Map, and the Regionally Important Resources Map. This union illustrates a network of both public and private areas of conservation and provides important linkages across the region.





# Appendix

# Resource Listing

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Auchumpkee Creek Covered Bridge	51
Austin Dabney Gravesite	53
Bellevue Mansion	46
Big Lazer Wildlife Management Area	27
Blackjack Mountain	34
Bush Head Shoals	36
Camp Meeting Rock Preserve	34
Centennial Farms	42
Chattahoochee Bend State Park	29
Chattahoochee Greenway	33
Chattahoochee River	16
Chestnut Oak Center	57
Eleanor Roosevelt School	57
Flint River	17
Fort Tyler Battlefield and Cemetery	57
Groundwater Recharge Areas	14
Head Creek Reservoir	22
High Falls Lake	20
High Falls State Park	30
Hills & Dales Estate	59
Historic Courthouses	44
Hogansville Historic Amphitheatre	58
Indian Springs Hotel	60
Indian Springs State Park	31
Joe Kurz Wildlife Management Area	27
John Tanner State Park	30
LaGrange Stonewall Cemetery and Horace King Grave Site	53
Lake Jackson	19

# Resource Listing

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Lamar County Old Jail Museum-----	49
McIntosh Reserve-----	35
Meriwether County Old Jail-----	50
Moore's Bridge Park-----	60
Oak Hill Cemetery -----	54
Ocmulgee River-----	18
Potts Brothers Gabbettville Crossroads Store -----	47
R.F. Strickland Building-----	61
R. M. Jones Crossroads Store-----	47
Red Oak Creek Covered Bridge-----	52
Ritz Theatre-----	55
Sprewell Bluff State Park-----	32
Still Branch Reservoir-----	22
Stonewall Cemetery (Griffin) -----	54
The President Theatre-----	55
The Royal Theatre-----	56
Warm Springs Historic District-----	46
Warm Springs Regional Fisheries Center-----	36
Water Supply Watersheds-----	12
West Point Lake -----	21
West Point Wildlife Management Area-----	28
Wetlands-----	15
William Barker Whiskey Bonding Barn -----	61



## REGIONALLY IMPORTANT RESOURCE NOMINATION FORM

*A Regionally Important Resource is defined as any natural or cultural resource, or resource area, possessing significant regional value and importance and which is vulnerable to human actions or activities.*

### ORGANIZATION/AGENCY/GOVERNMENT NOMINATING THE RESOURCE

NAME:

MAILING ADDRESS:

CONTACT PERSON:

TELEPHONE AND/OR E-MAIL ADDRESS:

### RESOURCE TO BE NOMINATED

NAME OF RESOURCE:

LOCATION (Please list at least one available source of reference for the specific location):

- PHYSICAL ADDRESS: \_\_\_\_\_
- TAX PARCEL #: \_\_\_\_\_
- LATITUDE/LONGITUDE: \_\_\_\_\_

TYPE OF RESOURCE (Please select all that apply):

NATURAL RESOURCE       HISTORIC/CULTURAL RESOURCE       PARK  
 ARCHEOLOGICAL RESOURCE       FOREST/WILDLIFE PRESERVE

### ATTACH A MAP OF RECOMMENDED RESOURCE BOUNDARIES

Is a map of the proposed resource included with this nomination?:  Yes       No

**PLEASE RETURN THIS FORM NO LATER THAN APRIL 30, 2011 to:**

#### THREE RIVERS REGIONAL COMMISSION

• Griffin Office:  
Attn: Aronda Smith  
PO Box 818  
Griffin, GA 30224  
Tel: (678) 692-0510  
Fax: (678) 692-0513  
Email: [asmith@threeriversrc.com](mailto:asmith@threeriversrc.com)

• Franklin Office  
Attn: Paul Jarrell  
PO Box 1600  
Franklin, GA 30217  
Tel: (706) 675-6721  
Fax: (706) 675-0448  
Email: [pjarrell@threeriversrc.com](mailto:pjarrell@threeriversrc.com)



**REGIONALLY IMPORTANT RESOURCE  
NOMINATION FORM**

*PROVIDE A BRIEF STATEMENT WHICH EXPLAINS WHY THIS RESOURCE IS BEING NOMINATED:*

[Empty text box for providing a brief statement explaining why the resource is being nominated.]

*PROVIDE A BRIEF, STATEMENT WHICH EXPLAINS THE IMPORTANCE OF THE RESOURCE BEING NOMINATED AND ITS NEED FOR PROTECTION:*

[Empty text box for providing a brief statement explaining the importance of the resource and its need for protection.]



**REGIONALLY IMPORTANT RESOURCE  
NOMINATION FORM**

*PROVIDE A BRIEF, WRITTEN DESCRIPTION OF THE RESOURCE'S VALUE THAT ADDRESSES ITS IMPORTANCE TO THE REGION:*

A large, empty rectangular box with a black border, intended for the user to provide a written description of the resource's value.



**REGIONALLY IMPORTANT RESOURCE  
NOMINATION FORM**

*PROVIDE A BRIEF, WRITTEN DESCRIPTION OF THE RESOURCE'S VULNERABILITIES INDICATING THE DEGREE TO WHICH THE RESOURCE IS THREATENED OR ENDANGERED.*

A large, empty rectangular box with a black border, intended for the user to provide a written description of the resource's vulnerabilities.

***REGIONALLY IMPORTANT RESOURCES*** are defined as any natural or cultural resource areas identified as being of regional importance. Following identification of these resources, the Regional Commission will prepare a **REGIONAL RESOURCE PLAN** recommending best practices for their protection and management. This **REGIONAL RESOURCE PLAN** will be used by the Regional Commission to promote coordination of activities and planning by local governments, land trusts, and conservation or environmental protection entities to better manage their resources. Resources identified through this process will be mapped and linked to form a continuous regional green infrastructure network. This network will be presented on a Regionally Important **RESOURCES MAP** that will be widely distributed throughout the region.

**SELECTION CRITERIA FOR REGIONALLY IMPORTANT RESOURCES:**

- Resource nominated by an individual, interested organization, local government/government agency;
- Resource identified by the Georgia Department of Natural Resources as a State Vital Area;
- A natural or natural resource that is already preserved by an existing conservation mechanism; and
- A natural or cultural resource identified by other state agencies and/or environmental protection organization.

**SELECTION CRITERIA FOR NOMINATED RESOURCE:**

The following criteria will be given priority in the review of all proposed nominations:

1. Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers etc.
2. Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace.
3. Protects wildlife habitat by creating, buffering or preserving habitat areas and corridors.
4. Preserves areas that have historical or cultural value by virtue of history, place or time period represented.
5. Preserves significant working agricultural or forest resources and/or creates opportunities for local food production.
6. Areas that contribute to region-wide connections between existing and proposed regional resources.

**TIMELINE**

- Solicitation of nominations - March 1 through April 30, 2011
- The Planning Advisory Council will evaluate nominations May - June 2011 and recommend RIRs to RC Council for designation.
- RC Council will designate RIRs in June 2011.
- Development of Regional Resource Plan July— September 2011.
- Submit Regional Resource Plan to Georgia Department of Community Affairs - October 2011
- RC Council adopts Regional Resource Plan - December 2011.





## REGIONALLY IMPORTANT RESOURCES PLANNING ADVISORY COUNCIL

### PURPOSE:

The purpose of the *Planning Advisory Council* is to coordinate regional planning efforts and provide guidance to the Three Rivers Regional Commission in the task of updating its Regionally Important Resources Plan. The Planning Advisory Council is expected to play an advisory role in providing information and recommendations related to Regionally Important Resources.

### COMPOSITION:

- The Planning Advisory Council shall consist of twenty (20) members appointed by the Three Rivers Regional Council.
- The Planning Advisory Council shall include at least two (2) representatives from each County within the Three Rivers Regional Commission.
- It is recommended that at least six (6) representatives be actively involved in a conservation, environmental, historic or cultural organization.

### DUTIES:

The primary duties of the Planning Advisory Council shall include:

- Review nominations for regionally important resources;
- Recommend regionally important resources for approval by the Three Rivers Regional Council; and
- Recommend best practices to be considered by developers for designing new development to be located within one mile of any area included on the Regionally Important Resource Map.

### MEETING DATES:

- The Planning Advisory Council will meet at least once a month.
- Meetings are scheduled to commence in July 2011 and end in September 2011.

### NEXT STEPS:

- Each County is asked to nominate two (2) individuals to serve on the Planning Advisory Council.
- The Regional Council shall appointed the Planning Advisory Council at its April 2011 meeting.



**REGIONALLY IMPORTANT RESOURCES  
PLANNING ADVISORY COUNCIL**

**PURPOSE:**

The purpose of the *Planning Advisory Council* is to coordinate regional planning efforts and provide guidance to the Three Rivers Regional Commission in the task of updating its Regionally Important Resources Plan. The Planning Advisory Council is expected to play an advisory role in providing information and recommendations related to regionally important resources.

**#1—INDIVIDUAL TO BE APPOINTED TO THE PLANNING ADVISORY COUNCIL**

NAME:

ORGANIZATION:

COUNTY:

MAILING ADDRESS:

TELEPHONE AND/OR E-MAIL ADDRESS:

**#2—INDIVIDUAL TO BE APPOINTED TO THE PLANNING ADVISORY COUNCIL**

NAME:

ORGANIZATION:

COUNTY:

MAILING ADDRESS:

TELEPHONE AND/OR E-MAIL ADDRESS: