

LAMAR COUNTY COMPREHENSIVE PLAN
 TABLE OF CONTENTS

	<u>Page Number</u>
Cover Page	i
Table of contents	ii
List of Maps	iii
Introduction	1
PART I: COMMUNITY PARTICIPATION PROGRAM	2
-- Call for Volunteers Article	3
-- Long Range Planning Committee Memo	4
-- Stakeholder Letter	5
-- Stakeholder Comments	6
COMMUNITY GOALS	7
-- General Vision Statement	7
-- List of Community Goals	8
II NEEDS AND OPPORTUNITIES (SWOT)	9
-- High Speed Internet Service	11
-- Consideration of Regional Water Plan	12
III COMMUNITY WORK PROGRAM/ROA	14
IV.LAMAR COUNTY CHARACTER / DEVELOPMENT AREAS	17
Area 1: City of Barnesville	19
Area 2: City of Milner	24
Area 3: Chappell / Patillo / Northeast Lamar	28
Area 4: Liberty Hill	32
Area 5: The I-75 Corridor	36
Area 6: High Falls Lake Area	40
Area 7: Unionville	44
Area 8: Johnstonville / Goggans	48
Area 9: Piedmont	52
Area 10: Redbone	56
Area 11: Barnesville / Lamar Industrial Park	60
Area 12 South Griffin Residential	64
Area 13 Hwy 41 N. Business Corridor	68
Area 14 West Central Lamar County	72
Area 15 South Central Lamar County	76
Area 16 East Central Lamar County	79
Area 17 Water Supply / Limited Development	83

V. FUTURE LAND USE	87
ACKNOWLEDGEMENTS	91
APPENDIX	
Economic Development Element	92
LIST OF MAPS	
Middle Ocmulgee Water Planning Region	13
Development Areas	18
Official Zoning Map	84
Character / Development Areas	85
Future Land Use Map	86

LAMAR COUNTY COMPREHENSIVE PLAN FOR THE YEARS 2019-2039

INTRODUCTION

STUDY AREA

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

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

PURPOSE

The Comprehensive Plan is the basic foundation for local planning and is intended to provide a guide for the development and the controlled growth of the county through the year 2040. This plan follows the Basic Local Planning Requirements of the Standards and Procedures for Local Comprehensive Planning developed by the Georgia Department of Community Affairs, effective on March 1, 2014, with revised Minimum Standards for Local Comprehensive Planning, effective October 1, 2018.

SCOPE

This Comprehensive Plan is limited to unincorporated Lamar County, but some of the information does pertain to the municipalities and is relevant to the county. This plan contains information from previous studies, government reports, and new research conducted for the plan. The plan is made up of four components: (1) Community Goals, (2) a Community Needs and Opportunities Analysis, (3) a Community Work Program and (4) a Land Use Element.

COMMUNITY PARTICIPATION PROGRAM

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

1. Through public announcements at County Commissioners meetings and accompanying newspaper reports, sought volunteers for the Comprehensive Planning Committee. Originally the Committee was composed of ten volunteers, including an elected official.
2. First Public Hearing held on April 16, 2018 to discuss requirements for and request inputs for the Comprehensive Plan.
3. The Planning Committee assisted in the identification of 75 community stakeholders consisting of public officials, civic organizations, church leaders, business leaders, community clubs, community organizers and educational leaders. In our initial contact with this group we asked that they provide a list of potential issues and /or opportunities that they saw in Lamar County's future. An updated list of stakeholders will be contacted with an invitation for an opportunity to review the proposed submittal.
4. The Comprehensive Planning Committee met on a monthly, then three-week and finally on a two-week basis to develop the Plan.
5. Individual members of the Planning Committee briefed groups with which they were affiliated to inform them of the need for the plan and to get a pulse of the county's residents.
6. A legally announced public hearing was conducted on January 8, 2019. Appropriate inputs from that meeting have been incorporated into the plan.
7. In addition to the many meetings of the Planning Committee, extensive use of email between Committee Members and Commissioners was utilized to suggest, review, correct and incorporate changes to the Plan.
8. The Comprehensive Planning Committee met on the following dates:
 - May 17, 2018
 - June 15, 2018
 - July 12, 2018
 - August 2, 2018
 - August 23, 2018
 - September 13, 2018
 - October 4, 2018
 - October 25, 2018
 - November 15, 2018
 - November 29, 2018
 - December 12, 2018
 - January 4, 2019

January 29, 2018

To: The Herald-Gazette

Subject: Letter to the Editor

Please consider the below request for volunteers as a Letter to the Editor. Informal requests through individuals have so far only given us one name of an interested citizen. Hopefully this article will stir the interest of others residents of the county. Thank you for your consideration,

Danny Gunter
Lamar County Zoning Administrator

WHAT WOULD YOU LIKE LAMAR COUNTY TO BE IN 2039?

Lamar County is looking for volunteers who would like to help guide the way into the future with the development of a new Comprehensive Plan for the next twenty years. A committee of approximately eight residents of Lamar County will be convened to consider the current conditions, the future desires of the populace, the feasibility of those desires and the necessary actions to make those desires a reality over the next twenty years. This project must be completed by the end of this year, so committee meetings will be at least once a month at a time that is convenient to the most members. If you would like to be considered for this Long Range Planning Committee please contact the Lamar County Zoning Office at 770 358-5364 or stop by our office at 408 Thomaston St. in beautiful downtown Barnesville.

February 15, 2018

MEMORANDUM

From: Dan Gunter

To: County Commissioners

Subject: Long Range Planning Committee

In response to my request for volunteers in the newspaper last week only three people so far have volunteered for the Long Range Planning Committee (Comprehensive Plan.) We would like to have approximately eight people on this committee. So I am requesting that each of you make a recommendation of someone in your district who would be willing to serve on this ad hoc committee.

In addition to the Planning Committee, the State instructions for the Comprehensive Plan call for the identification of Stake Holders in the County. You are therefore requested to identify key individuals from your district (approximately five people from each district) who you believe could review the proposed plan and make comments. This is an effort to ensure that all segments of the county's interest are heard from.

Thank you for your assistance in this project.



Dan Gunter
Zoning Administrator
Telephone: 770-358-5364
FAX: 770-358-5821

Lamar County
Zoning Administration
408 Thomaston Street
Barnesville, Georgia 30204

Winfred Vaughan
Building Inspector
e-mail address
lczoningoffice@charter.net

July 12, 2018

Dear Lamar County Stakeholder:

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

Please consider your input, as we do, very important and try to get it back to us within two weeks. You are a stakeholder, a part owner, of Lamar County and are worthy of the best efforts of all of us to ensure Lamar County will be what we desire it to be during our lifetimes. Please respond by letter to the above Zoning Office address or by email to dgunter@lamarcountyga.com. Thanks you for your input.

Sincerely,

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

LAMAR COUNTY 2019-2039 COMPREHENSIVE PLAN STAKEHOLDERS COMMENTS (DISTILLED)

Note: Of the various responses received from the Stakeholders, many were similar and thus have been combined (Distilled) to reduce redundancy.

1. Industries are needed, for jobs and the tax base here in Lamar County.
2. Recreation: Want a place where they can play sports after work hours.
3. Green space and buffer requirements, save trees.
4. Control growth, subdivisions, neighborhoods.
5. Affordable homes for seniors; smaller sizes in certain areas.
6. Education system to be improved.
7. Create more jobs; more concerned for businesses coming here.
8. Investigate the Community Development Block Grant Program for use to refurbish houses in the county.
9. Recommend the County Commissioners communicate with their districts by holding quarterly meetings to let people know what is going on in their districts.
10. Encourage industries that provide jobs for skilled and unskilled labor within the county so citizens don't have to travel out of town for work.
11. Affordable housing for families.
12. Recreation facility for families to enjoy, including a facility for teens.
13. Some type of after hours medical facility.
14. More mental health facilities.
15. Urge the full-time manning of the Parker Branch Road fire station.
16. Considering the growth of the northeast portion of county, need to resurface Chappell Mill and High Falls Roads.
17. Update recreation facilities and playground areas for the community.
18. Need walking track and disc golf course.
19. Emphasize bringing in more entertainment businesses to encourage local people to spend money on local entertainment in Lamar County.
20. Emphasize 4-H and agricultural programs to help balance the small town feel with the growing community.
21. Housing needed for different (all) sizes.
22. Transportation needs for high school and college students.
23. Consider ways to incentivize builders and developers to build more in the county.
24. Continue to develop infrastructure and services on the north end of the county.
25. Existing recreation equipment needs updating; consider pickle ball courts.
26. Consider a new location for the county jail away from the schools, possibly along MLK Jr. Parkway or the Industrial Area.
27. Continue the push for upgrading Hwy 36 with passing lanes between Barnesville and I-75.
28. Consider changing the Zoning Ordinance to allow for development and operation of new technologies.
29. Need more entertainment options such as Movie Theater and Bowling Alley
30. Help for the elderly with their homes; i.e., wheelchair ramps and handrails.

31. More playgrounds for small children (including handicap children).
32. More walking trails.
33. Senior transportation.
34. Summer camp type programs needed for children.
35. More health care providers needed.
36. Need a nice hotel near Gordon State College.
37. Consider incentives for industries willing to locate here and employ our citizens.
38. A diaper changing station is needed at Recreation facility.
39. Bicycle trails/paths at the Recreation Park on Hwy 36.
40. Work-out stations along the walking trails in the new Rec Park.
41. Organize roadside trash pick-up teams (volunteers or prisoners)
42. Expand public transportation
43. Expand / widen Hwy 36 to I-75.

COMMUNITY GOALS

General Vision Statement

In recognition of some problems identified during the previous Comprehensive Plan (2009) and in fulfillment of commitments made in that report, Lamar County revised the Development (Subdivision) Ordinance and completely rewrote the Zoning Ordinance. One of the major problems identified was that Subdivisions were left in the zoning district of which they were before the division of lots. Since approximately 80 percent of the county was zoned as Agricultural-Residential (AR) we now had some cases of incompatible uses. The zoning ordinance change now requires that all Subdivision Applications be evaluated and the zoning district be changed to the most appropriate residential zoning district. All existing Subdivisions were examined with their Restricted Covenants in mind to determine what the best fitting Residential Zoning District should be. While doing this examination the thought occurred regarding the many individual lots that had been split but were not in Subdivisions. Thus a review of all parcels in the unincorporated areas of Lamar County was undertaken to try to determine the actual uses of the land in the county. Since the definition of Agricultural involves the use of three (3) or more acres, all lots of a smaller size were recommended for rezoning to a Residential zoning with the size of the house being a major factor along with the surrounding properties. After the review of all parcels, over 1,900 lots were recommended for rezoning. An article in the local newspaper was printed to explain the rezoning effort and all affected property owners were notified via mail to explain their zoning options. After the owners' comments and some unknown facts were incorporated into the list, approximately 1,786 parcels were reassigned to the most appropriate zoning district as the County issued a new Official Zoning Map in December 2017.

With the new Official Zoning Map in hand and the many comments of agreement and disagreement it became obvious that the overwhelming majority of Lamar County citizens liked and wanted to maintain the rural nature of the county. A previous survey of the population showed no desire for and support of a county-wide sewer system that would permit smaller lot sizes. Thus a minimum one acre lot (with public supplied water) and two (2) acre lots (with a well) and septic service will be the normal for the foreseeable future. With this in mind the Vision Statement for Lamar County is Rural and Quiet Country Living with well-separated and designated Industrial and Commercial areas. The preservation of existing farms, environmental sensitive areas, historic buildings, cemeteries, private rural gravesites, and forest land will be encouraged. The designated Character Areas reveal this nature of the County.

LIST OF COMMUNITY GOALS

1. Build and staff a new county jail.
2. Wellness Concerns for adults and children/youth:
 - a. Exercise / walking tracks and/or paths available
 - b. Healthy food choices
 - i. Community education of needs and requirements
 - ii. Farmers' Markets and Road-side stands
 - iii. Farmers' Markets to accept SNAP and WIC
 - c. Provide newcomers with information
 - i. Encourage Welcome Wagon
 - ii. Community centers
 - iii. Realtors
 - iv. County Web site
3. Improve school traffic patterns
4. Recreation opportunity improvements including indoor facilities for after school hours and out of school periods for children and youth activities.
5. Encourage City of Barnesville to make sewer service available to potential Commercial and some Residential Zoned areas to allow for smaller lot sizes.
6. Availability of access to High Speed Internet service for all county residents.
7. Attempt to acquire Right-of-Way to allow paving of remaining dirt roads in the County.

NEEDS AND OPPORTUNITIES

STRENGTHS:

1. Quiet, Rural, country home sites with small town flavor,
2. Centrally located between Atlanta and Macon for job opportunities
3. Gordon State College.
4. Low traffic volume; short commutes within the county.
5. Availability of home building sites.
6. Affordability of houses.
7. Small town values with forward looking goals.
8. New High School facilities.
9. Improved and improving School scores.
10. Low crime rates.
11. Readily available, set aside space for Industry.
12. Great advancements in Landfill technology at Lamar County Regional Solid Waste Authority (LCRSWA).
13. Fine Arts Center/Auditorium
14. Broad base of industry types compared to similar rural counties
15. Nearness of railroad to industrial area
16. Strong county/city relations
17. Low tax rates

WEAKNESSES:

1. Lack of jobs within the county, such that majority of work force is employed outside of county. Limited white collar jobs in county.
2. Easier, second access to Industrial area.
3. Needed improvements to Ga. Hwy 36 from Industrial area to I-75.
4. No hospital in the county.
5. Lack of access to high-speed internet service throughout the county.
6. Lack of upscale (brand named) shopping facilities within the county.
7. Lack of water and sewer services in areas outside of Cities.
8. No place to get State supplied I.D. cards in county.
9. Lack of in-county transportation service.
10. Lack of indoor recreation facilities.
11. Lack of full timed staffed fire station in northern part of county.
12. Percentage of workforce that is unskilled and undereducated is too high.

OPPORTUNITIES

1. Availability of space in Industrial area.
2. Available space for downtown merchants
3. Expanded hours of operations for county merchants for after work shopping.
4. Growth of housing areas in the northern portions of county.
5. Mixed Use Development area with shops within walking distance of homes.
6. Commercial/Industrial growth along Hwy 36 near I-75 Interchange.
7. Expanded sewer service to the Industrial Park area.
8. Make attempts to partner with State/National organizations to establish an indoor recreation facility in county.
9. Increase portion of property taxes carried by commercial/industrial activities.
10. Partner with Southern Crescent Technical College to provide space for them to teach adult education/GED classes in Lamar County.

THREATS

1. Extreme or unplanned growth resulting in loss of small town environment.
2. Drug threat from outside areas.
3. Need for new county jail.
4. Insufficient diversity of economic base.
5. Portion of population resistant to any changes, thus not willing to plan for future.
6. Lack of understanding and knowledge of facts and trends

HIGH SPEED INTERNET ACCESS

Lamar County is a rural area with minimum lot size of one or more acres. In over 70 percent of the county the homes are located on three or more acres designated as A-R (Agricultural – Residential) zoning. This is by choice of the individuals who desire more rural surroundings. But this also presents a problem for those same individuals in that providers of high speed internet service have no incentive to provide access to their services to such a sparsely populated area. The question then becomes, “What can be done to make access to high speed internet available to everyone.”

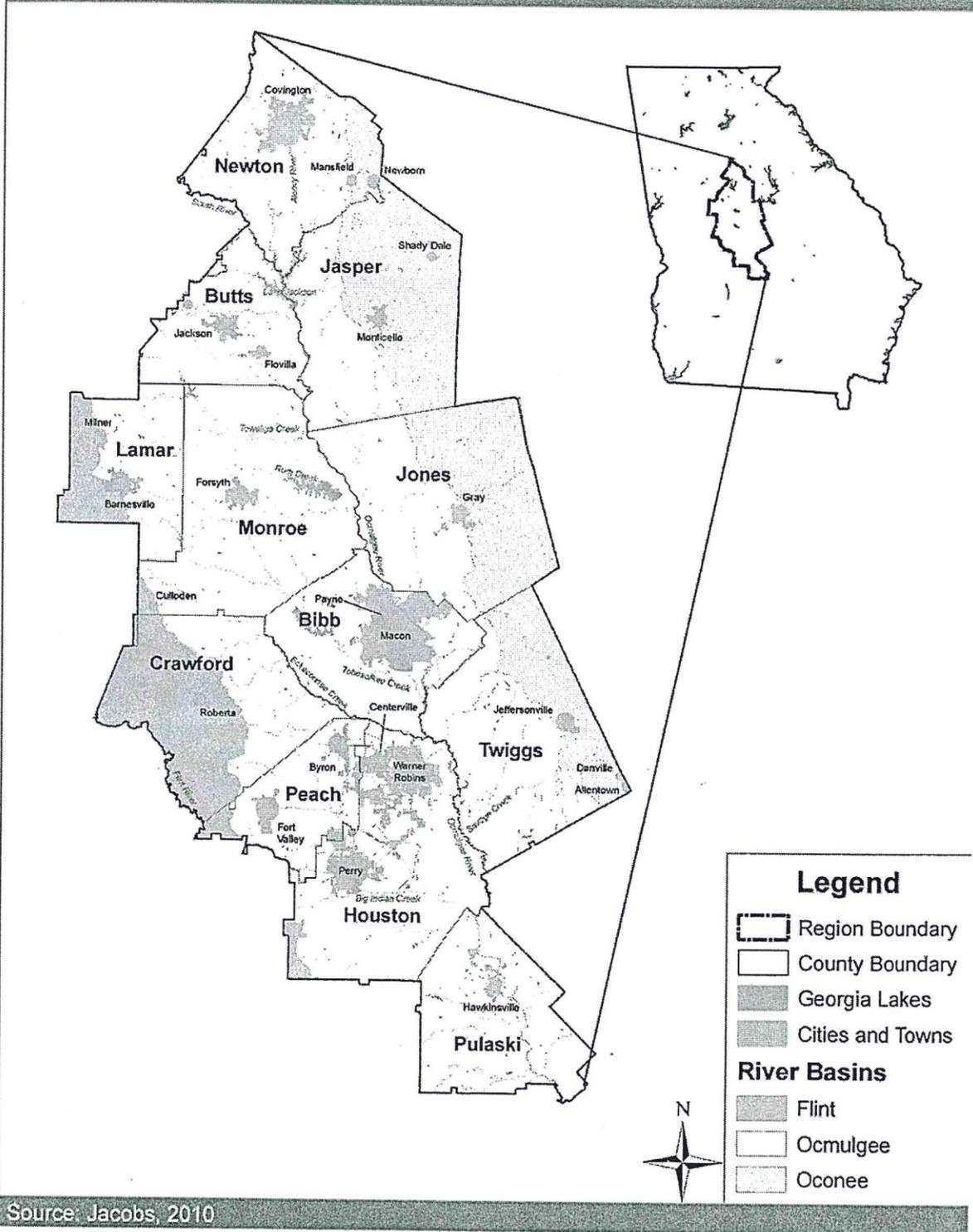
Lamar County proposes to act in a proactive way to support end point users and service providers to provide the desired high speed internet access. Such actions include:

1. Work with willing providers to identify barriers and solutions to deployment.
2. Support and work with communities to organize and develop last-mile connectivity plans.
3. Share federal and state grant information for deployment opportunities with providers and organizations.
4. Ensure highway/road/street right-of-way is available for cable and other internet provider equipment installations.
5. Require developers of new subdivisions to provide cable / optical fiber access to each lot.
6. Advocate locally, regionally and nationally for appropriate policies and programs for expanded last mile coverage.
7. Investigate sources and methods of local funding for accelerating access to high speed internet through out the county.

CONSIDERATION of the REGIONAL WATER PLAN

Lamar County is the western most county in the Middle Ocmulgee Water Planning Region. Because of the unique position of Lamar County only the eastern two-thirds of the county are considered in the Regional Water Plan. The western one-third of the county is a minor contributor to the Upper Flint River Region. A review of the State's major river drainage basins reveals that the "state divide" runs through Lamar County from the northern to the southern border. This means that any rain on the eastern side of the divide will eventually wind up in the Atlantic Ocean and any rain to the west of the divide will go to the Gulf of Mexico. Additionally, there are no major rivers in Lamar County so no significant waters flow into the county from other sources. These facts make Lamar County a minor player in the Middle Ocmulgee Water Planning Region as revealed in a review of that Regional Water Plan. The water supply and sanitary sewer services in Lamar County are provided by the City of Barnesville and are therefore under the city's control. Lamar County has taken action to limit water usage during drought periods with a "Restrictions on Outdoor Watering" Ordinance. Low flow plumbing fixtures are required in all new construction projects. The county's Watershed Protection Ordinance also helps protect the quality of the water entering and leaving the water supply source. These actions are in line with the Regional Water Plan recommendations. The Lamar County Development Ordinance requires consideration of Low Impact Development principles and actions necessary to limit any downstream effects from construction activities. The county also enforces its Soil Erosion, Sedimentation and Pollution Control Ordinance and its Flood Control Ordinance to limit any downstream effect from activities in the county. The Zoning Ordinance requires additional restrictions for the Water Quality Critical Area and the Limited Development Areas within the Water Supply Watershed. These are all part of the considerations of the Regional Water Plan and the Rules for Environmental Planning Criteria.

Figure 2-1: Middle Ocmulgee Water Planning Region



Source: Jacobs, 2010

**COMMUNITY WORK PROGRAM FOR LAMAR COUNTY
FOR THE PERIOD 2019- 2024**

WORK PROGRAM ACTIVITY	TIMEFRAME FOR UNDERTAKING ACTIVITY						RESPONSIBLE PARTY	EST. COST	FUNDING SOURCE	2019 STATUS
	2019	2020	2021	2022	2023	2024				
Acquire right-of-way for and pave up to 2 miles of existing dirt roads per year.	X	X	X	X	X	X	County	\$150k	SPLOST	Ongoing
Petition State to develop passing lanes on Ga. HWY 36 E to I-75	X	X	X	X	X	X	County / State	None	State	Continuous
Pursue the expansion and availability of high speed internet services throughout County	X	X	X				County	None	Private Owner	Ongoing
Perform flyover and develop new aerial maps with GIS data for County.		X					County	\$16.5k	County	Done 2014 Due 2020
Continue inspection and repair of County roads, bridges and culverts	X	X	X	X	X	X	County	\$3.5M	County	Ongoing
Investigate installation of traffic calming devices on County roads	X	X					County	None	County	As needed
Determine size needed for a county operated Animal Control Facility	X	X					County	None	Grants / Public SPLOST	Ongoing
Staff Fire Station 6 (Parker Branch) 24 hr/day to reduce response time to Northeastern part of County.	X	X	X				County	\$150K	County	Ongoing
Establish a replacement schedule for worn out fire engines with each SPLOST	X	X					County	None	SPLOST	Continuous

Continue to encourage residents to sign-up for Code Red Emergency Warning system within five years.	X	X					County	None	Sheriff's Office & Public	Ongoing
Continue development of additional recreation facilities spread throughout County.	X	X	X	X			County	\$450K	County Recreation Dept	Ongoing
Build new Health Department Bldg	X						County	\$1.04M	Grants / County	Started
Build new jail	X	X					County	\$15M	Grants / County	Planning
Update security and modernize Courthouse	X	X	X	X			County	\$3M	Grants / County	Planning
Investigate establishment of After School Programs	X	X	X	X			County Citizens Groups Board of Education	None	Grants / County Citizens Groups	New
Determine need for and required Code changes for smaller affordable homes and lots.	X						County Housing Authority	None	CDBG Grants HUD Funds	New
Emphasize Health / Wellness information and services available in Lamar County to citizens	X	X	X	X	X	X	Health Department Family Connection Citizens groups	None	Grants / Public	Started
Investigate / Improve School traffic patterns after new High School built	X	X					Sheriff's Office Barnesville Police Board of Education	None	County City	New

Report of Accomplishments

Lamar County Community Work Program 2014-2019

Work Program Activity	Status	Explanation
Acquire right-of-way for and pave up to 4 miles of existing dirt roads per year.	Ongoing	Moved to new CWP
Petition State to develop passing lanes on Ga Hwy 36E to I-75	Ongoing	Moved to new CWP
Petition State to extent the 4-lane of US Hwy 41 to the start of US Hwy 341 (0.4 miles)	Complete	
Pursue the expansion and availability of high speed internet services throughout County	Ongoing	Moved to new CWP
Perform flyover and develop new aerial maps with GIS data for County.	Complete	
Expand the Barnesville / Lamar County Library	Complete	
Continue inspection and repair of County road bridges & culverts	Ongoing	Moved to new CWP
Investigate installation of traffic calming devices on County roads	Ongoing	Moved to new CWP
Improve access to the Industrial Park for heavy, large trucks.	Complete	
Determine feasibility of a county operated Animal Control Facility	Ongoing	Moved to new CWP
Upgrade facilities in Emergency Operations Center for internet support for multiple computers	Complete	
Upgrade office equipment and systems in Tax Commissioners Office.	Complete	

Report of Accomplishments

Lamar County Community Work Program 2014-2019

Complete analysis of Zoning of all parcels in County and propose correct zoning for a new Official Zoning Map.	Complete	
Complete renovations / construction of existing Fire Stations.	Complete	
Procure / Install Emergency Generator for new Fire Station 1.	Complete	
Upgrade Fire Department radios with digital units and repeaters.	Complete	
Staff Fire Station 6 (Parker Branch) 24 hr/day to reduce response time to Northeastern part of County.	Underway	Moved to new CWP
Establish a replacement schedule for worn out fire engines with each SPLOST .	Ongoing	Moved to new CWP
Form Working Group to study benefits/liabilities of County purchase of Activity Center	Complete	
Initiate programs to encourage 100% sign-up for Code Red Emergency Warning system within five years.	Ongoing	Reworded and moved to new CWP
Determine interest in and need for additional recreation facilities spread throughout County.	Ongoing	Reworded and moved to new CWP

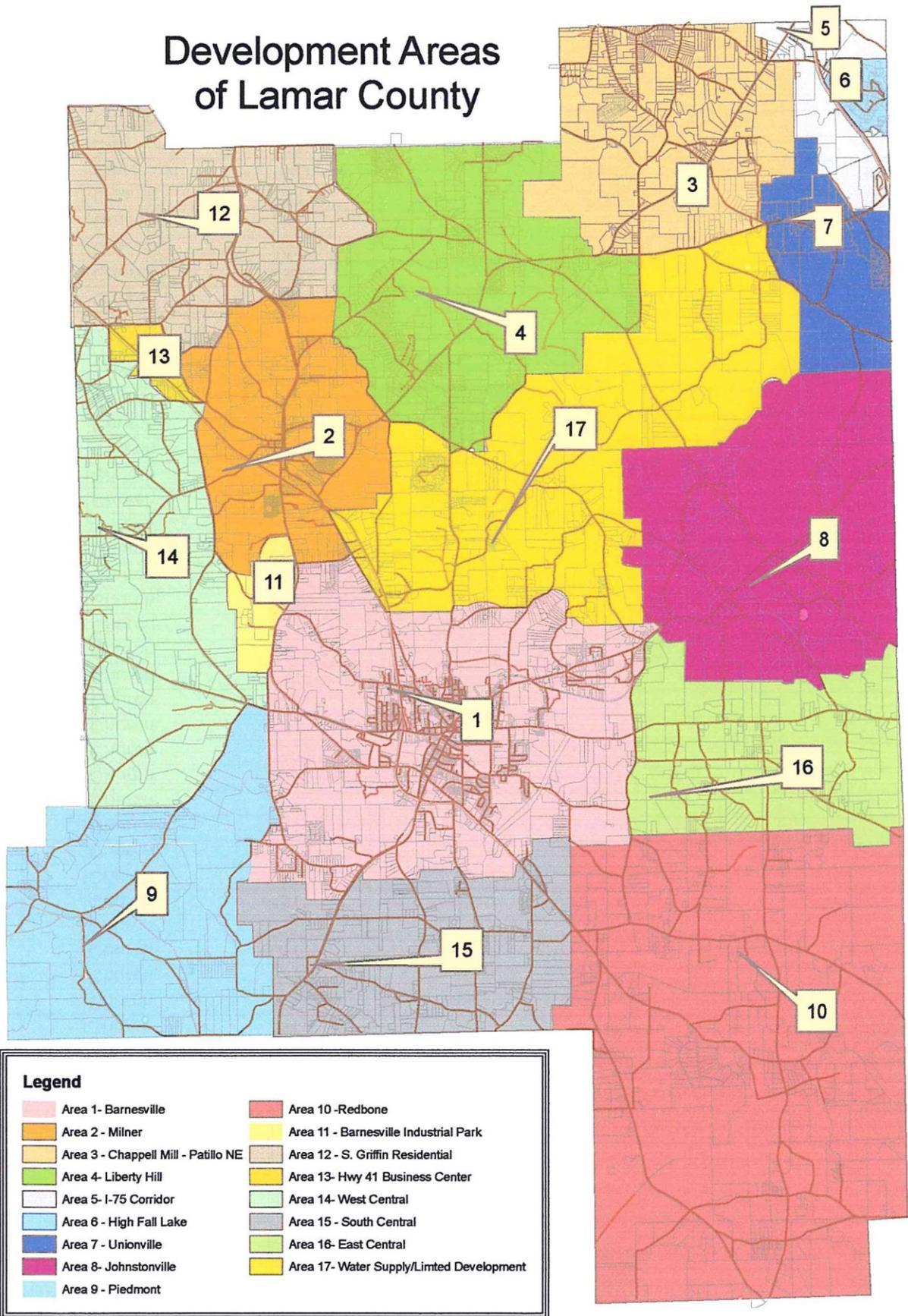
LAMAR COUNTY CHARACTER / DEVELOPMENT AREAS

The historic and as developed areas of Lamar County provide the guidance for the division of the County into seventeen separate Character / Development areas. The common thread of a desired quiet, rural residential area runs throughout the various areas, with a realization that there must be areas of commercial and industrial use. Thus the set aside of specific areas for industrial purposes provides the necessary separation to allow for the quiet residential areas.

The designated Character / Development Areas are as follows and are shown on the accompanying map:

Area 1	Barnesville
Area 2	Milner
Area 3	Chappell Mill – Patillo- Northeast Lamar
Area 4	Liberty Hill
Area 5	I-75 Corridor
Area 6	High Falls Lake
Area 7	Unionville
Area 8	Johnstonville
Area 9	Piedmont
Area 10	Redbone
Area 11	Barnesville Industrial Park
Area 12	South Griffin Residential
Area 13	Hwy 41 Business Center
Area 14	West Central
Area 15	South Central
Area 16	East Central
Area 17	Water Supply / Limited Development

Development Areas of Lamar County



Barnesville (Area 1)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

Growth Preparedness Objective: The major portion of this Development Area already has city supplied water but nearly all areas outside the current city limits lack sewer service. With the expansion of the city's sewer plant, the ability to absorb the

many new customers accompanying annexation is in place. A centrally located County Fire Department Headquarters building was built to better serve this area and other portions of the county.

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

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

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 1 PHOTOGRAPHS

Main Street / Mid-Town Barnesville



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





Gordon College on College Ave., Barnesville



Park at Gordon College Campus

Milner (Area 2)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

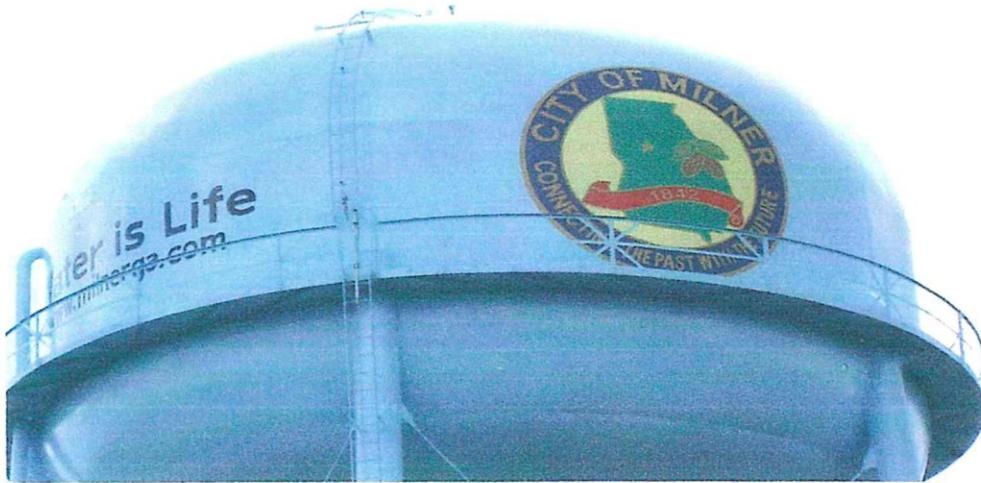
Housing Opportunities Objective: Durable, accessible, and energy efficient housing in a range of sizes, cost and density should be provided in the area to make it possible for all who work in the community to also live there.

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

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

IMPLEMENTATION MEASURES:

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



Mid-town
Milner



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



Entrance to Woodall Estates Subdivision, Southwest portion of Milner

Chappell Mill / Patillo / Northeast Lamar (Area 3)

VISION: This rural residential area of low-density single-family homes has become the “bedroom community” of Lamar County, in that the majority of the residents of the area works outside the county but chose to live in the quiet countryside. With easy access to I-75, this Development Area is expected to attract additional residential subdivisions that feature one to two acre lots while presenting green space and country style living.

Georgia Highway 36 is the major thoroughfare transiting the area. This two lane road is expected to be improved with passing lanes and/or widened to four lanes sometime in the distant future. It is not unreasonable to foresee some commercial development along this highway at that time.

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

Employment Options Objective: The majority of the county’s residents, especially those residents in this area, work outside the county. With the I-75 Corridor

immediately adjacent to this Development Area, the recruitment of businesses of several different types will be pursued to find local jobs for county residents.

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 3 PHOTOGRAPHS

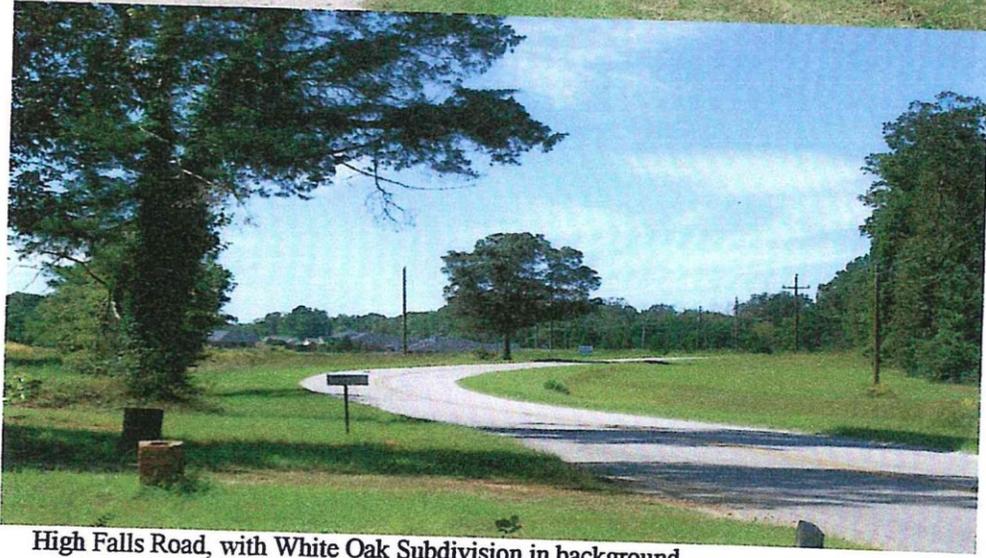
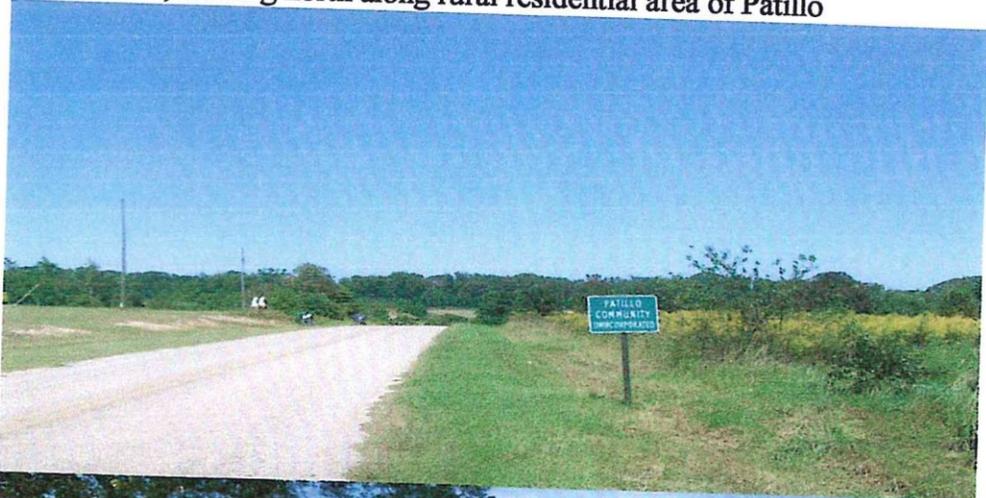
Intersection of Hwy 36 E. & Chappell Mill Rd.





Magnolia Farms
Subdivision off
Chappell Mill Rd.

Bell Road, looking north along rural residential area of Patillo



High Falls Road, with White Oak Subdivision in background.

Liberty Hill (Area 4)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 4 PHOTOGRAPHS

Liberty Hill Community Churchyard Cemetery



Liberty Hill Community Center (Historic building)



Home in wooded land on Morgan Dairy Road



Hay barn off Morgan Dairy Road

Interstate Highway 75 Corridor (Area 5)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 5 PHOTOGRAPHS

I-75 looking north from High Falls Road bridge



Van Mar Blvd. looking south from Hwy 36 E.



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

High Falls Lake (Area 6)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 6 PHOTOGRAPHS

Dogwood Circle view of High Falls Lake.



Small lot homes on Dogwood Circle with Lake behind houses





Antony Drive view of High Falls Lake



Antony Drive near High Falls Road and Butts County line.

Unionville (Area 7)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 7 PHOTOGRAPHS

Unionville UMC on High Falls Park Road.



Intersection of Unionville Road and High Falls Park Road.



Red barn on High Falls Park Road.



Farmland along dirt road in Unionville area.

JOHNSTONVILLE/GOGGANS (Area 8)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 8 PHOTOGRAPHS

Johnstonville Road looking west at county line.



Johnstonville historic building (old general store)



Goggans Depot, historic building.



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

Piedmont (Area 9)

VISION: This is a rural residential area of low-density single-family development in the southwest corner of the county encompassing some dairy, chicken and vegetable farms. Since Piedmont Road is the only major collector road transiting the area, this Development Area is expected and desired to maintain its rural character with minimum two-acre lots for single-family detached dwellings of both site built and manufactured homes.

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

the area. Approximately one-half the length of the second main road through this area, Turner Bridge Road, is a dirt road. The county must pursue obtaining the necessary right-of-way for paving the rest of this road.

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 9 PHOTOGRAPHS

Rural residential area on Piedmont Road.





Pasture land off Piedmont Road.



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

Redbone (Area 10)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

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

IMPLEMENTATION MEASURES:

- Control and manage new development with adequate development regulations
- Promote woodland and open space by zoning for greenbelts and green space within subdivisions and maintaining large size lots where county supplied water and sewer services are not available

AREA 10 PHOTOGRAPHS

Hay field and farmhouse on Ramah Church Road.



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



Horse farm/ranch on Hwy 341 S.



Sugar Hill Farm and Tree Nursery on Hwy 341 S.

Barnesville / Lamar Industrial Park (Area 11)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

Growth Preparedness Objective: In the early 1990s water lines were run from the City of Barnesville to this Industrial Park in preparation for the anticipated location of new industries into the county. In 1992 the county's official zoning map designated this entire area for industrial development. In 2008 a portion of the access road was rebuilt to accommodate industrial traffic. The remainder of the road was upgraded in 2018. The continued actions of the Industrial Development Authority ensure that this area is prepared for industries.

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

Employment Opportunities Objective: By setting aside an area already zoned for industrial and manufacturing facilities, the county's leaders acknowledged the need and

made provisions for employers to establish their businesses here and provide jobs for the local labor force. Quality jobs in the manufacturing and service sector are being provided for Lamar County and surrounding area residents.

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

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

IMPLEMENTATION MEASURES:

- Coordinate efforts between city, county and state officials to inform and attract potential developers of commercial and industrial businesses to the Lamar County sites through marketing and incentives.
- Work with county's leaders to incentivize quality industry that is sensitive to and protective of the local environment.
- Actively pursue medium sized manufacturers.
- Research and pursue grants for economic development projects.
- Actively pursue long term funding for economic development efforts.
- Encourage the design of parking lots that incorporate on-site storm water mitigation features, such as pervious pavements and vegetative islands.

AREA 11 PHOTOGRAPHS

Milner Milling Plant in Industrial Park





Entrance to Cedar Grove (Lamar County) Landfill



Entrance to Jordan Wood Products Plant in Industrial Park



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

South Griffin Residential (Area 12)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 12 PHOTOGRAPHS

Natural gas storage facility, McKenzie Road.



Intersection of Trice and McKenzie Roads approaching Old Hwy 41.





Farm land on Cottage Road.



Forest and crop land on Fawn Road.

Highway 41 N. Business Corridor (Area 13)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

- Coordinate efforts between county and state officials to inform and attract potential developers of commercial and industrial businesses to the Lamar County sites through marketing and incentives.
- Work with the county's leaders to provide incentives to quality industries that are sensitive to and protective of the local environment.
- Actively pursue medium sized manufacturers.
- Research and pursue grants for economic development projects.
- Actively pursue long term funding for economic development efforts.
- Encourage the design of parking lots that incorporate on-site storm water mitigation features, such as pervious pavements and vegetative islands.

AREA 13 PHOTOGRAPHS

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





Ranews Fleet Painting Company on Hwy 41 N.



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

West Central Lamar County (Area 14)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

Growth Preparedness Objective: Enact new development regulations that limit and/or prevent permanent structures in flood hazard zones and increase the stream buffer requirements for all new developments. Ensure the Zoning Ordinance makes provision

for cluster type subdivisions when county supplied water and sewer are provided through the area.

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 14 PHOTOGRAPHS

Ebenezer UMC at intersection of Hwys 18 & 109.





Residential lots
along Hwy 18 W

Undeveloped land along Line Road.



Crane Road along Pike County Line



South Central Lamar County (Area 15)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 15 PHOTOGRAPHS

Shadybrook Lane residential area.



Residential area along Midway Road.



Undeveloped land along Ponderosa Lane.

East Central Lamar County (Area 16)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 16 PHOTOGRAPHS

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



Hay field off Hwy 41 S.



Farm land and house off Oliver Road.



"Fat Cow" Ranch off Oliver Road.

Water Supply / Limited Development (Area 17)

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

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

LAND USE CATEGORIES:

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

QUALITY COMMUNITY OBJECTIVES:

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

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

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

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

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

IMPLEMENTATION MEASURES:

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

AREA 17 PHOTOGRAPHS

City Pond, Barnesville Reservoir



City Pond Road near reservoir.





Entrance to reserved area north of reservoir.



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

FUTURE LAND USE

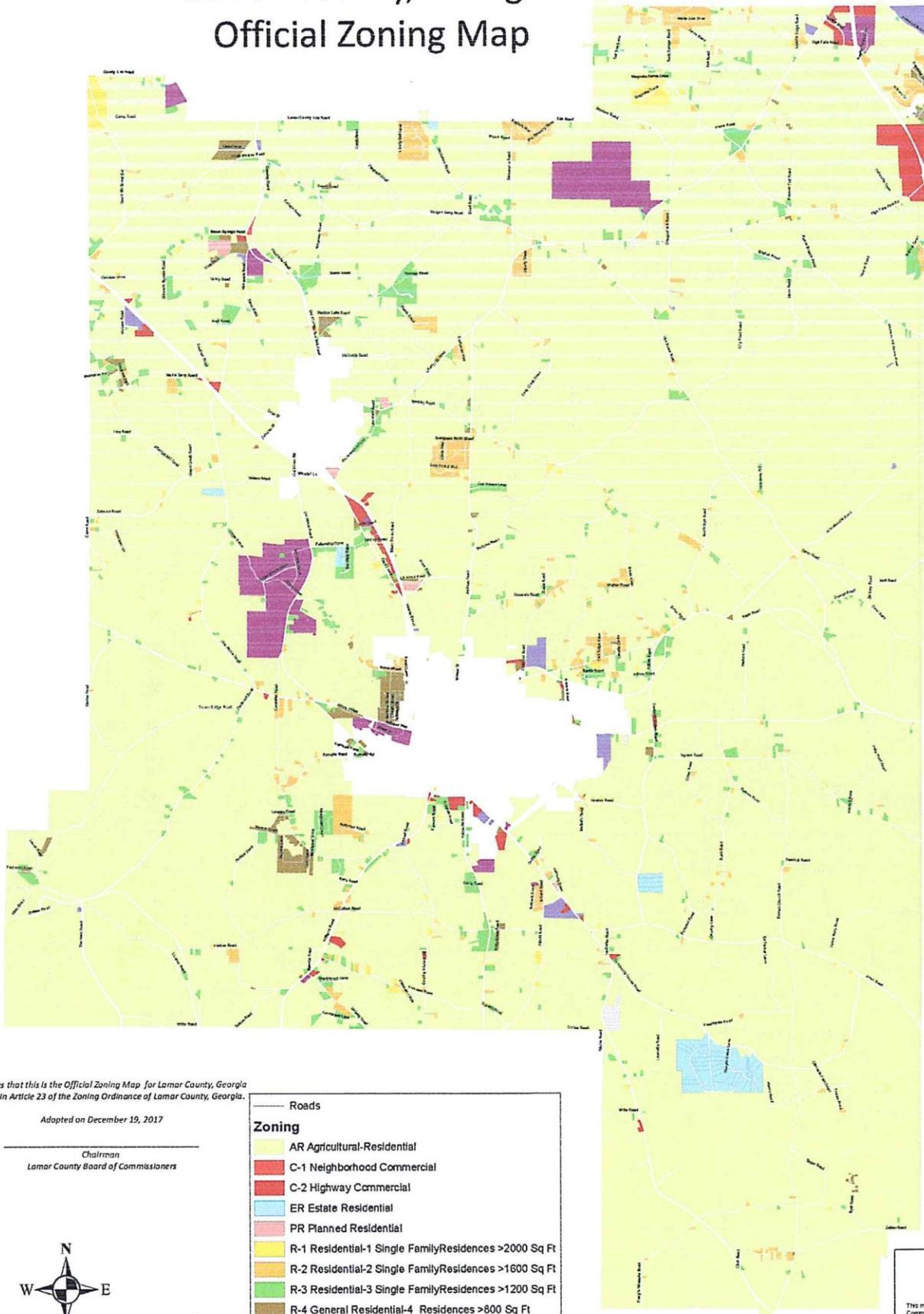
To best understand the Future Land Use in Lamar County it is necessary to understand the current uses of the land. In a previous section of this Plan (COMMUNITY GOALS, General Vision Statement) we discussed the extensive and multi-year review of all parcels in the unincorporated areas of Lamar County to determine the actual uses of each parcel. This resulted in the rezoning of approximately 1,786 parcels and the production of a new Official Zoning Map. That Map is included in this Plan. When the Official Zoning Map and the Character / Development Areas Map are combined it becomes apparent to most individuals of the desired and future uses of the land in Lamar County.

The Official Zoning Map shows that approximately 75 percent of the county is zoned Agricultural – Residential (AR) with nearly all parcels greater than three acres. All subdivisions, scattered throughout the county, have been zoned as Residential based on the designs and restrictive covenants of each subdivision. This allows for a variety of sizes and style homes. Estate Residential (ER) lots are at least five acres with homes of at least 2,500 square-feet (sqft). R-1, R-2 and R-3 are all Single Family Residential with house size requirements of 2,000 sqft, 1,600 sqft and 1,200 sqft, respectively. R-4 is General Residential zoning which allows for small homes, duplexes, apartments and single-wide manufactured homes. Planned Residential (PR) zoning allows lots of 5,000 square-feet only if sewer service is available. Since sewer service is available only through the cities of Barnesville and Milner the expected growth of smaller lots and homes will be in close proximity to these cities. Planned Mixed Use (PM) zones also require sewer service and therefore are expected only near Barnesville and Milner.

The Character / Development Areas Map shows three areas, Area 5 (I-75 Corridor), Area 11 (Barnesville Industrial Park), and Area 13 (Highway 41 Business Center) as set-aside, separate areas for Industrial/Commercial use. In conjunction with the City of Barnesville the area along M.L.King Jr. Parkway (the Highway 41 Bypass around Barnesville) is expected to be open to industry. The potential for growth of the I-75 Corridor makes the property along Hwy 36 E. from the county border to High Falls Road as Potential Commercial. With the population growth of the county it is believed that Neighborhood Commercial (C-1) zoned areas will provide Convenient Store type services at intersections along the major thoroughfares (U.S. Highways 41 and 341 and Ga. Hwy 36) through the county. Historic buildings along these highways show that these type services previously existed. The Future Land Use Map shows these potential industrial and commercial areas.

Parks and Recreation areas are available in Barnesville, Milner and unincorporated Lamar County providing venues for exercise for all ages. Phase one construction of the new Liberty Hill Recreation Area (along Hwy 36 E.) is underway and is scheduled to complete in 2020. This will be a multi-year project to service the northern part of the county.

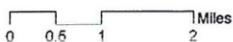
Lamar County, Georgia Official Zoning Map



This certifies that this is the Official Zoning Map for Lamar County, Georgia referred to in Article 23 of the Zoning Ordinance of Lamar County, Georgia.

Adopted on December 19, 2017

Chairman
Lamar County Board of Commissioners



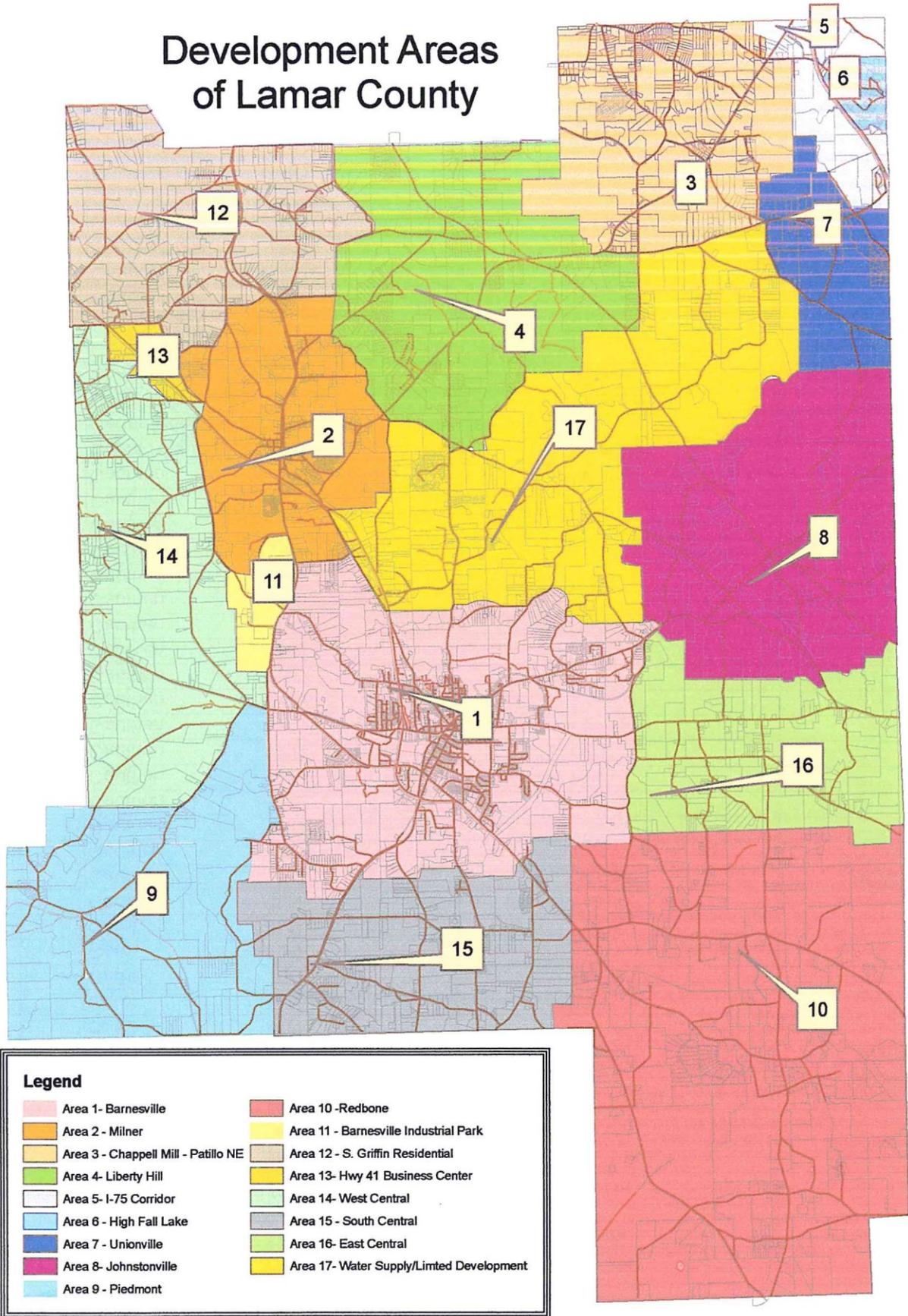
—	Roads
Zoning	
[Light Green]	AR Agricultural-Residential
[Red]	C-1 Neighborhood Commercial
[Dark Red]	C-2 Highway Commercial
[Light Blue]	ER Estate Residential
[Pink]	PR Planned Residential
[Yellow]	R-1 Residential-1 Single Family/Residences >2000 Sq Ft
[Orange]	R-2 Residential-2 Single Family/Residences >1600 Sq Ft
[Light Green]	R-3 Residential-3 Single Family/Residences >1200 Sq Ft
[Brown]	R-4 General Residential-4 Residences >800 Sq Ft
[Light Blue]	O-1 Office Residential
[Purple]	M-1 Manufacturing-Light
[Dark Purple]	M-2 Manufacturing-General

Three Rivers REGIONAL COMMISSION
Three Rivers Regional Commission
1000 North Main Street
Lamar, Georgia 31774
706.735.2100

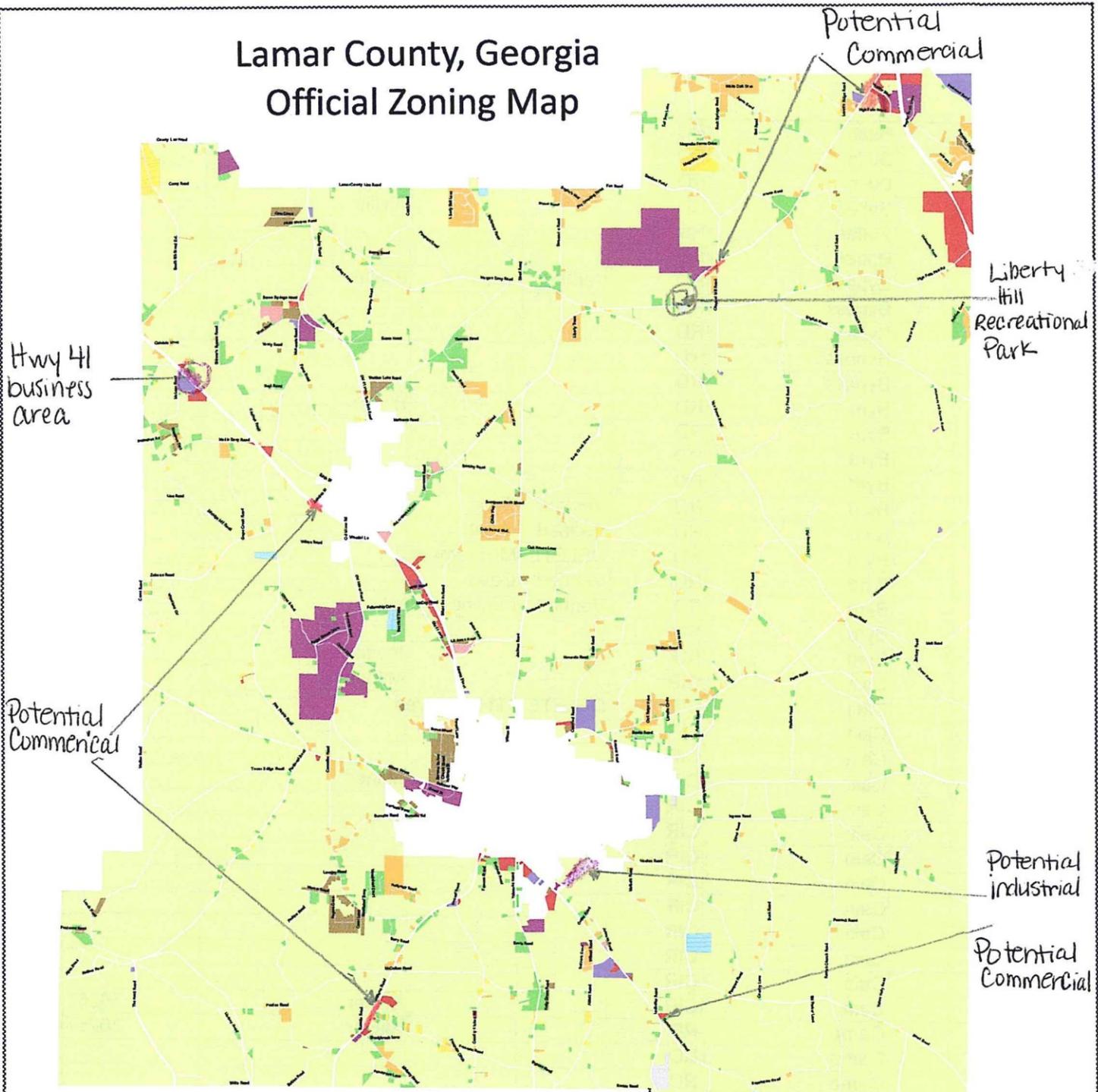
DISCLAIMER
 This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Sources of map information include the U.S. Census Bureau (2000) and GDOT (1996). This map was created for informational purposes only. The user of this document agrees to render TREC harmless for the information herein.

Produced by: Three Rivers Regional Commission
 January 4, 2018

Development Areas of Lamar County



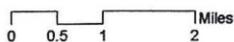
Lamar County, Georgia Official Zoning Map



This certifies that this is the Official Zoning Map for Lamar County, Georgia referred to in Article 23 of the Zoning Ordinance of Lamar County, Georgia.

Adopted on December 19, 2017

Chairman
Lamar County Board of Commissioners



Roads	
—	Roads
Zoning	
[Light Green]	AR Agricultural-Residential
[Red]	C-1 Neighborhood Commercial
[Dark Red]	C-2 Highway Commercial
[Light Blue]	ER Estate Residential
[Pink]	PR Planned Residential
[Yellow]	R-1 Residential-1 Single Family Residences >2000 Sq Ft
[Orange]	R-2 Residential-2 Single Family Residences >1600 Sq Ft
[Light Green]	R-3 Residential-3 Single Family Residences >1200 Sq Ft
[Brown]	R-4 General Residential-4 Residences >800 Sq Ft
[Light Purple]	O-1 Office Residential
[Medium Purple]	M-1 Manufacturing-Light
[Dark Purple]	M-2 Manufacturing-General

Three Rivers Regional Commission
FOR THE REGIONAL GOVERNMENT OF THE TRIANGLE

DISCLAIMER
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 Produced by Three Rivers Regional Commission
 January 9, 2018

LAMAR COUNTY COMPREHENSIVE PLAN 2019-2039 ACKNOWLEDGEMENTS

During the development of this Comprehensive Plan for the future in Lamar County many citizens contributed to the effort necessary to make this a meaningful and realistic plan. The many inputs from some of the 75 Stakeholders and other citizens were reviewed and fashioned into the Plan where appropriate by a dedicated group of volunteers. Their general knowledge of the County and specific knowledge of their fields of expertise contributed greatly to the formation of the Plan. The hard work of the Comprehensive Planning Committee is hereby gratefully acknowledged. They are:

Mrs. Dorothy Carter-Brown
Mrs. Melissa Cline
Mrs. Erin Cook
Mr. William Daniel
Mrs. Carlette Davidson
Ms Ashley Gilles
Commissioner Robert Heiney
Mr. Kent Kingsley
Mrs. Kellie Mercer
Mr. Jeffrey Stephens
Mr. Danny Gunter, Zoning Administrator

The Lamar County BOARD OF COMMISSIONERS provided guidance and leadership in the building of the Plan. Their leadership is acknowledged. They are:

Chairman	Mr. Charles Glass
District 1	Mr. Bennie Horton
District 2	Mr. Robert Heiney
District 3	Mr. Ryran Traylor
District 4	Ms Nancy Thrash

ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT ELEMENT

The overall population in the Three Rivers Regional Commission (TRRC) area of Georgia has been on an upward trend. Since the 2000 Census, the region’s population has grown by 20%. However, the growth has slowed since the 2010 Census. The estimated population for the region for the year 2016 was 510,721. Lamar County including Barnesville and Aldora experienced a slight growth in population since the 2000 Census, very similar to the overall Three Rivers Region. The region is projected to reach over 570,000 in population by the year 2025. Table 1 demonstrates the population change in Lamar and the surrounding counties in the Three Rivers region.

TABLE 1

Population Change				
County	2000	2010	2016	2010-2016
Butts	19,522	23,655	23,817	1.95%
Carroll	87,268	110,527	116,261	3.36%
Coweta	89,215	127,317	140,526	5.23%
Heard	11,012	11,834	11,487	-0.61%
Lamar	15,912	18,317	18,469	2.76%
Meriwether	22,534	21,992	21,074	-0.75%
Pike	13,688	17,869	17,941	0.81%
Spalding	58,417	64,073	64,806	1.51%
Troup	58,779	67,044	70,005	1.36%
Upson	27,597	27,153	26,335	-0.88%
TRRC	403,944	489,781	510,721	2.70%

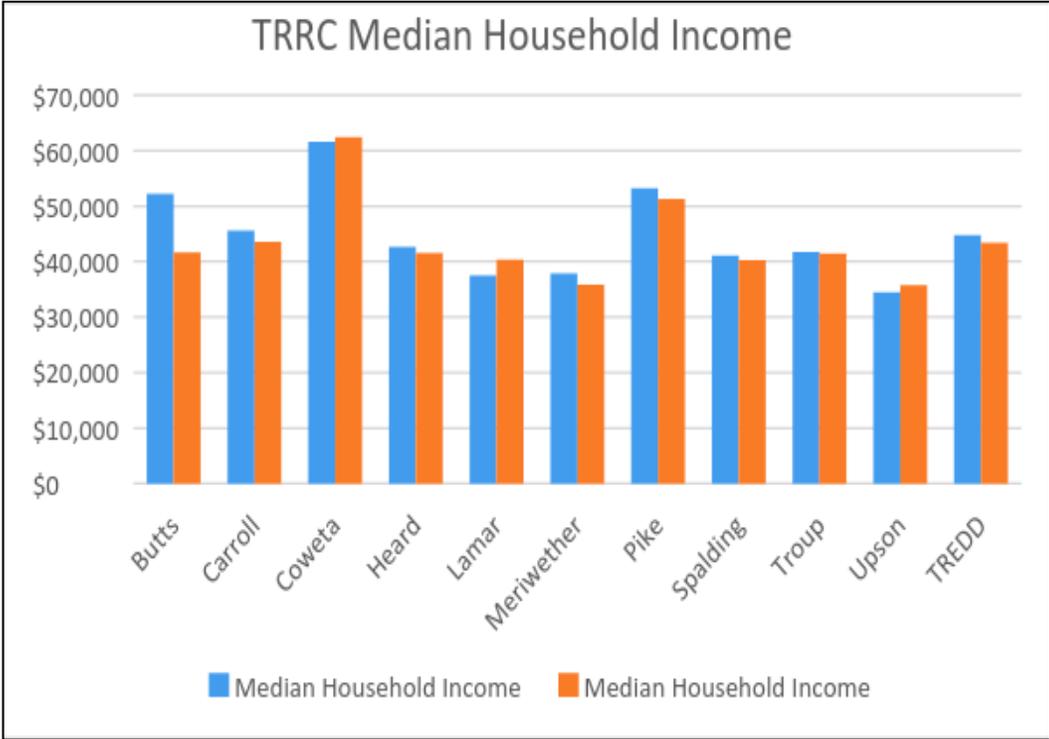
According to the Three Rivers Regional Commission Workforce Development Board Local Plan 2016-2019, the ten-county region is economically and geographically diverse. The region encompasses portions of three interstate highways, several population centers, and is adjacent to a large metropolitan area. The area’s economy is relatively diverse and includes several major industries including manufacturing, healthcare, and logistics. On the next page, Table 2 shows a high-level overview of the region’s industries. The largest percentage increase in jobs over the past ten years has been in educational services, administrative and support, waste management and remediation services, management of companies and enterprises, health care and social assistance, professional and scientific services, accommodation, and food service. The largest percentage decrease in jobs over the past ten years has been in crop and animal production, mining, quarrying, oil and gas extraction, construction, finance and insurance, real estate, rental and leasing. The most specialized industries, when compared to the United States as a whole, are manufacturing, utilities, administrative and support, waste management, and remediation services.

TABLE 2

Industry Snapshot				
Source: Economic Modeling Specialists, Inc.				
Description	2006 Jobs	2015 Jobs	2006 - 2015	2006 - 2015% Change
Crop and Animal Production	1,547	749	798	52%
Mining, Quarrying, and Oil and Gas	178	116	62	35%
Utilities	1,208	1,176	32	3%
Construction	13,310	9,191	4,119	31%
Manufacturing	29,905	29,094	811	3%
Wholesale Trade	5,225	5,417	192	4%
Retail Trade	20,662	22,006	1,344	7%
Transportation and Warehousing	3,607	4,015	408	11%
Information	3,144	2,600	544	17%
Finance and Insurance	4,481	3,456	1,025	23%
Real Estate and Rental and Leasing	1,967	1,600	367	19%
Professional, Scientific, and Technical	3,458	4,182	724	21%
Management of Companies and	886	1,371	485	55%
Administrative and Support and	10,550	16,003	5,453	52%
Educational Services	1,032	1,675	643	62%
Health Care and Social Assistance	16,097	21,253	5,156	32%
Arts, Entertainment, and	1,535	1,498	37	2%
Accommodation and Food Services	13,048	14,782	1,734	13%
Other Services (except Public	4,839	5,411	572	12%
Government	30,460	27,303	3,157	10%
TOTAL	167,249	173,379	6,130	4%

Despite the growing economy and higher rates of employment, the median household income of the TRRC region was estimated to decrease from the 2010 census to the present. Coweta, Lamar (including Barnesville and Aldora) and Upson Counties were the only three to have increases in median household income.

FIGURE 1



Source: US Census, American Community Survey

According to the American Community Survey, seven of ten counties within the TRRC region show a decrease in the median household income. Butts County had the most drastic change from the year 2010 to 2016, with a decrease of 25%. Lamar County (including Barnesville and Aldora) was one of the three counties to have an increase in median household income in the Three Rivers Region.

TABLE 3

Median Household Detailed Income			
County	2010	2016	Change
Butts	\$52,257	\$41,667	-25.42%
Carroll	\$45,559	\$43,586	-4.52%
Coweta	\$61,550	\$62,461	1.46%
Heard	\$42,685	\$41,525	-2.79%
Lamar	\$37,536	\$40,344	6.96%
Meriwether	\$37,845	\$35,832	-5.62%
Pike	\$53,213	\$51,338	-3.65%
Spalding	\$41,100	\$40,246	-2.12%
Troup	\$41,770	\$41,489	-0.68%
Upson	\$34,509	\$35,774	3.54%
TRRC	\$44,802	\$43,426	-0.82%

Source: US Census, American Community Survey

Regional graduation rates, for the year 2018, can be seen below in Table 4. Within the TRRC region, Carroll County School District had the highest graduation rate at 91.7% and Butts County had the lowest at 80.8%. There is approximately an 11% percent difference from highest rate and the lowest.

TABLE 4

Educational Achievement

System Name	2018 Graduation Rate (%)
Butts	80.8
Carroll	91.7
Carrollton City	89.4
Coweta	84.8
Heard	91.0
Lamar	87.0
Meriwether	83.9
Pike	87.7
Spalding	85.4
Thomaston- Upson	87.1
Troup	84.1

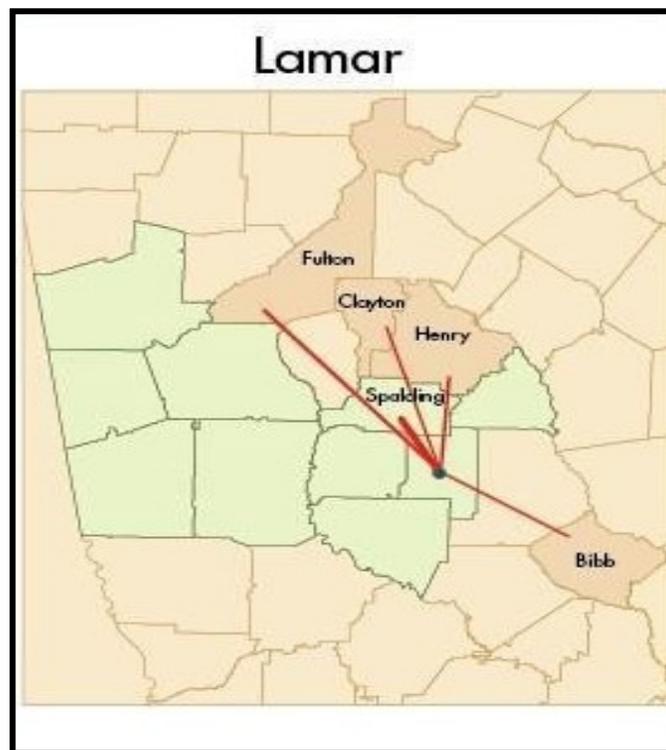
Source: Georgia Department of Education, 2018, 4-year Graduation Rates by District

COMMUTING PATTERNS

Figures 1 and 2 show the commuting patterns of Lamar County (including Barnesville and Aldora).

FIGURE 2

Three Rivers Region Commuting Patterns Outflow

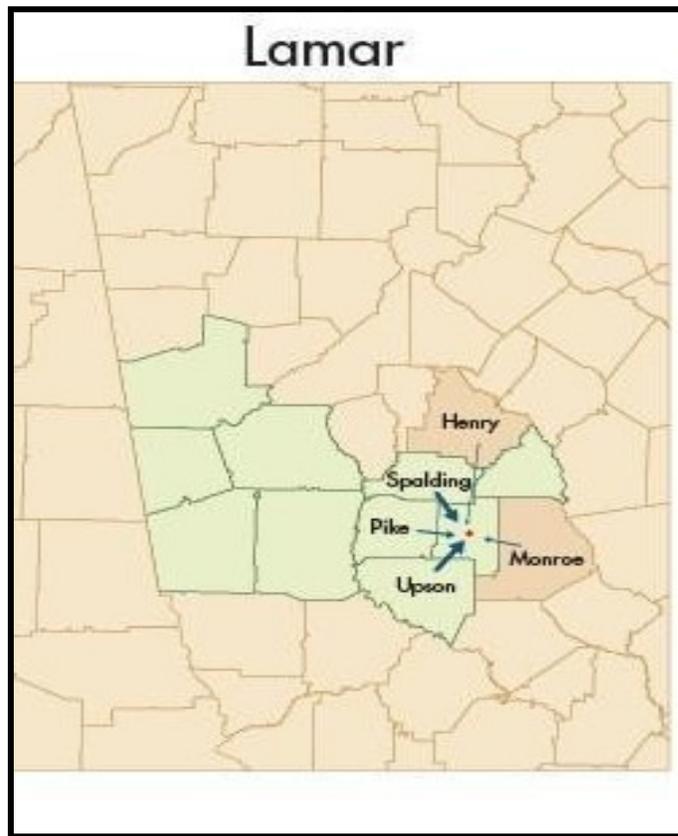


Most residents who work outside the county drive to neighboring counties or as far as Fulton and Bibb Counties.

FIGURE 3

Three Rivers Region Commuting Patterns Inflow

Those who work in Lamar County (including Barnesville and Aldora) are driving in from neighboring counties or as far as Henry and Monroe Counties.



**RESOLUTION 2019-05
OF THE LAMAR COUNTY BOARD OF COMMISSIONERS**

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

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

WHEREAS, the Lamar County Board of Commissioners has prepared the Comprehensive Plan for 2019-2039 as established by the Georgia Planning Act of 1989 and in accordance with the Basic Local Planning Requirements of the Standards and Procedures for Local Comprehensive Planning developed by the Georgia Department of Community Affairs, effective March 1, 2014, with revised Minimum Standards for Local Comprehensive Planning, effective October 1, 2018; and the required public hearings on these documents were held; and

WHEREAS, the Georgia Department of Community Affairs has reviewed and approved the Lamar County Comprehensive Plan for 2019-2039 finding that it adequately addresses the Local Planning Requirements.

NOW THEREFORE, BE IT RESOLVED that the Lamar County Board of Commissioners does hereby adopt the Lamar County Comprehensive Plan 2019-2039 as the controlling guidance for future development in Lamar County.

Approved and adopted this 16th day of April, 2019.



BOARD OF
COMMISSIONERS
OF LAMAR
COUNTY

By: Charles E. Smith
Chairman

Attest: Carlytte Duth
County Clerk



Board of Commissioners

Lamar County

408 Thomaston Street
Barnesville, Georgia 30204

Charles Glass, Chairman
Ryran Traylor, Vice Chair
Bennie Horton, 1st District
Robert Heiney, 2nd District
Nancy Thrash, 4th District

Robert Zellner
County Administrator
Office: (770) 358-5146
Fax: (770) 358-5149

January 18, 2019

Three Rivers Regional Commission
PO Box 1600
Franklin, GA 30217

RE: Comprehensive Plan Update Submittal

Lamar County has completed its update of the comprehensive plan and is submitting the plan with this letter for review by the Three Rivers Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Community Participation has been documented in the plan.

Appropriate staff have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan. This consideration is documented in our plan.

If you have any questions concerning our submittal, please contact Danny Gunter at 770-358-5364.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Glass", with a long, sweeping underline.

Charles Glass, Chairman
Lamar County Board of Commissioners