



CITY OF BARNESVILLE AND CITY OF ALDORA 2024 Comprehensive Plan

Prepared by Three Rivers Regional Commission

Adopted May 2024



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INTRODUCTION

Purpose of the Plan

This plan update was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning. The City of Barnesville and Town of Aldora Joint Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan identifies the communities' needs, opportunities, as well as goals and policies to enable decision-makers and citizens to align programs and projects with the community vision for the next two decades. Specific implementation measures are listed through the community work program and to set policy for particular character areas in these jurisdictions.

Overview of the Planning Areas

The City of Barnesville, the county seat of Lamar County, is 6.1 square miles in area and was incorporated in 1854. As of 2020, the population was 6,292 people per the US Census. The land was originally inhabited by the Muscogee indigenous peoples. The city is named for Gideon Barnes, a proprietor of a local tavern. In the 19th and earlier 20th centuries, the city flourished as a manufacturer and shipper of buggies, with nearly 9,000 buggies produced annually. Barnesville became known as the "Buggy Capital of the South" and honors this history with an annual Buggy Days celebration the third week of September. Gordon State College is a 4-year public college located in Barnesville, with a 2023 enrollment of 2,846 students.

The Town of Aldora, also located in Lamar County, is 0.26 square miles, was incorporated in 1906, and has a population of 37 people as determined by the 2020 US Census. The town originally consisted of Aldora Mills and houses used exclusively by the mill's employees.

Barnesville City Council

Kelly Hughes, Mayor
Bill Claxton
Christopher Hightower
Cecil "Butch" McDaniel
Sammie Shropshire
Joseph Sims

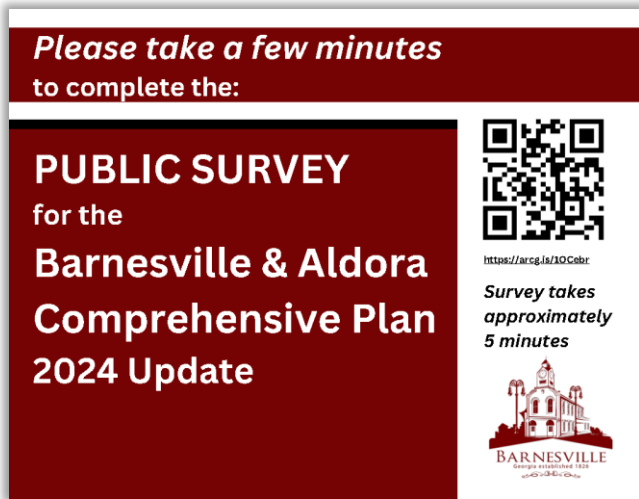
Aldora Town Council

Bruce Akins
James Matthews
Joe Penley

PLANNING PROCESS

Public Participation

The Barnesville and Aldora Joint Comprehensive Plan should be used to provide guidance and policy standards for future growth and development in alignment with communities’ current and future needs and goals. This plan’s update included numerous opportunities for public participation to tailor the document’s content through community conversation. Two public hearings were held to allow for public review and comment. Survey results can be found in the appendix of the plan. A public visioning open house with interactive stations was held for people to talk to the planning committee and provide input on community needs, opportunities, and development preferences.



Comprehensive Plan Steering Committee

The plan’s update was guided by an appointed steering committee which included members of the city and town council, city and town government, business owners, and other community stakeholders.

Stakeholder	Affiliation
Cecil McDaniel	Barnesville City Council
Tammy York	City of Barnesville Chief Financial Officer
Tim Turner	Barnesville City Manager
Niki Sappington	Barnesville Community Development Director
Damarcus Blackmon	Citizen
Mary Shiver	Historic Preservation Committee
Corinne Thornton	DCA
Belinda Penamon	Barnesville Police Chief

COMMUNITY VISION

This plan is a tool to guide and direct Barnesville's and Aldora's decision making process to align with the community vision for the future. This section provides a framework for these decisions, starting with the consensus vision statement and the documentation of the community's needs and opportunities as determined through stakeholder discussions, public input, and research. A SWOT analysis was conducted at the beginning of the planning process to capture an overview of baseline strengths, weaknesses, opportunities, and threats. Policies and strategies are incorporated to address concerns and achieve goals.

Vision Statement

The City of Barnesville and Town of Aldora will provide citizens with an exceptional quality of life through sound, well planned and executed service delivery, sustainable economic development, and continued preservation of historic and natural resources.



SWOT Analysis

S	<ul style="list-style-type: none"> • University - provides educational opportunities and people to spend money locally • Location - between Atlanta and Macon, good proximity to Savannah port, railroad may come through area • Downtown - historic, attractive downtown that has been revitalized, brings visitors in • People - people are caring, southern hospitality still permeates town • Collaboration - agencies work together, such as the city, county and school system, which is a unique and special synergy compared to other places • Neighborhoodness – can call on other jurisdictions when needed, such as sending crews and equipment to assist after natural disasters • Utilities – services and rates are consistent, dependable, and outages do not last long • Taxes – reasonable taxes (not including county and school system taxes) • Facilities – parks, civic center, renovated clubhouse, public venues such as Ritz park, murals • Bond Rating – city bond rating is strong
W	<ul style="list-style-type: none"> • Tax Base – currently a small percent of budget, can stifle growth. A lot of the population is getting close to retirement, and Barnesville is very dependent on electric company funding • Infrastructure – aging infrastructure, very expensive to replace, finding workforce to do maintenance and upgrades is challenging • Industrial Land – limited developable land for housing, industry, or commercial use unless more lots obtained through annexation • Public Ownership of Buildings – a large amount of downtown development is owned by the city and Gordon College • Zoning Ordinance – needs to be redone, last version was done in-house in 2004 • Short-Term Lodging – lack of short-term rental units and hotel space, which is needed by the increasing number of college students, festival tourists, and school system event attendees • Community Events – need more events (e.g. monthly events like Thomaston), current venues are underutilized (e.g. Ritz Park, which has a built-in stage)
O	<ul style="list-style-type: none"> • Maximize Assets – increase events at Ritz Park, including events that had been popular but have not been continued (e.g. Summer Sizzle) • Barnesville Bucks – used during the pandemic, some businesses saw a small uptick in clients. Potential for similar buy Barnesville campaign • Revitalization – downtown buildings are being actively renovated • Rural Zone – could provide economic development incentives
T	<ul style="list-style-type: none"> • Housing – inventory is low; workforce, market rate and starter housing is needed. Barriers for more housing choices exist, such as the current ordinance prohibiting building certain housing, a strong public aversion to apartments, and the current limit of land and sewer infrastructure • Sewer Infrastructure – upgrades are desperately needed but very expensive, including lift stations and the many different sizes of current lines. CDBG funding only goes so far, bonds are not ideal due to risking change in bond rating, city is pursuing state-level support • Water Infrastructure – federal government requires water and service line inventories, which is time consuming and expensive • Census Population – federal funding is harder to obtain if census counts decrease. The 2020 US Census may have been inaccurate due to pandemic and/or college students, thus the data might not reflect the full reality (e.g. the daytime population is higher than overnight) • Communication with Citizens – can be inconsistent due to people communicating differently (e.g. some people read newspapers, some prefer online, some respond to information in monthly power bills). Sometimes people are also not interested in updates, which is challenging

Economic Development and Tourism

Goal: achieve a growing and balanced economy that benefits all segments of the community with a sustainable mix of industrial, commercial and residential development and programming

Needs and Challenges

- New industry is needed
- Vacant properties need to be addressed and improved for prospective users
- Downtown historic properties have interior and exterior issues, both structural and aesthetic (e.g. roofs are becoming a liability)
- Water and sewer infrastructure improvements and extensions are needed to support current/future industrial and residential development
- No spec buildings are available for purchase by prospective industry
- There are limited shovel ready sites in the community
- The Barnesville Lamar County Industrial Development Authority lacks adequate funding to prepare sites for prospective industries
- A hotel is needed in the city to capture visitors that currently go to Griffin

Policies, Strategies and Opportunities

- ➔ Continue support of the Barnesville Lamar County Industrial Development Authority and the Barnesville Lamar County Chamber of Commerce to market the city
- ➔ Collaborate to recruit agribusiness and medium manufacturing
- ➔ Promote the retention and expansion of existing businesses
- ➔ Encourage and support entrepreneurs
- ➔ Promote mixed use in the historic downtown commercial district
- ➔ Retain properties within the city limits with industrial zoning for future economic development purposes and develop additional site ready properties for locating new industries
- ➔ Continue to promote Barnesville as a filming location
- ➔ Continue to promote tourism by supporting the film industry, holding community festivals, and highlighting tourist attractions
- ➔ Encourage new industry to locate on existing industrial zoned property inside the city to facilitate convenience and access to the local workforce and diversify the tax base
- ➔ Explore reuse opportunities for the former William Carter Company Plant
- ➔ Continue streetscape projects (e.g. the planters that have made downtown more attractive)
- ➔ Publicize the façade grant program for historic buildings in the downtown historic commercial district
- ➔ The Downtown Development Authority (which is quite new) plans to develop an inventory of available residential and commercial lots
- ➔ Apply for Rural Zone designation due to the number of blighted and vacant properties in the city limits, which would create economic development incentives
- ➔ The Main Street Affiliate program could be an option for the city to pursue public/private incentives
- ➔ As of this plan's 2024 update, Georgia Tech will be doing an economic research and placemaking program

Natural and Cultural Resources

Goal: conserve and protect the natural, historic, and cultural resources in our communities

Needs and Challenges

- A historic preservation ordinance is needed
- Some downtown buildings are in danger of roofs falling in and other critical repairs to maintain stability

Policies, Strategies and Opportunities

- ➔ Discourage development in areas that could cause adverse impact to environmentally sensitive areas such as flood plains and wetlands
- ➔ Protect historic resources through adoption of local historic districts and appropriate regulations to facilitate the protection and preservation of historic districts
- ➔ Encourage rehabilitation of historic properties
- ➔ Support community arts programs to ensure access to the arts for all segments of the community
- ➔ Pursue additional passive recreation facilities such as parks, walking trails, and greenspace

Community Facilities and Transportation

Goal: ensure the public facilities have the capacity and are in place to support and attract growth and development when needed and to enhance the quality of life for residents

Needs

- The sidewalk system needs to be extended
- Cracked sidewalks and erosion in the rights-of-way need to be repaired
- Bike paths are needed
- Large trucks need to be kept off of streets not paved for that level of weight
- Open space and passive parks need to be maintained
- Regulations should be updated and/or enforced regarding golf carts, 4-wheelers, and motorbikes being driven on the streets and sidewalks by possibly underage drivers
- More kid-friendly areas are needed around town
- Sewer infrastructure needs to be updated and expanded
- Water infrastructure needs to continue to be addressed, including lift station upgrades, water treatment facility improvements, and the inventory of water lines for lead pipes and other materials of concern
- Barnesville operation centers need to be centralized, such as the City of Barnesville Utility Department and the Public Works Department
- Additional funding is needed for the E.P. Roberts Center
- Renovations are needed for the Barnesville Civic Center, Women's Clubhouse, and Myles-Wimberly Park
- Consider water park features at the city pool
- The city has challenges getting competitive bids for repaving due to projects being smaller and distributed as fairly as possible among the wards. Current strategy is to combine repaving quotes into one bid
- Funding is always challenging for facility renovations. The city is currently selling bricks at Ritz Park for fundraising

- Additional city staff is needed to meet public needs, including police, fire, and electric department employees

Policies, Strategies and Opportunities

- ➔ Pursue relocation of the City of Barnesville Utility Department and Public Works to a new facility located at the former Municipal Solid Waste Landfill
- ➔ Upgrade and expand infrastructure to meet the needs of the growing community
- ➔ Ensure public safety through continued education and training of emergency personnel and upgrades in equipment
- ➔ Promote walkability throughout the city by updating and implementing a comprehensive sidewalk plan that includes extensions of the sidewalk system and the creation of multi-use paths
- ➔ Collaborate with the solid waste authority
- ➔ Support the current US Post Office in Barnesville
- ➔ Maintain and update GIS services
- ➔ Construct a Public Works, Utilities, and Animal Shelter facility
- ➔ City manager has a goal to repave one street in each ward per year

Land Use

Goal: ensure that land resources are allocated for uses that will accommodate and enhance the city's economic development, natural and historic resources, community facilities, and housing to protect and improve the quality of life for residents

Needs

- Zoning codes need to allow the type of infill that would enable more buildable lots (e.g. smaller homes or setbacks).
- Potential encroachment of Gordon State College into residential neighborhoods needs to be addressed
- Brownfield, greyfield, and greenfield sites need to be redeveloped
- Atlanta Street and College Drive and other corridors need design standards through overlay zones to improve the overall look, revitalize commercial properties, and come closer to the character and vitality of Thomaston Street. These streets are "first impression streets" and should have strong requirements for building and maintenance. As properties change hands, new owners would need to adhere to stricter standards and put improvements in place. Forsyth Street is "pretty" well maintained but could also benefit from an overlay if conditions change
- Codes need to be updated and/or enforced regarding home maintenance

Policies, Strategies and Opportunities

- ➔ Develop an annexation plan for residential, commercial, and industrial growth
- ➔ Implement design standards for key corridors, gateways and districts
- ➔ Encourage historic gateways in places such as Elm, Zebulon and Mill Streets through public investment and land use regulations
- ➔ Consider adapting what Thomaston has done for effective and improved streetscapes (e.g. planters/arbors)
- ➔ Compare proposed developments to the character area map and implementation measures to achieve the desired vision for lots as part of the broader community

- Collaborate with Gordon State College to address expansion and growth
- Enforce building and zoning codes
- Pursue strategies to reduce blight
- Allow and encourage adaptive reuse of vacant buildings and infill sites to take advantage of existing infrastructure
- Review ordinances on a regular basis and update as needed. Align policies with updated plans and visions to ensure regulations allow and create the type(s) of development envisioned (e.g. through an updated zoning code/map, design overlay districts, and supportive building codes).
- There is an opportunity for future growth along SR-7/Veterans' Parkway and the Martin Luther King Bypass
- Higher density can be targeted in downtown to connect residents to the local economy

Housing

Goal: ensure residents have access to a range of housing options that meets the needs of a diverse population and supports community stability

Needs

- Address substandard housing, blight and slum
- All types of housing are needed
- Mixed use housing is needed downtown
- Infill development needs to be implemented in vacant subdivisions
- Subdivision and zoning ordinances need to be reexamined and updated to align housing development with community needs
- Update zoning to allow residents to add small housing units on lots with a primary residence to add housing to the area

Policies, Strategies and Opportunities

- Continue to eliminate substandard or dilapidated housing in the community
- Encourage low income affordable housing through continued programs such as the Redevelopment Plan, CDBG Program, HUD Program, Rural Development Program and Private Investor Initiatives
- Encourage housing maintenance through enforcement of local building codes
- Encourage residential development where infrastructure currently exists, with an emphasis on infill housing
- Encourage diversity of housing stock to meet the needs of all segments of the community
- Encourage loft apartments in the downtown commercial district
- Downtown has existing infill lots that could be positively redeveloped through appropriate zoning
- Encourage downtown living
- Evaluate issues surrounding Northside Village, perhaps with the potential for multi-family housing

Broadband

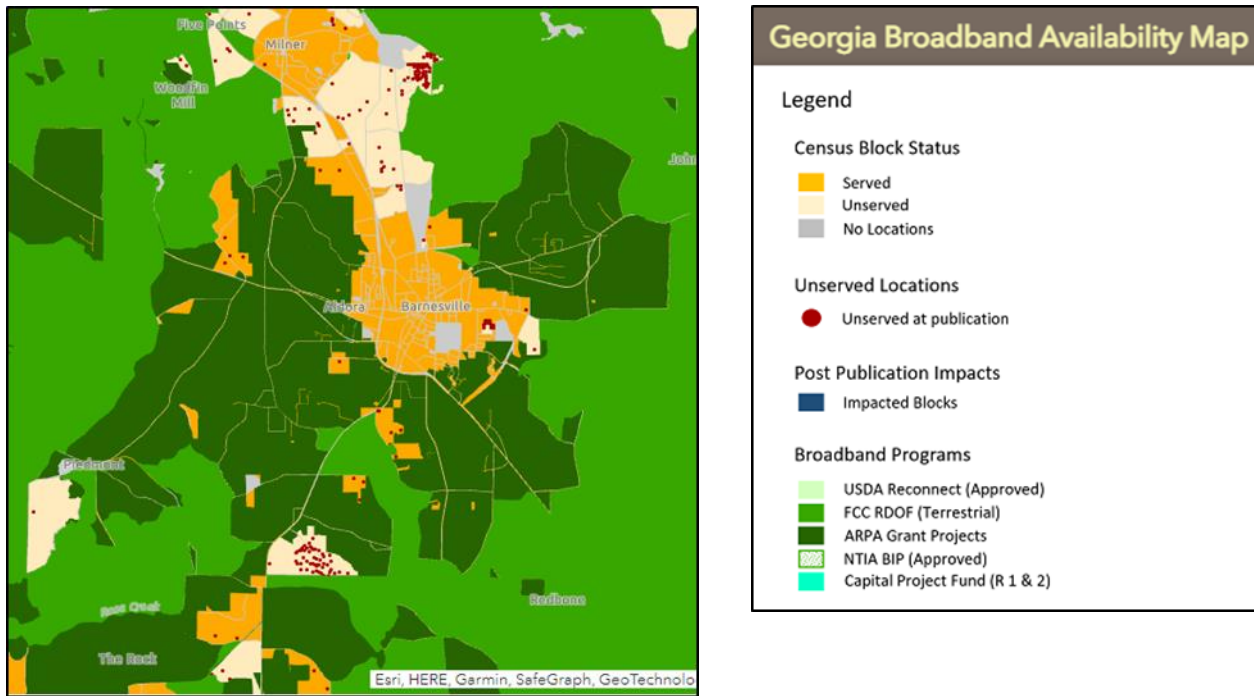
The City of Temple and Town of Aldora is located in an area well served with broadband internet access. Of those surveyed by the US Census, approximately 79% of internet subscribers have broadband service by a cable, fiber, or DSL connection.

Internet in Planning Area

Type	Barnesville		Aldora	
	Total	% of Total	Total	% of Total
Total households	2,304	100%	6	100%
Total with an internet subscription	1,815	78.78%	5	83%
Dial-up	0	0%	0	0%
Broadband (cable, fiber, DSL)	1,247	54.12%	4	66.67%
Satellite	212	9.20%	0	0%
Internet access without a subscription	432	18.75%	0	0%

Source: US Census Bureau, ACS 2021 5-Year Estimates Subject Tables
Presence and Types of Internet Subscriptions in Household

Below is the Department of Community Affairs' 2023 Broadband Availability Map showing the coverage area for Barnesville, Aldora, and the immediate surrounding area. The majority of this planning area is shown as served, with a few locations without coverage information.

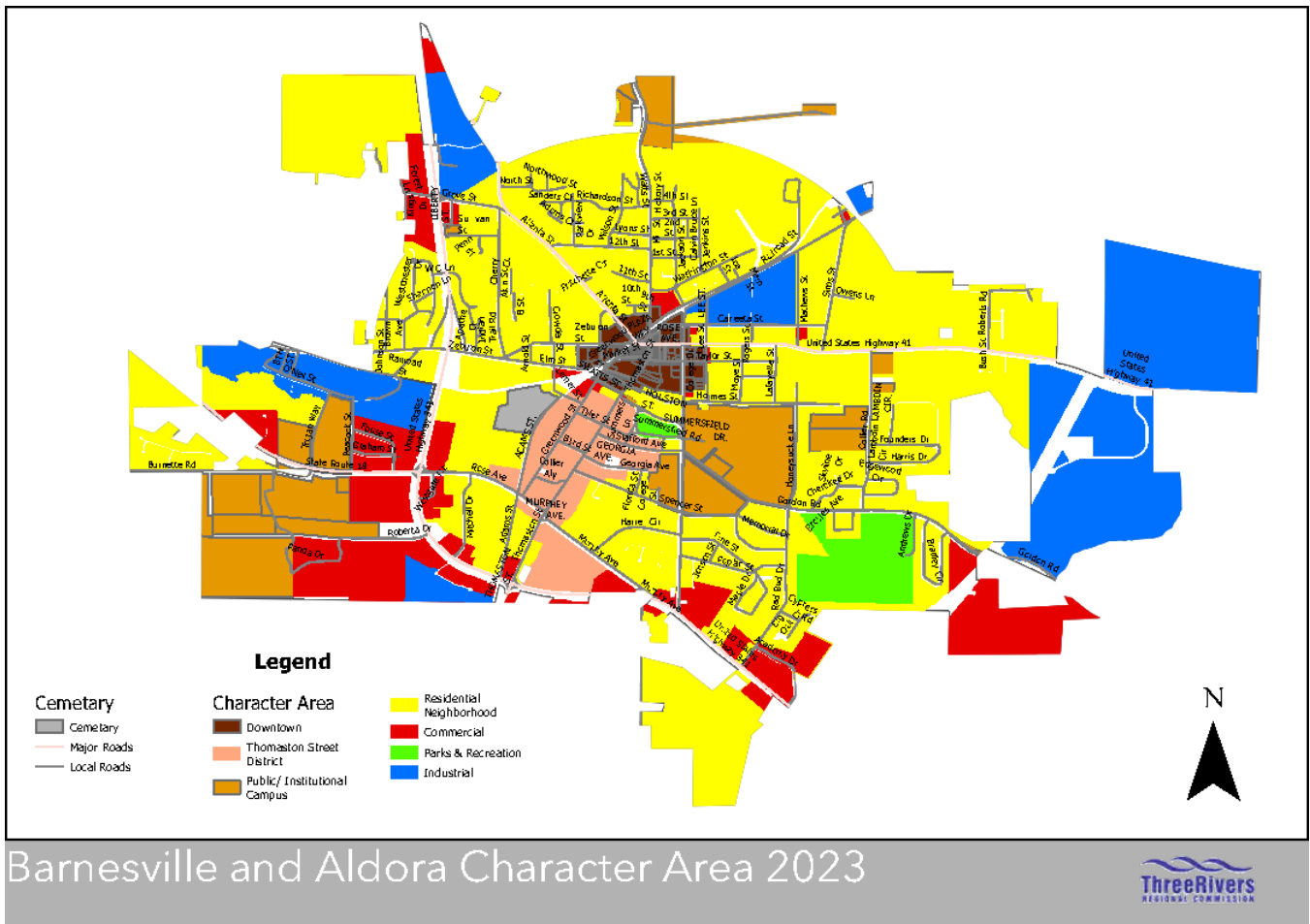


CHARACTER AREAS AND LAND USE

Character areas are distinct geographic areas within a community that contain unique characteristics, function, and physical form. According to the Department of Community Affairs, character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues.

This section lists a description and desired development patterns, recommended land uses, and a list of implementation measures for each character area. The following list of character areas are within the City of Barnesville and Aldora.

- ❖ Downtown
- ❖ Thomaston Street District
- ❖ Public/Institutional Campus
- ❖ Residential Neighborhood
- ❖ Commercial
- ❖ Parks and Recreation
- ❖ Industrial



Downtown

Description and Development Patterns

The City of Barnesville is the county seat of Lamar County and a core part of the small-town character of the county. Downtown Barnesville is located at the intersection of several highly traveled roads, including Atlanta Street, US Highway 41, Market Street, and Thomaston Street. The majority of the downtown area is within the Barnesville National Register Historic District. Downtown has water and sewer infrastructure in place, though age and capacity are issues. This area is the traditional central business district and contains a mix of active businesses and civic uses in historic storefront buildings. Some of the historic buildings have deteriorating structural integrity but offer impactful opportunity for redevelopment. Downtown contains structures with more than one story that could have mixed use elements such as loft apartments over street-level retail. Through the street-grid and historic buildings, this area has a unique and quaint identity that is important to maintain for the vitality of the city.

Land Uses

Commercial, Residential, Mixed-Use, Public and Institutional, Parks

Implementation Strategies

- Development should be pedestrian oriented
- Infill should be encouraged and appropriately designed to fit the district
- Utilize historic tax incentives for rehabilitation of historic structures
- Utilize the Historical Society for educational efforts
- Implement and enforce historic overlay zoning and HPC design review
- Encourage a relatively high-density mix of uses of retail, office, services, residential, and employment
- Consider utilizing the Georgia Conservancy "Blueprints for Successful Communities" program



Thomaston Street District

Description and Development Patterns

This district comprises the National Register listed Thomaston Street Historic District. This area contains historic residential focused along Thomaston Street and other landmark features, and civic and cultural structures such as the historic county courthouse and jail that are local focal points.

Land Uses

Commercial, Residential, Mixed-Use, Public and Institutional, Parks

Implementation Strategies

- Encourage architecturally compatible infill
- Implement historic overlay districts
- Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, which enables eligibility for tax incentive programs
- Maintain and rehabilitate/restore historic properties according to strong standards, such as the Secretary of the Interior's Standards



Public/Institutional Campus

Description and Development Patterns

The City of Barnesville has several public and institutional areas, including Gordon State College, Lamar County Schools, the City of Barnesville-owned buildings, and a medical complex. Gordon State College is a major component of the identity and vitality of the city and can create a demand for housing, services, and connection between students and the broader population. These areas can be employment centers in the city and could present opportunities for residents to live and work in Barnesville. The civic and institutional properties in these areas are desired to remain aesthetically attractive in the community and connect to the broader city fabric.

Land Uses

Government, Educational, Medical Facilities

Implementation Strategies

- Work with institutions to plan for renovations, expansions, and surrounding land use
- Pursue road safety improvements to protect pedestrians, bicyclists, and motorists, including sidewalks, traffic calming, connectivity within lots, and bike lanes and trails
- Reinforce the small-town, downtown identity with structures located near the street front, encouraging rear parking, substantial landscaping and buffers, and appropriate scale signage.



Residential Neighborhood

Description and Development Patterns

Barnesville's residential areas are one of the larger components of the city. Most homes were built prior to 1980 and contain a mix of architectural styles with many historic structures. The majority of these residential areas have a traditional neighborhood character with lots that are compact, walkable, and contain mature tree canopy and landscaping. Many of these areas are adjacent to, or lead into, the commercial core of the city and provide a distinctive transition. Small areas of existing neighborhood commercial are also present. The character of these areas is desired to have a historic identity with a mix of well-maintained, architecturally-compatible housing options and protected historic properties.

Land Uses

Single-family and Neighborhood-Scale Multi-family Residential, Public/Institutional, and some Neighborhood Commercial.

Implementation Strategies

- Promote traditional neighborhood development patterns and standards
- Encourage bike and pedestrian connectivity, and connectivity between developments
- Implement and enforce design overlays to promote and protect historic buildings and character
- Adoption of local historic districts
- Promote infill development that is architecturally appropriate and compatible with the neighborhood
- Promote rehabilitation of historic homes
- Encourage the use of preservation tax incentives for the rehabilitation of structures



Commercial

Description and Development Patterns

Commercial activities in Barnesville occur in nodes and along highway corridors with a mix of locally-owned and nationally-owned businesses, as well as some underdeveloped parcels and underutilized buildings. Many of these areas have an auto-oriented scale and a low degree of open space and aesthetically appealing storefronts. These areas are critical to the local economy and are envisioned to continue bringing jobs and shopping/service opportunities to the local population. These commercial lots can improve the visual character of city corridors as stronger standards are implemented and properties change hands.

Land Uses

Non-Industrial Business Uses, including Retail, Office, Service and Entertainment, and Mixed-Use

Implementation Strategies

- Build commercial structures near the street front and encourage rear parking
- Upgrade and retrofit the appearance of existing older commercial buildings with façade improvements, new architectural elements, and landscaping
- Add trees and landscaping to parking lots to enhance appearance and provide shade and reduce stormwater runoff
- Require only the amount of parking spaces needed for average daily customers
- Appropriate scale signage
- Overlay districts to encourage building and landscaping improvements as properties develop or redevelop
- Streetscape improvements to improve commercial corridors such as street lights, street trees, and landscaping
- Discourage strip-development and encourage pedestrian-scale commercial nodes connected to residential areas
- Consolidate curb cuts on roads and encourage connectivity between parcels through shared driveways



Parks and Recreation

Description and Development Patterns

Description and Desired Character. The City of Barnesville contains three parks: Myles-Wimberly Park, Ritz Park, and Summers Field Park that contain amenities such as playgrounds, ball fields, and greenspace. These areas are an important part of the local quality of life and are desired to be well-maintained and expanded to continue meeting the needs of the population.

Land Uses

Public recreation, open space, land conservation

Implementation Strategies

- Greenspace acquisition and conservation for active or passive recreation
- Limit new development in future park space
- Use conservation easements for permanent protection of greenspace
- Promote these areas for resident and tourist destinations
- Link park space to residential and downtown areas through sidewalks and trails
- Utilize grants for park development

Industrial

Description and Development Patterns

The City of Barnesville has several areas for light and heavier industrial uses. Working with the Barnesville Lamar County Industrial Development Authority, Barnesville has successfully attracted businesses to the industrial park with potential space for expansion if infrastructure is upgraded.

Land Uses

Heavy and Light Industrial, Commercial, Distribution, Manufacturing



Implementation Strategies

- Approve only industries that do not negatively impact natural and public resources and that fit the scale and longterm character of the community
- Maintain and expand infrastructure only in alignment with longterm land use and development goals
- Incorporate substantial buffers and landscaping at entryways and between developments
- Maintain and enhance road safety and longterm conditions through traffic studies and road improvements
- Continue collaboration with Barnesville Lamar County Industrial Development Authority and other economic development stakeholders

COMMUNITY WORK PROGRAM

Report of Accomplishments | 2019-2024

City of Barnesville Report of Accomplishments 2019-2024 Community Work Program		
Program or Activity	Status	Explanation
Infrastructure		
Sewer System – Repair infiltration problems on the sewer collection system – NE quadrant of City	Underway	Repairs will be continuing in NE quadrant in 2024, will continue into new CWP and include specific streets
Water System Extension – extension in strategic areas of City and County	Canceled	This project is for development in the county, the city first needs to upgrade
Water System Improvements – NE Quadrant of City	Underway	City implementing multi-year plan to upgrade
Sidewalks – Murphy Avenue, Spencer St (Memorial Drive to Redbud Drive)	Postponed	Other street segments prioritized. Moved to new CWP
Sewer Trunk Lines Rehab Project – Southeast quadrant of City	Underway	Original project should have been for the south and north quadrant of the city. Scope updated and moved to new CWP
Electric Distribution System – Loop feed on Rose Ave	Canceled	Still a community need but will be addressed outside the 5-year work program timeframe.
Electric – LED Street Light Rehab Project	Underway	Some has been completed. Move to new CWP
Electric Distribution System – Gordon College feeder	Completed	
Storm Drainage Improvements – College Drive	Underway	Move to new CWP
Streetscape Project – Mill Street to 10 th Street	Underway	Move to new CWP
Streetscape Project – Atlanta Street	Canceled	Still a community need but will be addressed outside the 5-year work program timeframe
Streetscape Project – College Drive to Stafford	Underway	Scope depends on funding; move to CWP
Utility Department – Meter Change out program	Underway	Move to new CWP
Facilities		
Utilities Department – Plan, design and construct new Utilities, Public Works and Animal Control Facility	Canceled	Still a community need but will be addressed outside the 5-year work program timeframe
Women’s Clubhouse Renovation	Completed	
Civic Center Improvements – roof, paint, carpet	Completed	
Barnesville Depot – Sidewalk Improvement	Completed	Depot needs work, will address in new CWP
Myles-Wimberley Park – improvements	Underway	Move to new CWP

City of Barnesville		
Report of Accomplishments 2019-2024 Community Work Program		
Program or Activity	Status	Explanation
Police Department Parking Lot – Paving, fencing and landscaping	Underway	Move to new CWP
Parks and Greenspace Plan	Canceled	Improvements to existing parks and recreation facilities are ongoing
Zebulon Street Elmwood Cemetery – Improvements	Underway	Moved to new CWP; dead trees need to be moved, the south road coming into the cemetery needs to be fixed
Economic Development		
Speculative Building – work with IDA/County and private investors to build	Canceled	Not needed as a specific project, more of a policy or opportunity that will happen organically
Development of Meadow Railway Industrial Park – Install roads and utilities	Canceled	City sold the property
Acquisition of additional Industrial Property	Canceled	Not a priority
Façade Grant Program – continue program in the Downtown Historic Commercial District	Underway	Needs to be managed through DDA; moved to new CWP
Filming Industry – promote community for filming	Canceled	Moved to strategies
Ordinances		
Develop New Animal Control Ordinance	Underway	In progress. Moved to new CWP
Greenwood Cemetery – Develop a new Cemetery Policy Ordinance	Complete	
Zoning Ordinance Update	Underway	Need updated housing standards. Moved to new CWP
Technology		
Geographic Information Systems – Develop new aerial photography and digitize GIS system	Completed	
Computer System Upgrade	Underway	Updated scope to improve current utility billing system. Moved to new CWP
Certifications		
Fire Department ISO rating – Develop a plan to achieve a 3 rating	Underway	In progress. Moved to new CWP
Police Department recertification	Underway	Ongoing project; moved to new CWP

Town of Aldora		
Report of Accomplishments 2019-2024 Community Work Program		
Program or Activity	Status	Explanation
Water and Sewer Infrastructure	Complete	
Street Improvements	Complete	

Community Work Program | 2024-2028

City of Barnesville Community Work Program 2024-2028				
Program or Activity	Year(s) 2024-2028	Responsible Party	Estimated Cost	Funding Source
Infrastructure				
Water system: Inventory and mitigation of lead and copper pipes	2024-2028	Water/Sewer Department	\$159,000	GEFA-Forgivable Loan
Sewer system: repair infiltration problems on the sewer collection system in the NE quadrant of the city	2025	Water/Sewer Department	\$800,000	CDBG, SPLOST
Water system improvements NE quadrant of the city	2025	Water/Sewer Department	\$700,000	CDBG, SPLOST
Sewer system: trunk lines rehab project in the south and north quadrant of the city	2024-2028	Water/Sewer Department	\$4,800,000	Grants/Loans/City/ARPA
Electric: LED street light rehab project (underway, moved from prior CWP)	2025	Electric Superintendent	\$100,000	City
Stormwater: storm drainage improvements – College Drive	2025	City Manager	\$250,000	City/SPLOST
Street improvements: goal to work on one street per ward	2024-2028	Public Works	\$3,000,000	TSPLOST
Streetscape project: Mill St to 10 th St (underway)	2026	City Manager	\$200,000	City/Grants
Streetscape project: College Dr to Stafford	2027	City Manager	\$300,000	City/Grants/TSPLOST
Sidewalk improvements Atlanta, Mill and Greenwood Streets	2028	Public Works	\$300,000	TSPLOST
Water Line Extension in growth Areas	2028	Water/Sewer Department	\$250,000	CITY
Utilities project: meter change-out program (underway) AMI	2025	Water/Sewer Department	\$5,000,000	Loan
Waterline replace from Storage Tanks to Water Treatment Plant	2025-2028	Water/Sewer Department	\$500,000	SPLOST
Aldora Lift Station	2028	Water/Sewer Department	\$1,000,000	SPLOST
Infrastructure Development along Commercial Corridor	2025	Electric Department	\$150,000	City
Electric Infrastructure Expansion – Industrial Park	2027	Electric Department	\$250,000	City
Sectionalize Electric Distribution Lines	2026	Electric Department	\$70,000	Budget

City of Barnesville Community Work Program 2024-2028				
Program or Activity	Year(s) 2024-2028	Responsible Party	Estimated Cost	Funding Source
Lake Line Rehab	2025-2028	Electric Department	\$250,000	Budget
Facilities				
Depot: needs work on roof, interior (cosmetic improvements), sewer system	2025-2026	City Manager	\$250,000	Grants
Myles-Wimberly Park: needs a full renovation (underway)	2025-2026	Community Development	\$1,500,000	Grants/SPLOST Rendering by UGA
Rehabilitation of water feature in Summersfield Park	2025	City Manager	\$300,000	SPLOST
Police Department parking lot: paving, fencing and landscaping	2024	Public Works	\$120,000	City/TSPLOST
Zebulon Street Elmwood Cemetery improvements, including dead tree removal, fix road coming in on the south	2024	City Manager	\$35,000	City
Economic Development				
Rural Zone designation/application	2025	Community Development	Staff time	City
Establish Downtown Development Authority revolving loan fund	2028	DDA	\$100,000	City/DDA
Façade Grant Program: continue in the Downtown Historic Commercial District	2024	DDA	\$50,000	City/DDA
Filming Industry: promote community for filming	2024-2028	Community Development	\$25,000	General Fund
Ordinances				
Develop new Animal Control Ordinance	2024	City Manager	\$1,000	City
Zoning Ordinance: update, including with housing standards, modernizing with food truck standards, build-to-rent properties, etc.	2025	Building/Zoning	\$30,000	City
Technology				
Street Cameras need repair/upgrade	2024	Police Department	\$3,000	Grant
Upgrade Utility Billing System	2026	Chief Financial Officer	\$150,000	Budget

City of Barnesville Community Work Program 2024-2028				
Program or Activity	Year(s) 2024-2028	Responsible Party	Estimated Cost	Funding Source
Certifications				
Fire Department ISO rating – develop a plan to achieve a 3 rating	2025	Fire Chief/City Manager	\$25,000	SPLOST
Police Department recertification	2024-2028	Police Chief	\$5,000	City

Town of Aldora Community Work Program 2024-2028				
Program or Activity	Year(s) 2024-2028	Responsible Party	Estimated Cost	Funding Source
New scout building near city hall	2024-2025	City	\$250,000	SPLOST
Lift station	2025-2028	City of Barnesville	\$1,000,000	SPLOST
New city hall	2024	City	\$500,000	Local

APPENDIX

Plan Update Meeting Schedule
Steering Committee Agendas and Sign-In Sheets
Public Visioning Open House Recap
Survey Overview and Raw Results
Key Facts Infographics



**City of Barnesville and Aldora Comprehensive Plan Update
Meeting Schedule**

Comprehensive Plan Committee Meetings and Activities Schedule

Date	Time	Meeting Topic/Activity	Location	Participants
April 3, 2023	5:30pm	First Public Hearing – Kick Off	Police Dept	Open
August 22, 2023	3:30pm	Introduction, Purpose, Schedule, SWOT, Priorities Discussion	City Hall	Stakeholder Committee and Staff
September 20, 2023	3:30pm	Survey, Community Work Program Review, Future Land Use and Character Areas	City Hall	Stakeholder Committee and Staff
October 10, 2023	3:30pm	Economic Development and Public Open House Event	City Hall	Stakeholder Committee and Staff
November 30, 2023		Public Open House/Visioning	Civic Center	Open
February 12, 2024	5:30pm	Second Public Hearing		Open

Cities of Barnesville and Aldora Comprehensive Plan Update
 Steering Committee Meeting #1
 August 22, 2023

Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
NIKI SHAPINGTON	CITY OF BARNESVILLE	NIKI_SHAPINGTON@CITYOFBARNESVILLE.COM	70-550-3227
Tammy York	City of Barnesville	tammy.york@cityofbarnesville.com	700 358 0181
TIM TURNER	CITY OF BARNESVILLE	tim.turner@cityofbarnesville.com	(770) 358-0181
Summer D. Shopshire	GA SOUTH BEACH	SBSHOPSHIRE3@gmail.com	(770) 358-0024
Belle McDaniel	City Barnesville	CMCDANIEL@barnesville.net	770 467 7452
Molly Striver		mshriver1@barnesville.net	770-358-1363
Kathy Oxford	BLC Industrial Devl. auth.	kathy.oxford@cityofbarnesville.com	678-640-4351
Damarcus Buckner		DAMARCUSBUCKNER1@gmail.com	(404) 757-1634

Cities of Barnesville and Aldora Comprehensive Plan Update
Steering Committee Meeting #2
September 20, 2023

Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
Bella McDavid	Gray County-Burns	bell@frc	770 467 7452
Tammy York	City of Barnesville	tammy.york@cityofbarnesville.com	1103580181
TIM TURNER	CITY OF BARNESVILLE	tim.turner@cityofbarnesville.com	(770) 468-8477
Niki Spinnason	CITY OF BARNESVILLE	Niki.Spinnason@cityofbarnesville.com	770-358-0181
Damarcus Buckner		DAMARCUSBUCKNER1@GMAIL	(404) 757-1634
Wally Lynn Striver		WSTRIVER1@BELLSOUTH.NET	770-358-1848
Grime Horton	DCX	GRIME.HORTON@dcx.ga.gov	404-216-2180
Belinda Permon	Barnesville Police Dept	belinda.permon@cityofbarnesville.com	706-975-3811

Cities of Barnesville and Aldora Comprehensive Plan Update
Steering Committee Meeting #3
October 10, 2023

Sign-In Sheet

Please print clearly.

NAME	ORGANIZATION	EMAIL ADDRESS	TELEPHONE
BERTIN DAVIS	City Council	on file	770-467-7452
LINDA WATERMAN	Aldora Clerk	Town of Aldora's Website	478-294-5095
Kathrynford			
DANIEL BURNETT	CITIZEN	ON FILE	(404) 757-1634
NICK SHAPIRO			
James Mack	COB	on file	770 358 0181

Public Visioning Open House Recap

Station 1

Theme: "What Do You Love About Barnesville & Aldora?"

Responses:

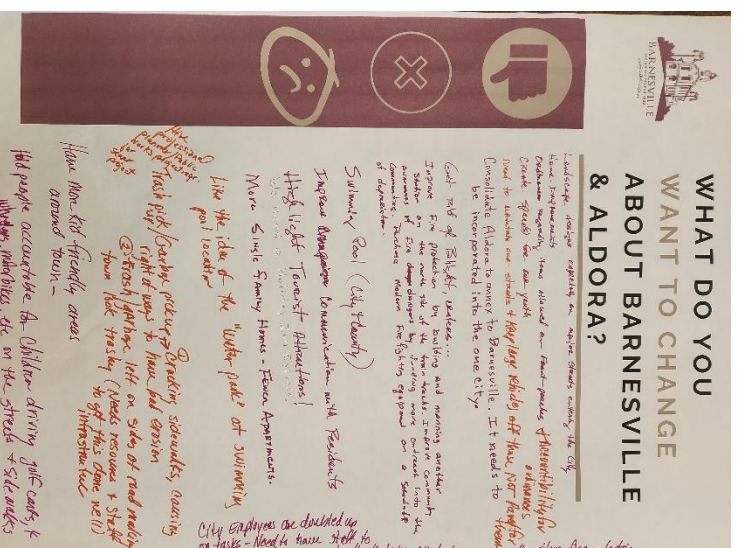
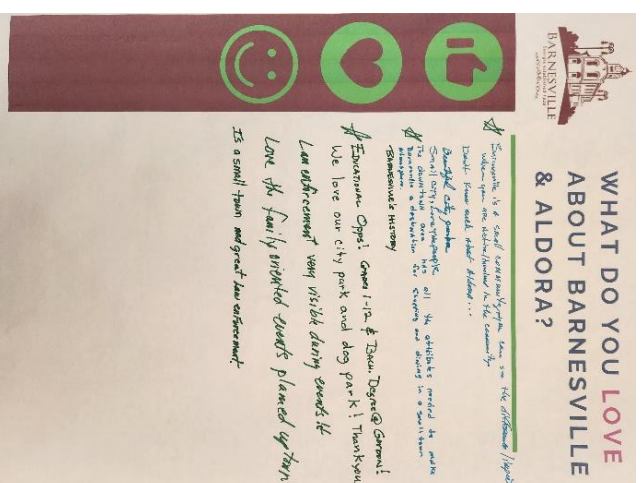
- Barnesville is a small community you can see the difference/impact when you are active/involved in the community
- Don't know much about Aldora...
- Beautiful city parks
- Small city, love the people
- The downtown area has all the attributes needed to make Barnesville a destination for shopping and dining in a small town atmosphere
- Barnesville's history
- Educational opportunities!
 - Grades 1-12 and bachelor's degree A Gordon!
- We love our city park and dog park! Thank you!
- Law enforcement very visible during events!
- Love the family oriented events planned uptown!
- Is a small town and great law enforcement.
- Note: some of these statements had stars next to them from other attendees who wanted to signal that they agree w/ the statement)

Station 2

Theme: "What Do You Want to Change About Barnesville & Aldora?"

Responses:

- Landscape designs especially on major streets entering the city
- Home-Improvements
- Ordinance regarding items allowed on porches
 - Accountability for ordinances
- Need to maintain our streets and keep large vehicles off those NOT paved for them
- Consolidate Aldora to annex to Barnesville. It needs to be incorporated into the one city.
- Get rid of blight
- Improve fire protection by building and manning another station on the north side of the train tracks. Improve community awareness of fire dangers by funding more outreach into the communities. Purchase modern fire fighting equipment on a Schedule of Depreciation
- Swimming Pool (city and county)
- Improve communication with residents
- Highlight tourist attractions!



- We need a Holiday Inn Express
- More single family homes – fewer apartments
- Like the idea of the “water park” at swimming pool location
- Trash pick up/Garbage pick up: 1) cracking sidewalks, causing right of ways to have bad erosion. 2) trash/garbage left on sides of road making town look trashy (needs resources and staff to get this done well).
- Infrastructure
- Have professional planner/public works project manager for sewer project
- Have more kid friendly areas around town
- Hold people accountable for children driving golf carts, 4-wheelers, motorbikes, etc on the streets and sidewalks
- City employees are doubled up on tasks – need to have staff to handle the tasks. All departments but especially police, fire, electric.

Station 3

Theme: “What details do you like and/or dislike about these new housing examples?”

Note on format: 6 pictures of single-family homes/neighborhoods, many with small side setbacks, front porches, sidewalks, and common space. One picture included a single-family home on a larger lot and two pictures had houses with front-facing garages.

Responses:

- Several homes are too close if families have cars.
- Close proximity maybe ok for seniors to have the common area
- Like the garden type area
- Too close together, looks alike
- Lots are too small!
- 1,2,3,5 and 6 are too close to each other. (agreed – if a senior community area, it would be ok)
- Small lots – they have a purpose like Spencer Hollow or for older residents.
- Picture 3 - could be better with different designs
- Picture 4 - No or few large lots left in Barnesville – this isn't likely to happen anymore.
- Picture 5:
 - Don't like driveways & garages like this
 - I am not opposed to front facing garages – helps keep cost of home down but not meaning cheap – just affordable. There are reasons for this.
- Picture 6:
 - Common area is good.
 - Like the common area.



Station 4

Theme: "What details do you like and/or dislike about these existing housing examples?"

Note on format: 6 pictures of single-family houses were provided, some with porches, some with brick facades, some with detached garages, some older and some newer.

Responses:

- All parking should be in the rear or on side of the house
 - In Rural GA , I would like to see larger porches and/or back/side deck spaces
 - Picture 5: too much drive way
 - They all have nice yards and lawns.
- Number 5 needs help. Houses should be spaced apart.



Station 5

Theme: "Wishlist: Housing"

Main Prompt: "Our families are changing, our population is getting older, and people are moving into our region. We need housing that provides quality of life for everyone. How do we meet this need?"

- **Sub-prompt:** "What types of housing do we need here?"

Responses:

- Affordable! Be it apartments or single dwellings.
- Well built, not build to rent.
- Single family housing
- Upscale retirement community

- **Sub-prompt:** "What design features?"

Responses:

- Minimum of 2 baths
- Energy efficient

- **Sub-prompt:** "Where should it be?"

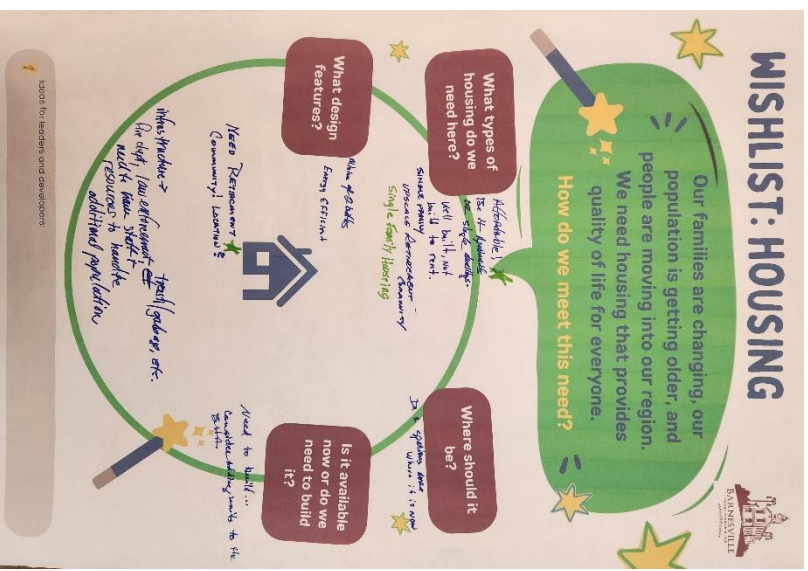
Responses:

- In a spacious area where it is now
- **Sub-prompt:** "Is it available now or do we need to build it?"

Responses:

- Need to build...consider adding units to the BHA

- **Other responses:**



- Infrastructure -> fire department, law enforcement, trash/garbage, etc. Need to have staff and resources to handle additional population.

Station 6

Theme: "What Do You Envision For Vacant or Underutilized Lots?"

Prompt: "The City of Barnesville has lots near neighborhoods and city spaces that could be used for new or improved purposes. What potential uses and designs could bring value to these lots and the community?"

Responses:

- Parks and benches
- Walking trails
- Kid friendly areas
- More people getting together from and in the city
- We need a special zoning designation to allow neighborhoods to ad houses back on infill lots which match the existing homes in the area. Everyone doesn't need 1400 square feet.
- Community gardens.
- Allow well designed duplexes.
- A hotel like Holiday Inn Express so we won't have to send people to Griffin for a decent hotel. (land beside Jack's Burgers).

WHAT DO YOU ENVISION FOR VACANT OR UNDERUTILIZED LOTS?

The City of Barnesville has lots near neighborhoods and city spaces that could be used for new or improved purposes. What potential uses and designs could bring value to these lots and the community? Please write them here!

Handwritten notes:

- Parks & Benches
- Walking Trails
- Kid Friendly Areas
- More people getting together from and in the city
- We need a special zoning designation to allow neighborhoods to ad houses back on infill lots which match the existing homes in the area. Everyone doesn't need 1400 square feet.
- Community gardens
- Allow well designed Duplexes
- A hotel like Holiday Inn Express so we won't have to send people to Griffin for a decent hotel. (land beside Jack's Burgers)

Station 7

Theme: Character Areas

Current Areas:

Residential, Commercial, Industrial, Parks and Recreation,

Public/Institutional, Mixed Use, Potential Annexation

Potential New Areas:

Downtown, Commercial Centers/Corridors,

Thomaston Street Historic

District, Institutional Campus (Lamar County Schools, Gordon College, Medical Complex), Others (if suggested).

Prompt: "How can we enhance, preserve, and use the area?"

Responses:

- Maintain integrity and residential use

Prompt: "What other improvements are needed?"

Responses:

- Downtown buildings and roofs are in danger of falling in

Commercial Centers and Corridors

What does it include?

- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial centers and corridors
- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial centers and corridors

Character Areas

What is a Character Area?

Sub-geographical areas with distinct characteristics, history, look and feel that contribute to a defined function, look and feel of the overall development potential, land uses, and goals.

Character Areas in Barnesville/Aldora

- Downtown
- Commercial Centers and Corridors
- Thomaston Street Historic District
- Institutional Campus
- Residential
- Industrial
- Parks and Recreation

Thomaston Street Historic District

What does it include?

- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.

Downtown

What does it include?

- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.

Institutional Campus

What does it include?

- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.
- Commercial buildings, parking lots, sidewalks, street lighting, etc.

Station 8

Theme: City Budget Allocations

Format: Participants were given a bundle of Barnesville money to spend on the budget with the following categories: Economic Development, Downtown, Public Safety, Parks and Rec, Water and Sewer, and Transportation.

Results:

Budget Category	\$1 Bills	\$5 Bills	\$10 Bills	\$20 Bills	\$50 Bills	\$100 Bills	Total
Water and Sewer	1	2	2	2	6	5	\$871
Economic Development	2	1	1	2	2	3	\$457
Public Safety	5	5	6	2	1	2	\$380
Downtown	3	4	0	1	2	1	\$243
Transportation	1	1	0	5	2	0	\$206
Parks and Recreation	2	1	4	1	0	1	\$167
Water and sewer was \$414 higher than the next highest category.							

Survey Overview

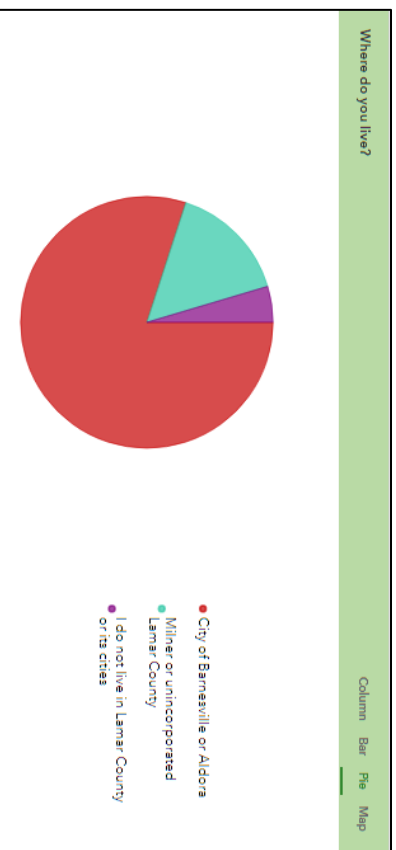
Overview of Consolidated Survey Answers/Takeaways

- Surveys were submitted from October 3, 2023 to January 10, 2023
- 65 total records

Question 1: Where do you live?

Answers:

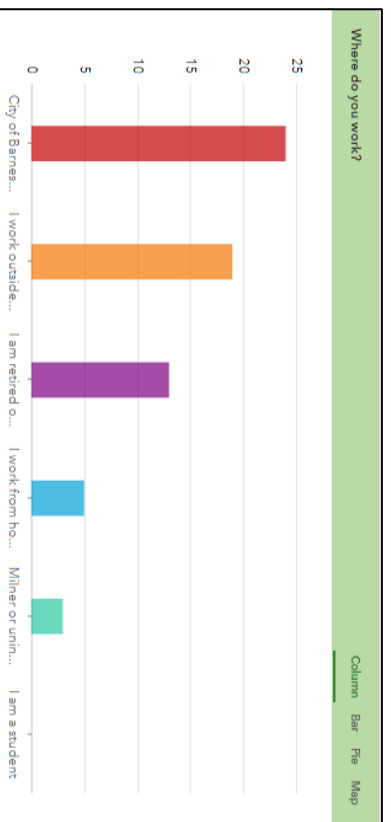
- 80% City of Barnesville or Aldora
- 15.38% Milner or unincorporated Lamar County
- 4.62% Do not live in Lamar County or its cities



Question 2: Where do you work?

Answers:

- 36.92% City of Barnesville or Aldora
- 29.23% I work outside of Lamar County or its cities
- 20% I am retired or not employed
- 7.69% I work from home
- 4.62% Milner or unincorporated Lamar County
- 0% I am a student

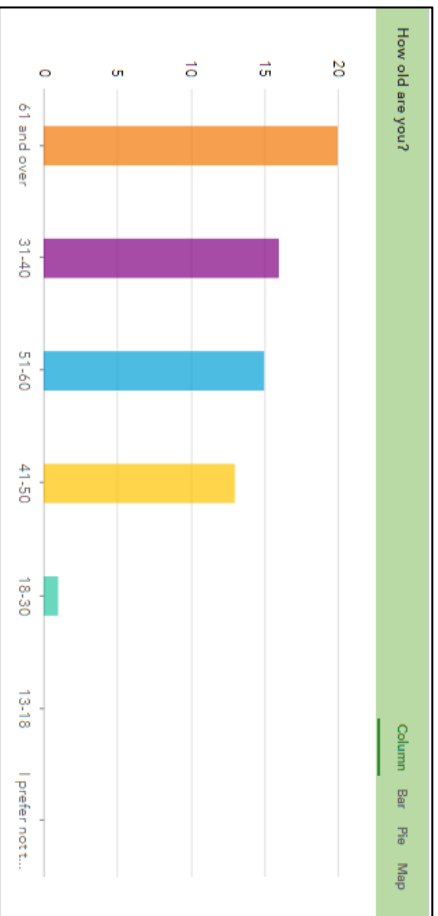


Question 3: How old are you?

Answers:

- 30.77% Age 60 and over
- 24.62% Age 31-40
- 23.08% Age 51-59

- 20.00% Age 41-50
- 1.54% Age 18-30
- 0% Age 13-18
- 0% Prefer not to answer

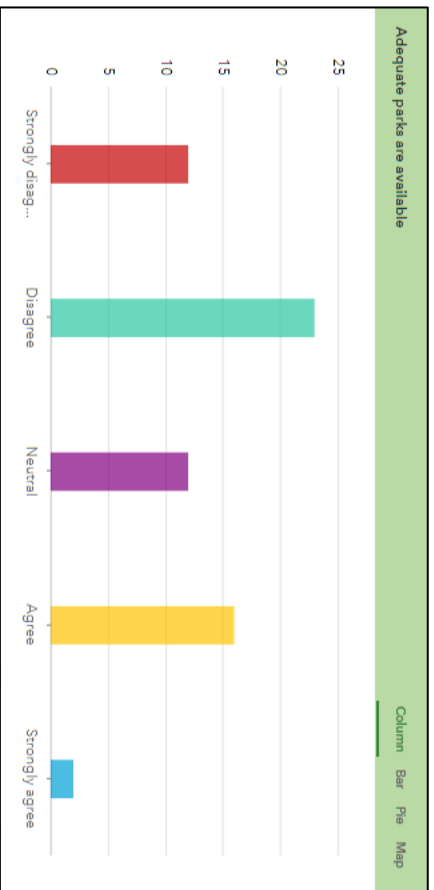


Note on below questions

If you have property in the City of Barnesville or Aldora, please rate how you feel the city is providing the following services listed below.

Question 4: Adequate parks are available

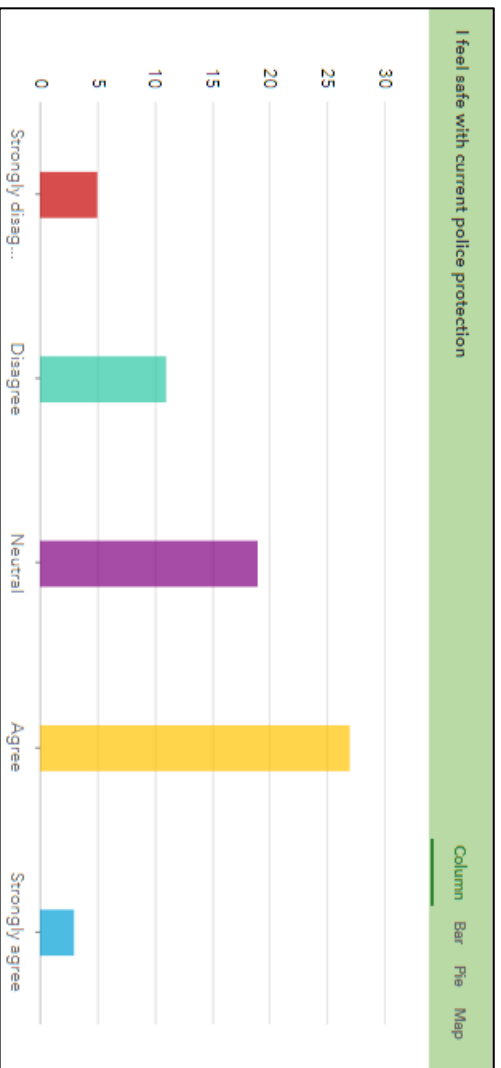
- Answers:**
- 35.38% Disagree
 - 24.62% Agree
 - 18.46% Strongly Disagree
 - 18.46% Neutral
 - 3.08% Strongly Agree



Question 5: I feel safe with current police protection

- Answers:**
- 41.54% Agree
 - 29.23% Neutral
 - 16.92% Disagree

- 7.69% Strongly disagree
- 4.62% Strongly agree



Question 6: I feel protected from fire with current services.

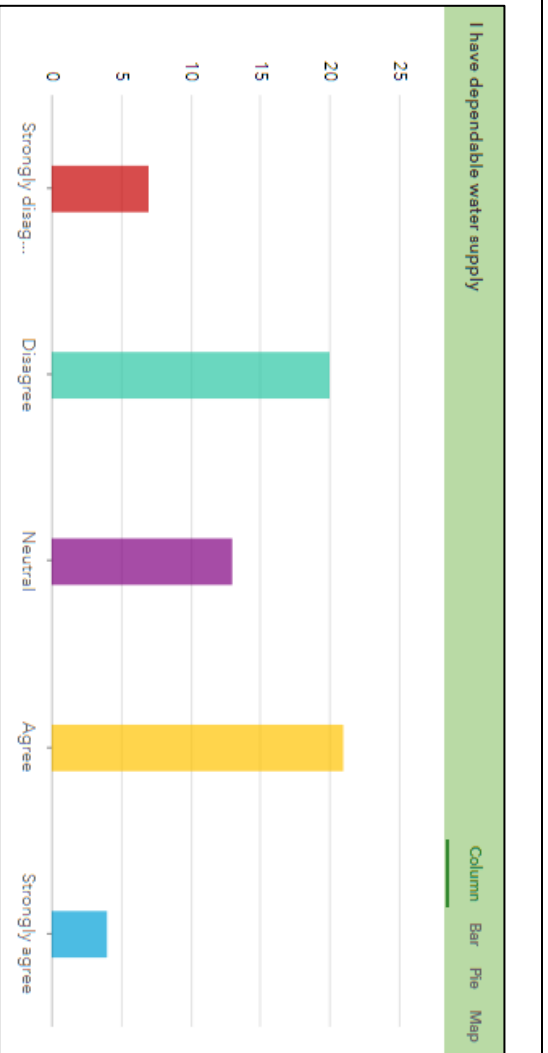
- 50.77% Agree
- 27.69% Neutral
- 13.85% Disagree
- 4.62% Strongly Agree
- 3.08% Strongly Disagree



Question 7. I have dependable water supply.

Answers:

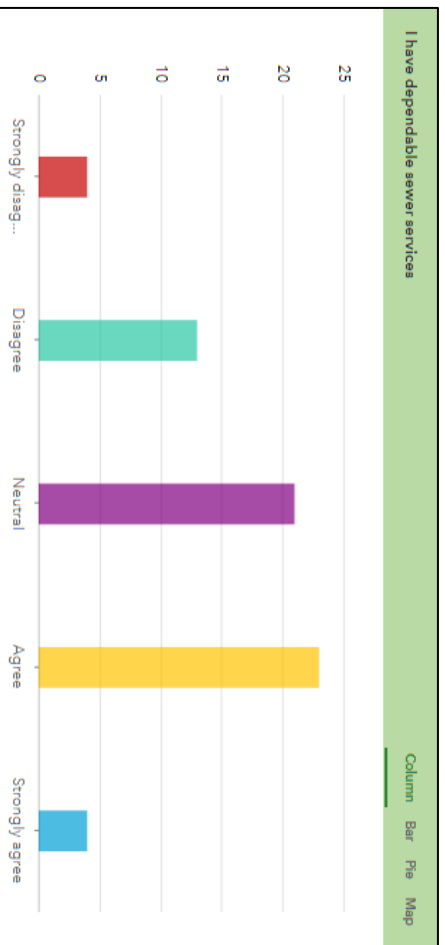
- 32.31% Agree
- 30.77% Disagree
- 20% Neutral
- 10.77% Strongly disagree
- 6.15% Strongly agree



Question 8. I have dependable sewer services

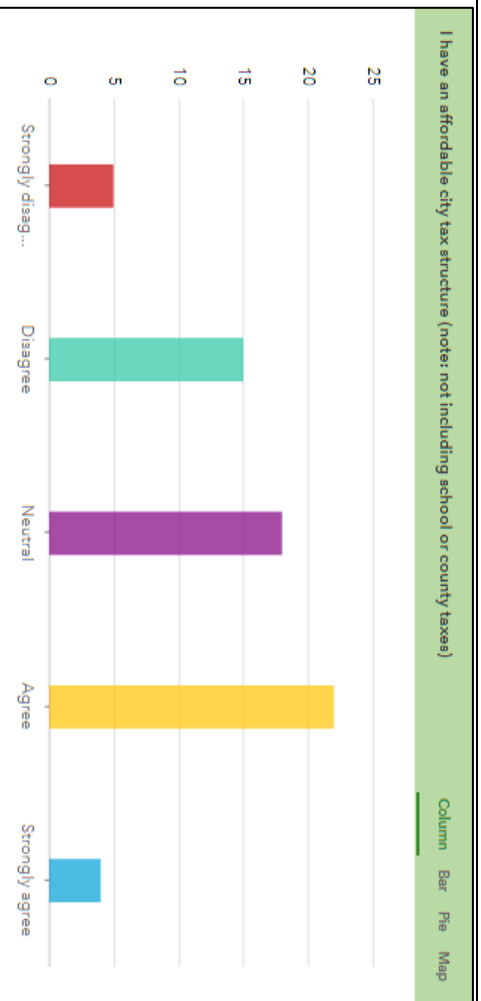
Answers:

- 35.38% Agree
- 32.31% Neutral
- 20% Disagree
- 6.15% Strongly disagree
- 6.15% Strongly agree



Question 9: I have an affordable city tax structure (note: not including school or county taxes)

- 33.85% Agree
- 27.69% Neutral
- 23.08% Disagree
- 7.69% Strongly disagree
- 6.15% Strongly agree



Question 10: Top 3 Focus Areas for City

What are three (3) things you think the City of Barnesville or Aldora should focus on over the next five (5) years?

- Top Words:
- City
 - Streets
 - Water
 - Housing
 - Clean
 - Keeping
 - Infrastructure
 - Parks
 - Police
 - Street



Additional Responses:

- Zoning regulations Police/fire Infrastructure
- We need another grocery store in the area another choice. Ingles takes advantage with higher prices versus the Krogers and Publix. We also need a few additional restaurants in the area. We have so many "mom and pop" restaurants and too many Mexican restaurants. I am not asking for Walmart or more Dollar General stores, we do not need those, but additional nice options.
- Water/sewer Streets Parks, etc. for kids/teens
- water parks roads
- Water issues Lowering taxes
- Water and sewage lines Improved technology services Senior Center and related services Transportation Housing
- Underground utilities throughout the city limits
- There is a huge need for a well planned infrastructure in all departments that allows services to be met adequately with the current population before we have plans for growth. Truthfully, it needs to be done asap. There is a lot to do.
- The city is going downhill, I feel we were in much better shape with other city managers. Streets are in much needed repair, if our city council cannot get it back in shape maybe

they all need to be replaced as well. The city manager will not return calls and when you speak with him, he seems to tell what you want to hear but does not follow up with it.

- Safety Appearance Recreation
- Safer environment. Cleaner environment. Congeniality
- Roads Plan for growth... jobs, adequate housing Leadership opening up to new ideas for growth
- Road and sidewalk quality, code and ordinance enforcement, sewer/water infrastructure improvements
- Restructure of streets to prevent crime and easy through fair through residential streets. Enforced speed limits. Codes put in force about advertising signs mostly at gas stations. Camouflage dumpsters and trash bins at businesses around town. No jake breaking.
- Residential and Industry planning. Youth activities.Schools
- Pick up trash Fix/remove vacant properties Better restaurants
- Parks with playgrounds for younger kids Try to bring in more businesses and shopping areas I'd say more events throughout the year would benefit the area as well, not necessarily every month but maybe every other month.
- Parks for children Roads
- Our roads Sewer system causing bad roads
- Minors with golf carts on street More police presence (with all the shootings)
- Making the City and its streets clean and appealing to potential residents and businesses. Street trash pickup has become a joke. How can you charge for a service you don't reliably provide.
- Keeping utility costs low
- Keeping the small town feel, historic preservation. Maybe more outside facilities/parks/recreation
- Keeping new housing developments under control so the county doesn't become like Henry County. Keeping property taxes under control, giving taxpayers value for money. Continue to work with southern rivers/connexon to make sure everyone has access to their excellent fiber internet.
- Keeping crime low Community events
- Keeping Barnesville clean and code enforcements enforced -Concerned about the police department if something major where to happen there is no experience there to handle, good thing we have back up from Sheriff office -roads are terrible in some ares of city in and need to be fixed
- Infrastructure/streets Youth opportunities/ business opportunities Trash and debris has to change to make our city clean and welcoming
- Infrastructure, additional jobs, maintaining small town atmosphere
- increased training for officers and an increased number of deputies for the city and county better public education bringing sustainable business or businesses in
- Improving roads; setting rules for businesses on keeping clean, appealing lots (this should include lots that are for sale and the city buildings to stay clean and appealing); lessen wasteful city spending (ex. Employees driving work vehicles for personal use 24/7, keeping employees where there in not need anymore in a job could be combined to 1 person)
- Improving infrastructure, water/sewage; roads; electrical -boosting small business owners, recruiting local restaurants -revitalizing downtown, community events
- High paying, quality jobs for the citizens, family entertainment, and better housing.
- Fixing the crumbling sewer system Allow affordable housing development Strengthen any ordinances that are out of date or that out unnecessary burdens on development

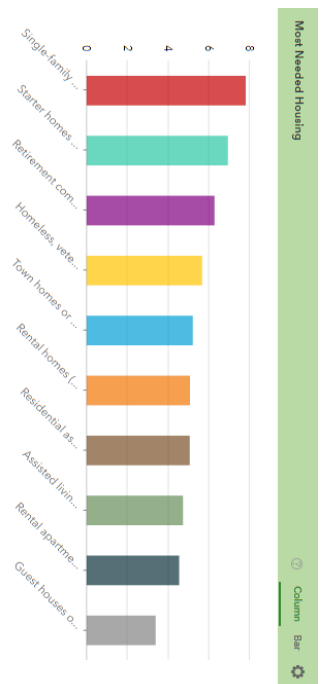
- Fire protection for the north side of town, Police protection for the north side, add police officers to the force, crime is not getting better, but the city wants to stay in Mayberry days. Move into the 21st Century
- Find better rates for utilities Splash pad Affordable housing
- Enhanced police services, improve infrastructure, update water system, road repair, bury electric lines
- Downtown development Increased police presence Neighborhood beautification
- Crime! What a mess we live with! Drugs, theft, speeding on streets that are residential and it's so dangerous to be a pedestrian. Litter, unlawfulness, no help from police. We are seriously considering moving from this horrid place!
- Creating city ordinances that promote citizens keeping livable housing and yards that are clean and do not create an unsightly or unsafe nuisance in the community. Creating ordinances within city limits that do not allow citizens to keep broken down vehicles in their front yards. Requiring landlords or owners to repair or tear down dilapidated housing that are public nuisances which promote rodents, vagrants, and squatters. Requiring citizens within city limits to keep cleaned porches that are free of junk, storage, and using porches as clothes lines for drying clothes. Requiring stores to run off people sitting around their stores loitering in chairs all day. Cleaning, maintaining, and improving the city's landscaping. Tearing down old, uninhabitable trailer parks entering town near Grove Street. Creating a landfill for homeowners and renters to take junk from their homes rather than placing on the streets creating unsightliness for weeks at a time.
- Continue plumbing/road repairs, improvements of parks and add parks, enlarge one side of sidewalks to accommodate golf carts so they get off roadways
- Commercial growth Downtown revitalization. More community events
- Business development and updating infrastructure (correctly and aesthetically pleasing).
- Bringing the power bills down inside the city. It is ridiculous. More things for children to do Better pipes for the water
- Better streets especially, in the black neighborhoods. Washington, Ice, Jenkins Jackson.
- 1. More entertainment for teens and kids 2. Providing for needy residents of the county 3. Working with Norfolk Southern to ensure trains do not block the train tracks for an extended period of time
- 1. Industrial development. Currently, not enough emphasis is given to this 2. Developing leadership skills in our leaders by providing leadership training. Currently, people get elected and never understand half of what they voted on. 3. Better communication between all governmental bodies. All information shouldn't be disseminated to the public.
- 1) Trash service needs to return to service levels we had in the past. 2) Need more police action for speeders and racers using residential streets as their playgrounds. 3) Water supply shouldn't be brown.
- 1) Attracting quality high paying jobs. Most residents have to drive over an hour just for work or move closer to their jobs. Not to mention Barnesville is a college town. By bringing quality jobs we can retain more of our residents and the talent from Gordon State College. 2) Attracting entertainment venues. Bringing the fair back was a great move for the community, but if the city focused on attracting entertainment centers for kids and families to visit that would be great. 3) Redeveloping neglected and vacant properties or contacting the property owner to renovate the properties. There are several vacant buildings in town (i.e. old gas station across from Dairy Queen) and neglected homes/trailers on Mill Street, Atlanta Street, 9th Street, Carey Buckner Street, Washington Street. These are the main streets that visitors have to travel down to reach downtown. They

- make our city look horrible and decreases the property value for the residents that actually own and live in the area.
- 1) Clean water 2) Underground utilities 3) Follow smart growth principles:
- more restaurants, not fast food - major department store - better night life gathering spots
- getting rid of known drug houses - making code enforcement do their job with upkeep of buildings - more art/murals throughout the city
- Cohesive environment. Business and stores keeps lots clean. More streets either dead end or one way to control traffic and criminal activity.

Question 10: Most Needed Housing

Georgia is growing in industry, jobs and residents. The population is also changing in demographics, with a large amount of the population aging and more people moving to the state. Please rank (from 1-10) the types of housing you think the city should plan for to meet the emerging needs of our economy and population.

- 37.93% Single-family residential
- 18.97% Retirement communities for people 55+
- 15.52% Starter homes or cottages
- 10.34% Homeless, veteran, and/or special needs housing
- 8.62% Rental homes (long-term, such as 6 months+)
- 5.17% Rental apartments
- 1.72% Residential as part of mixed-use developments
- 1.72% Assisted living facilities
- 0% Townhomes or condominiums
- 0% Guest houses or Accessory Dwelling Units



Question 10: Additional Input

Please add any other input you have about how to meet the needs of a growing/changing population and economy.

- We need new industry here such as a mill to give people good paying jobs with benefits that promote. Working community. People who work have money to pour back into the community.
- Too many rentals brings undesirable elements to our neighborhoods with no pride in home ownership. Limit large rental developments or apartment complexes.
- There has to be a way to generate capital for the local government besides increased taxes on the residence. Other communities in neighboring counties are growing, Lamar is not. I do not want a Wal Mart here but businesses that can provide jobs to residents and revenue to the county are imperative. We also need more agricultural based trade and influence. There are many farmers here who sell outside the county when there are so many people here going to a terrible store like Ingles to shop for the basic essentials. Support local farmers and agri-businesses through the sale and trade of their products and produce.

- The City of Barnesville could focus on creating a strategy to encourage business & homeowners to keep up their property through monthly or quarterly beautification awards. I moved to the area 15 years ago and have seen much of the town diminish in appearance. My family and I would like to see a safe playground in the city for our kids. While we love being able to walk to Summers Field in town but having a playground would be nice. We liked having the city pool when it was open. With both of these, having childcare centers bring their entire center at one time was frustrating. We have a wonderful town with lots of opportunities but having citizens with a heart and vision to accept the change can be a challenge.
- Tax credits for revitalization of downtown. Establishment of an actual code enforcement department.
- Smart Growth Principles: Mix land uses. ... Take advantage of compact design. ... Create a range of housing opportunities and choices. ... Create walkable neighborhoods. ... Foster distinctive, attractive communities with a strong sense of place. ... Preserve open space, farmland, natural beauty, and critical environmental areas.
- Restrict downtown area from businesses that do not generate walking traffic downtown and have a rent cap. Current rent downtown is 1750 for a small building. That is way too expensive. More boutiques, restaurants/pubs, art galleries...
- Provide housing, jobs, communities, and entertainment that all citizens can enjoy and benefit from. Make sure the leaders do what they are hired to do for the citizens and not use their positions to personally benefit from.
- No section 8 housing
- More jobs, more entertainment (movie theaters, game rooms, etc), more food choices
- More businesses More businesses!
- Make the tax digest what it should be in order to afford the services needed to accommodate all citizens.
- Look at other nearby cities and see how they are growing; don't keep doing something just because it's always been that way.
- Jobs other than fast food restaurants, transportation, street improvement, better garbage pickup service.
- It would be great to see our city areas/parks properly maintained. Our county recreation department also needs additional funding in order to improve the current parks facilities and grounds. Whatever can be done to help new businesses succeed in our city area would be fantastic. The only attractive area for a new business is the area by Ingles.
- Infill lots should be buildable through special exceptions if there was a structure there at some point given as much notice to neighbors Strengthen the ordinance to allow single family rental units as part of a multi family zoning category.
- In order to keep our community safe we really need to plan what type of housing we bring in. Huge apartment complexes will bring in more crime. It's a proven fact statistically. We need industry and small business opportunities. We also need a welcoming environment for our college. We need to build a stronger relationship for their faculty, staff and students. GSC brings in a lot of revenue to the city. We need to better maintain our existing city facilities. We need to set the example and bring back pride in our city.
- If there is any way to move forward with the future needs however still remain with the good hometown quality of Barnesville, that would be ideal. I moved from Henry County to escape the hustle and bustle and mostly the influx of so many warehouses so please do

- not allow Barnesville or Lamar County to become a "Henry County". Take care of the senior citizens and assist them with their home owners taxes. Allow a bigger break based on age scale 70 plus offering the largest credit, tiering from 62 upwards.
- I think adding stuff for children, places for them to play, or business for them to have stuff to do will help grow the community and bring a younger group of families into lamar.
- I really enjoyed the city for catering to all residents during Buggy Days with the concerts and would love see to the city hosting more downtown events for all residents such as outdoor summer concert series with a mixture of genres such as Pop, R&B, Country, Hip-Hop, Gospel, Jazz and etc. We celebrate Buggy Days annually so I would love for the city to start celebrating Juneteenth as well in the same fashion with a parade, beauty pageant, vendors. Additionally, I would love community wide Martin Luther service events. Including ALL residents is what I would like to see more of.
- I feel that the city services other than Police & Fire need tremendous improvement.
- I feel our city is on a decline. I feel personally that the right people are not running the city on a day-to-day basis. I feel we do not have a strong city manager.
- I feel like the town has turned into a truck stop.
- Growth should be managed carefully. Sure more subdivisions means more tax revenues but it also means there is a need for new schools and other services that are liabilities.
- Fix the infrastructure? Clean up the streets physically and enforce the laws!
- Entrances to Barnesville are depressing. Atlanta St., Mill St, Veterans Parkway northbound at John Deer
- Enforcement of the semi truck and their speed and routes they take through town. Mill street is an extension of Thomaston street. It really needs to reflect more similarities.
- Atlanta and mill street are entrances to Barnesville and not presentable at all. Over 15 years an animal shelter has been in discussion with no results. How long does it take to discuss before we see results.
- Bowling rink
- An electronic system for reporting maintenance needs would bridge the gap between citizens and city hall. Many people aren't willing to call city hall office to report issues.
- A number of these housing options could be addressed in a single project. For example: Rental Apartments and starter homes or cottages could be combined in a single project. The same is true for Homeless, Veteran, special needs and assistive living. Or Assistive living and Retirement Communities.

Additional Input Word cloud



Question 11: 20 Year Vision

This comprehensive plan has a 20-year vision period. What do you envision for Barnesville and Aldora over the next two decades in terms of challenges and opportunities?

- While I love the small town feel we have now, I feel we need to grow but find a way to keep the feeling of small town. Dont go to commercialized but enough to take strain of taxe burden. Help Gordon grow to a full four year college so more students move here
- The education system needs proving- county and city need to combine into one
- The city should remain a quaint small town with opportunities for small businesses and residents alike. By developing Barnesville into a destination we can utilize the beautiful downtown area and allow small businesses to thrive instead of languishing in blight.
- the biggest challenge is growing the revenue supply to rebuild an old and stressed infrastructure. we don't want to be Forsyth but we do want to grow. this should be a place where we have good jobs and sustainability so our kids can work and live here. Our schools are horrible because of a superintendent who never steps foot in them to understand what the kids need or how the teachers are doing. Schools must improve now for Barnesville to have a future.
- Stricter zoning regulations -challenge Adequate police/fire protection-challenge Infrastructure-challenge
- Staying quaint and special is going to take work forward thinking leadership
- Safer community because law is enforced with all people. Speeding and code violations are strictly enforced.. Bike lanes on certain roads to promote a welcoming and diverse community.
- Revisit the service delivery contracts with the county especially in area of recreation and potentially in water and sewer expansion if for no other reason than to share the cost.
- No place for employment creates criminal behavior
- More restaurants choices that will bring employment opportunities for the youth. No more chicken, pizza, burgers or Mexican restaurants and more employment opportunities for older people so they are not working jobs meant for children.
- More restaurants
- More and varied jobs including manufacturing Improved infrastructure Having all older buildings respected and refurbished Improved technology Improved Housing Increased transportation options
- Just for the city to grow like the surrounding counties, to attract new resident's and businesses
- Infrastructural issues which are issues everywhere for small cities. We have a problem for sure. Push to all are replaced. Look for grants and other funding opportunities. We've got to keep pushing forward with downtown growth as well as growth on the 19/41 corridor. We need to plan accordingly. We need a nice hotel. We have several nice wedding venues but no where for guests to stay. We need the IDA to help with industry and small businesses opportunities. I believe all of this can be achieved by working together. Including working with the county leaders.
- Industrial park with industry. Residential and commercial more defined. Atlanta Street is an example. There are shops and restaurants and then squatters in, what should be a business.
- In 20 years I see Barnesville as a vibrant city that enhances the quality of life for every resident and not just retirees. I envision the city catching up with the cities that surrounds the areas. I see the city adding more dine in restaurants, recruiting new industries to the

- city to attract higher skill and paying jobs , adding more quality affordable housing for residents that do not qualify for housing assistance , increasing entertainment and nightlife for youth, families and college students. I really enjoyed the city for catering to all residents during Buggy Days with the concerts and would love see to the city hosting more downtown events for all residents such as outdoor summer concert series, .
- Additionally, I see the city adding a commercial and retail districts for residents and college students to shop. Live, Work, Play and Retire is what our motto should be and Barnesville can really be a great city that people would love to call home if we had the proper leadership.
- I'd love to see affordable housing, a boost in community involvement with events to bring people together (concert series, more downtown events), appropriate mental health resources, revitalized infrastructure, and for it not to lose the small town charm.
- I think the town will continue to grow and hopefully we will see new businesses that will keep more people shopping and eating locally.
- I envision a city that supports all of its citizens and not a specific demographic. A city that welcomes diversity and provides opportunities for the citizens. A city that welcomes positive and beneficial change.
- I hope Barnesville will continue to grow but keep that small town feel so my kids will want to stay and raise their future families here.
- I don't think the pipes in place are going to last much longer, they need to be replaced. We live on Greenwood and have had several problems. Also the roads here are horrible, except of course for Thomaston St.
- Historic preservation with growth <http://www.gaconservancy.org/growth>
- Continue to limit the big box stores from building in our county.
- Challenges: Meeting utility needs, replacing old and antiquated systems with systems that allow growth. Require eye sore businesses to clean up or relocate their businesses or screen them from public view.
- Challenges are solving the crime and meth problem, getting infrastructure upgraded and promoting shopping at the local businesses instead of online. Opportunities include growing the younger population 20-40 who are the workers that will keep the city moving
- Challenge is smart growth to maintain quaint atmosphere. Need nicer restaurants and hotel chain with a national reservation engine (Hilton, holiday inn, etc)
- Bleak
- Biggest challenge is to prevent undesirable development...seek resources and public support to clean up and beautify the cities...emphasis on public relations between every city employee and citizens..
- As of current, the economy will be a challenge because most local employers pay minimum wage. We currently lack jobs that will keep contributing citizens in Barnesville. Creating an economy that will allow current locally owners afloat and having businesses that will encourage and allow families to "shop local" seems to be a challenge that has not improved in my 15 years of living in Barnesville.
- As it is being run now there will not be a change, it's time for a whole new change from Police to fire to garbage pickup, if the men of the city cannot get it done then let us ladies take over.
- A thriving, clean community that is friendly & focused aesthetically & economically, has a slow paced lifestyle with family events, including kids & the elderly, and has basic services provided with quality.
- We will be swallowed up by the surrounding areas if we don't become more proactive.

the privac- **don** commercialized **na** citizens **strain** replaced. **Police** **issues** **nice** welcomes **with** **<challenge** **Adequate**
opportunities. **problem** **Work** **quaint** **code** **housing** **area** **growing** **shopping** **definition** **sustainability** **low**
pizza **current** **Working** **county** **challenge** **place** **grow** **including** **events** **change** **developing** **stressed**
stay **series** **adding** **leading** **city** **here.** **kids** **jobs** **year** **people** **improved** **clean** **public** **concrete** **doing.** **fresh**
Continue **forward** **businesses** **to** **small** **Biggest** **town.** **students** **don't** **Opportunities** **bring** **growth** **&** **horrible** **review** **special** **fresh**
forward **downtown** **restaurants** **love** **love** **students** **with** **bring** **growth** **&** **horrible** **review** **special** **fresh**
good **roads** **29** **feel** **Schools** **live** **town** **Barnesville** **affordable** **older** **economy** **high** **understand** **Sticker**
cost. **local** **infrastructure** **harder.** **quality** **system** **commercial** **surrounding** **affordable** **older** **economy** **high** **understand** **Sticker**
education **rebuild** **resources** **harder.** **quality** **system** **commercial** **surrounding** **affordable** **older** **economy** **high** **understand** **Sticker**
strictly **Staying** **Barnesville.** **future.** **infrastructure.** **years.** **teachers** **improve** **supply** **grow.** **regulations** **big** **infrastructure-challenges**

*Please take a few minutes
to complete the:*

PUBLIC SURVEY
for the

Barnesville & Aldora

Comprehensive Plan

2024 Update



<https://arcg.is/10Cabr>

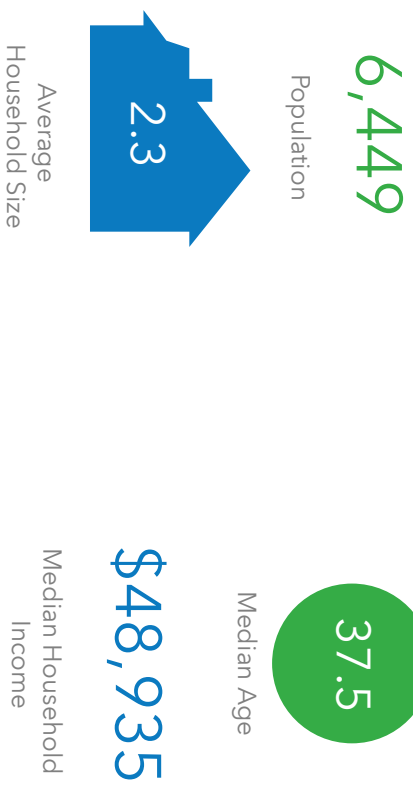
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approximately
5 minutes*



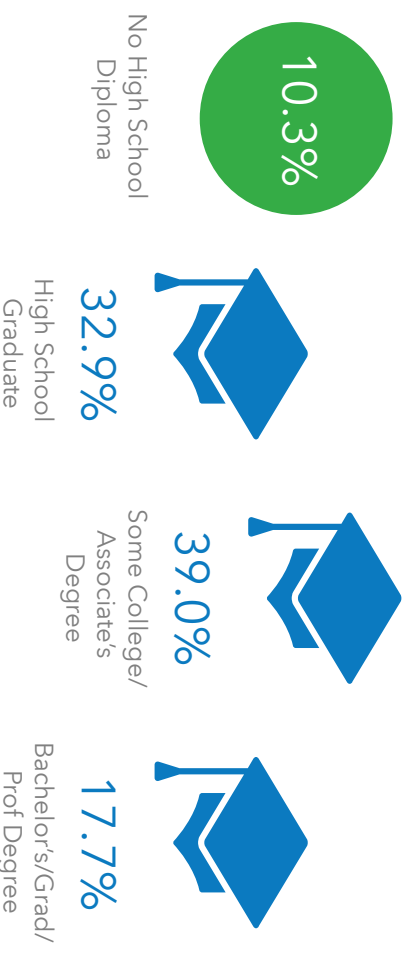
Key Facts

Barnesville City, GA
Geography: Place

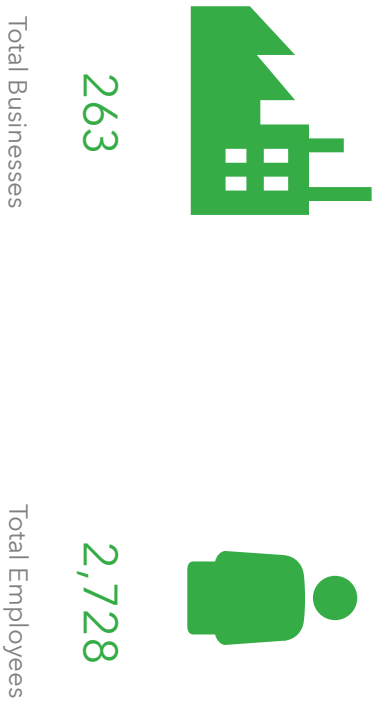
KEY FACTS



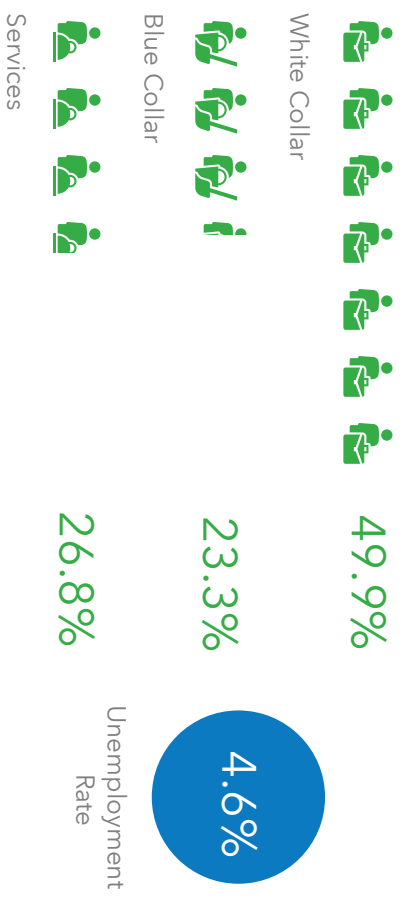
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2023 Households by income (Esri)

The largest group: <\$15,000 (18.8%)
The smallest group: \$200,000+ (2.7%)

Indicator ▼	Value	Diff
<\$15,000	18.8%	+7.1%
\$15,000 - \$24,999	7.8%	-1.1%
\$25,000 - \$34,999	11.0%	+3.1%
\$35,000 - \$49,999	13.1%	+0.6%
\$50,000 - \$74,999	16.5%	-1.9%
\$75,000 - \$99,999	13.3%	-1.9%
\$100,000 - \$149,999	11.9%	-2.6%
\$150,000 - \$199,999	4.8%	-2.5%
\$200,000+	2.7%	-0.9%

Bars show deviation from

Lamar County