

POPULATION ELEMENT

POPULATION

A comprehensive understanding of a community’s past, present and future population characteristics and trends provides a basic and essential foundation for the planning process. The population element offers an overview of the socio-economic composition of Stewart County and the cities of Lumpkin and Richland while supplying a basis of the formulation of additional elements of their Joint Comprehensive Plan. This population analysis includes data relating to age, sex, race, household size, education, and income.

INVENTORY OF EXISTING CONDITIONS

During the 1980-1990 decade, Stewart County experienced a 4% loss population while the cities of Lumpkin loss 6% and Richland loss 7% of their population. During the 1990-2000 decade, Stewart County experienced a 7% loss in population while Lumpkin experienced a 10% increase in population and Richland experienced an 8% increase in population.

During an overall twenty-year period, Stewart County experienced a net 11% decrease and the City of Lumpkin a 3% increase in total population while the City of Richland experienced a .5 percent decrease.

Table 1 displays the population changes from 1980 to 2000 for Stewart County and the City of Lumpkin and the City of Richland.

Table 1
Total Population 1980-2000

	1980	1985	1990	1995	2000
Stewart County	5,896	5,775	5,654	5,453	5,225
City of Lumpkin	1,335	1,293	1,250	1,310	1,369
City of Richland	1,802	1,735	1,668	1,731	1,794

Source: U.S. Bureau of the Census, 1980, 1990, 2000

Tables 2 and 3 indicate the predicted population for Stewart County, the City of Lumpkin and the City of Richland over the next twenty years with an annual population prediction for the next five years. Overall Stewart County shows a loss of 644 people from 2005 to 2025. Lumpkin show a slight increase of 34 people, while Richland shows a slight decrease of eight people from 2005 to 2025.

Table 2
Population Projections 2005-2010

	2005	2006	2007	2008	2009	2010
Stewart County	5,091	5,059	5,027	4,995	4,963	4,930
City of Lumpkin	1,378	1,380	1,382	1,384	1,385	1,386
City of Richland	1,792	1,792	1,791	1,791	1,790	1,790

Source: U.S. Bureau of the Census & Lower Chattahoochee RDC Staff 2005

Table 3
Population Projections 2010-2025

	2010	2015	2020	2025
Stewart County	4,930	4,769	4,608	4,447
City of Lumpkin	1,386	1,395	1,403	1,412
City of Richland	1,790	1,788	1,786	1,784

Source: U.S. Bureau of the Census

Rate of Growth

Table 4 compares the rate of growth of Stewart County and the cities of Lumpkin and Richland to the State of Georgia over the past twenty years, as well as projects the growth rate for the subsequent twenty-five years.

Table 4
Rate of Growth 1980-2025

	1980 – 1985	1985 – 1990	1990 – 1995	1995 – 2000	2000 – 2005	2005 – 2010	2010 – 2015	2015 – 2020	2020 – 2025
Stewart County	(-2.1%)	(-2.1%)	(-3.6%)	(-3.7%)	(-3.1%)	(-3.2%)	(-3.3%)	(-3.4%)	(-3.5%)
City of Lumpkin	(-3.2%)	(-3.3%)	4.8%	4.5%	.66%	.58%	.64%	.57%	.64%
City of Richland	(3.7%)	(-3.86%)	3.77	3.64	(-0.11%)	(-0.11%)	(-0.11%)	(-0.11%)	(-0.11%)
State of Georgia	9.4%	8.6%	13.2%	11.6%	8.3%	7.7%	7.1%	6.7%	6.3%

Source: U.S. Bureau of the Census & Lower Chattahoochee RDC Staff 2005

With the increasing development of the metro Atlanta, Macon, and Columbus regions, the population growth rate for Stewart County and its municipalities could possibly see population growth during 2000-2025.

TOTAL HOUSEHOLDS AND HOUSEHOLD SIZE

The following tables illustrate the number of households and the household size in Stewart County, and the cities of Lumpkin and Richland. The total number of households in Stewart County increased between 1980 and 2000 and expected to continue growth from 2000-2025. This trend is expected to continue down to the cities of Lumpkin and Richland. During 1980 to 2000 the City of Lumpkin household size increased by 16% while the City of Richland increased in household size by 4%. The Cities of Lumpkin and Richland household sizes are expected to continue its growth over the next two decades.

Table 5
Total Number of Households 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Stewart County	1,891	1,937	1,982	1,995	2,007	2,036	2,065	2,094	2,123	2,152
City of Lumpkin	464	460	455	504	552	574	596	618	640	662
City of Richland	601	598	594	609	624	630	636	641	647	653

Source: U. S. Bureau Census & Lower Chattahoochee RDC, 2005

Table 6
Average Household Size 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Stewart County	3.10	2.95	2.80	2.64	2.48	2.33	2.17	2.02	1.86	1.71
City of Lumpkin	2.88	2.82	2.75	2.62	2.48	2.38	2.28	2.18	2.08	1.98
City of Richland	3.00	2.85	2.70	2.61	2.51	2.39	2.27	2.14	2.02	1.90

Source: U.S. Bureau of Census & Lower Chattahoochee RDC, 2005

Population by Age

From 1980 to 2000, Stewart County’s age composition has decreased among the pre-school population (0-4) by 28% and school aged children (5-17) by 58%. The result of the declining pre-school population and school age is a result of the increasing retirement population in Stewart County. From 1980 to 2000, the retirement age (65 and over) increased by 14% and is expected to continue its growth during 2000 to 2025 by 15%. The working population in Stewart is identified by the age of 18-64. As identified the working population from 1980 to 2000 has decreased by 4% and is expected to continue this trend from 2000 to 2025 by 6%.

Table 7
Age Distribution Stewart County 1980-2025

Stewart County: Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	5,896	5,775	5,654	5,453	5,252	5,091	4,930	4,769	4,608	4,447
0 – 4 Years Old	433	405	376	357	338	314	291	267	243	219
5 – 13 Years Old	962	924	885	815	745	691	637	582	528	474
14 – 17 Years Old	566	425	284	254	224	139	53	0	0	0
18 – 20 Years Old	314	274	234	220	205	178	151	123	96	69
21 – 24 Years Old	349	346	342	280	217	184	151	118	85	52
25 – 34 Years Old	725	755	785	701	617	590	563	536	509	482
35 – 44 Years Old	524	622	720	716	711	758	805	851	898	945
45 – 54 Years Old	555	547	539	629	718	759	800	840	881	922
55 – 64 Years Old	635	575	515	510	504	471	439	406	373	340
65 and over	833	904	974	974	973	1,008	1,043	1,078	1,113	1,148

Source: U.S. Bureau of Census

Table 8
Age Distribution (Percentage) Stewart County 1980-2025

Stewart County: Age Distribution (Percentage)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %
Age 0 to 4	7.34%	7.01%	6.65%	6.55%	6.44%	6.17%	5.90%	5.60%	5.27%	4.92%
Age 5 to 13	16.32%	16.00%	15.65%	14.95%	14.19%	13.57%	12.92%	12.20%	11.46%	10.66%
Age 14 to 17	9.60%	7.36%	5.02%	4.66%	4.27%	2.73%	1.08%	0.00%	0.00%	0.00%
Age 18 to 20	7.34%	4.74%	4.14%	4.03%	3.90%	3.50%	3.06%	2.58%	2.08%	1.55%

Age 21 to 24	5.92%	5.99%	6.05%	5.13%	4.13%	3.61%	3.06%	2.47%	1.84%	1.17%
Age 25 to 34	12.30%	13.07%	13.88%	12.86%	11.75%	11.59%	11.42%	11.24%	11.05%	10.84%
Age 30 to 34	8.89%	10.77%	12.73%	13.13%	13.54%	14.89%	16.33%	17.84%	19.49%	21.25%
Age 35 to 44	9.41%	9.47%	9.53%	11.53%	13.67%	14.91%	16.23%	17.61%	19.12%	20.73%
Age 45 to 54	10.77%	9.96%	9.11%	9.35%	9.60%	9.25%	8.90%	8.51%	8.09%	7.65%
Age 55 to 64	14.13%	15.65%	17.23%	17.86%	18.53%	19.80%	21.16%	22.60%	24.15%	25.82%
Age 65 & Over	7.34%	7.01%	6.65%	6.55%	6.44%	6.17%	5.90%	5.60%	5.27%	4.92%

Source: Lower Chattahoochee RDC Staff, 2005

Table 9
Age Distribution Lumpkin 1980-2025

City of Lumpkin: Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	1,335	1,293	1,250	1,310	1,369	1,378	1,386	1,395	1,403	1,412
0 – 4 Years Old	89	91	93	96	98	100	103	105	107	109
5 – 13 Years Old	188	195	201	213	224	233	242	251	260	269
14 – 17 Years Old	131	104	76	65	53	34	14	0	0	0
18 – 20 Years Old	61	50	38	42	46	42	39	35	31	27
21 – 24 Years Old	90	81	71	63	55	46	38	29	20	11
25 – 34 Years Old	132	148	164	174	184	197	210	223	236	249
35 – 44 Years Old	133	144	154	173	191	206	220	235	249	264
45 – 54 Years Old	131	124	116	140	164	172	181	189	197	205
55 – 64 Years Old	148	133	118	123	128	123	118	113	108	103
65 and over	232	226	219	223	226	225	223	222	220	219

Source: U.S. Bureau of the Census

Table 10
Age Distribution (Percentage) Lumpkin 1980-2025

City of Lumpkin: Age Distribution (Percentage)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
0 – 4 Years Old	6.67%	7.04%	7.44%	7.33%	7.16%	7.26%	7.43%	7.53%	7.63%	7.72%
5 – 13 Years Old	14.08%	15.08%	16.08%	16.26%	16.36%	16.91%	17.46%	17.99%	18.53%	19.05%
14 – 17 Years Old	9.81%	8.04%	6.08%	4.96%	3.87%	2.47%	1.01%	0.00%	0.00%	0.00%
18 – 20 Years Old	6.67%	3.87%	3.04%	3.21%	3.36%	3.05%	2.81%	2.51%	2.21%	1.91%
21 – 24 Years Old	6.74%	6.26%	5.68%	4.81%	4.02%	3.34%	2.74%	2.08%	1.43%	0.78%
25 – 34 Years Old	9.89%	11.45%	13.12%	13.28%	13.44%	14.30%	15.15%	15.99%	16.82%	17.63%
35 – 44 Years Old	9.96%	11.14%	12.32%	13.21%	13.95%	14.95%	15.87%	16.85%	17.75%	18.70%
45 – 54 Years Old	9.81%	9.59%	9.28%	10.69%	11.98%	12.48%	13.06%	13.55%	14.04%	14.52%
55 – 64 Years Old	11.09%	10.29%	9.44%	9.39%	9.35%	8.93%	8.51%	8.10%	7.70%	7.29%
65 and over	17.38%	17.48%	17.52%	17.02%	16.51%	16.33%	16.09%	15.91%	15.68%	15.51%

Source, Lower Chattahoochee RDC Staff, 2005

Table 11
Age Distribution City of Richland 1980-2025

City of Richland: Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	1,802	1,735	1,668	1,731	1,794	1,792	1,790	1,788	1,786	1,784
0 – 4 Years Old	141	127	113	120	126	122	119	115	111	107
5 – 13 Years Old	290	250	210	216	221	204	187	169	152	135
14 – 17 Years Old	164	122	80	83	85	65	46	26	6	0
18 – 20 Years Old	101	86	70	71	71	64	56	49	41	34
21 – 24 Years Old	96	107	117	97	76	71	66	61	56	51
25 – 34 Years Old	263	245	226	213	200	184	169	153	137	121
35 – 44 Years Old	161	192	223	231	238	257	277	296	315	334
45 – 54 Years Old	166	162	157	198	238	256	274	292	310	328
55 – 64 Years Old	173	161	148	146	144	137	130	122	115	108
65 and over	247	286	324	360	395	432	469	506	543	580

Source: U.S. Bureau of the Census

Table 12
Age Distribution (Percentage) City of Richland 1980-2025

City of Richland										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %	100.00 %
0 – 4 Years Old	7.82%	7.32%	6.77%	6.93%	7.02%	6.81%	6.65%	6.43%	6.22%	6.00%
5 – 13 Years Old	16.09%	14.41%	12.59%	12.48%	12.32%	11.38%	10.45%	9.45%	8.51%	7.57%
14 – 17 Years Old	9.10%	7.03%	4.80%	4.79%	4.74%	3.63%	2.57%	1.45%	0.34%	0.00%
18 – 20 Years Old	7.82%	4.96%	4.20%	4.10%	3.96%	3.57%	3.13%	2.74%	2.30%	1.91%
21 – 24 Years Old	5.33%	6.17%	7.01%	5.60%	4.24%	3.96%	3.69%	3.41%	3.14%	2.86%
25 – 34 Years Old	14.59%	14.12%	13.55%	12.31%	11.15%	10.27%	9.44%	8.56%	7.67%	6.78%
35 – 44 Years Old	8.93%	11.07%	13.37%	13.34%	13.27%	14.34%	15.47%	15.04%	17.64%	18.72%
45 – 54 Years Old	9.21%	9.34%	9.41%	11.44%	13.27%	14.29%	15.31%	16.33%	17.36%	18.39%
55 – 64 Years Old	9.60%	9.28%	8.87%	8.43%	8.03%	7.65%	7.26%	6.82%	6.44%	6.05%
65 Years and Over	13.71%	16.48%	19.42%	20.80%	22.02%	24.11%	26.20%	28.30%	30.40%	32.51%

Source: Lower Chattahoochee RDC Staff, 2005

Population by Race and Ethnic Origin

The following Tables show the racial composition of Stewart County and the cities of Lumpkin and Richland. The racial composition of the county during 1990 was approximately 36% Caucasian and 63% African American, while the Persons of Hispanic, American Indian, Asian origins comprised of 1 % of the total county population.

The City of Lumpkin racial composition during 1990 comprised of Caucasian 33.4% and African American 66%, while the Persons of Hispanic, American Indian, and Asian origins comprised of 0.8% of the City of Lumpkin total population of 1,250 persons. The City of Richland racial composition during

1990 comprised of Caucasian 43% and African American 56%, while the Persons of Hispanic, American Indian, and Asian origins comprised of 1% of the City of Richland’s total population of 1,668 persons.

During the next two decades, the population of Stewart County and the cities of Lumpkin and Richland are expected to change. During 2000-2005 Stewart County’s Caucasian population will decrease approximately by 10%; the African American population will decrease by 27%, and with current indications, Persons of Hispanic, American Indian, and Asians origins will change in racial composition by 96% by an increase in population. The City of Lumpkin and Richland racial composition is expected to change with the county. There will be an decrease in the Caucasian and Hispanic population, while the African American, American Indian, and Asian populations, show an increase in population during the next 25 years.

Table 13
Race and Ethnic Origin Stewart County 1980-2025

Stewart County: Racial Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	5,896	5,775	5,654	5,453	5,252	5,091	4,930	4,769	4,608	4,447
White alone	2,094	2,068	2,041	1,995	1,949	1,913	1,877	1,840	1,804	1,768
Black or African American alone	3,787	3,683	3,578	3,405	3,232	3,093	2,955	2,816	2,677	2,538
American Indian and Alaska Native alone	3	10	16	15	13	16	18	21	23	26
Asian or Pacific Islander	9	13	16	13	9	9	9	9	9	9
Persons of Hispanic origin	77	52	26	53	79	80	80	81	81	82
other race	3	3	3	26	49	61	72	84	95	107

Source: U.S. Bureau of Census

Table 14
Race and Ethnic Origin City of Lumpkin 1980-2025

City of Lumpkin: Racial Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	1,335	1,293	1,250	1,310	1,369	1,378	1,386	1,395	1,403	1,412
White alone	479	449	418	407	395	374	353	332	311	290
Black or African American alone	853	839	825	895	964	992	1,020	1,047	1,075	1,103
Persons of Hispanic origin	16	10	3	6	9	7	6	4	2	0
American Indian and Alaska Native alone	3	4	4	4	4	4	5	5	5	5
Asian or Pacific Islander	0	0	0	0	0	0	0	0	0	0
other race	0	2	3	5	6	8	9	11	12	14

Source: U.S. Bureau of the Census

Table 15
Race and Ethnic Origin City of Richland 1980-2025

City of Richland: Racial Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Population	1,802	1,735	1,668	1,731	1,794	1,792	1,790	1,788	1,786	1,784
White alone	762	737	712	679	645	616	587	557	528	499
Black or African American alone	1,035	988	940	1,031	1,122	1,144	1,166	1,187	1,209	1,231
Persons of Hispanic origin	24	20	15	32	49	55	62	68	74	80
American Indian and Alaska Native alone	0	3	6	4	2	3	3	4	4	5
Asian or Pacific Islander	5	8	10	5	0	0	0	0	0	0
other race	0	0	0	13	25	31	38	44	50	56

Source: U.S. Bureau of the Census

Educational Attainment

The educational attainment between 1980 and 2000 has shown great improvement for the residents of Stewart County. During 1980 to 2000 the number of high school graduates has shown an increase of 49% for high school graduates, in addition to the number of college graduates increasing by 32% from 1980. As indicated below in table 16, the educational attainment of Stewart County is expected to continue its increase among high school graduates as well as residents obtaining a college degree whether bachelor's or professional because of the educational opportunities located within a 40 mile radius of the county and the increasing retiring population with degrees. The population of students finishing less than 9th grade and students without diploma is expected to decrease tremendously within over the next 20 years.

Table 16
Educational Attainment Stewart County 1980-2000

Stewart County: Educational Attainment										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	1,258	1,103	948	777	605	442	279	115	0	0
9th to 12th Grade (No Diploma)	840	814	787	735	682	643	603	564	524	485
High School Graduate (Includes Equivalency)	660	903	1,146	1,221	1,295	1,454	1,613	1,771	1,930	2,089
Some College (No Degree)	262	297	332	424	516	580	643	707	770	834
Associate Degree	NA	NA	74	73	72	NA	NA	NA	NA	NA
Bachelor's Degree	122	150	178	179	180	195	209	224	238	253
Graduate or Professional Degree	130	119	107	126	145	149	153	156	160	164

Source: U.S. Bureau of the Census

Table 17
Educational Attainment City of Lumpkin 1980-2000

City of Lumpkin: Educational Attainment										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	328	263	197	158	119	67	15	0	0	0
9th to 12th Grade (No Diploma)	247	192	136	153	170	151	132	112	93	74

High School Graduate (Includes Equivalency)	121	179	237	282	326	377	429	480	531	582
Some College (No Degree)	60	77	93	109	124	140	156	172	188	204
Associate Degree	NA	NA	19	18	17	NA	NA	NA	NA	NA
Bachelor's Degree	54	54	54	54	54	54	54	54	54	54
Graduate or Professional Degree	52	44	36	37	37	33	30	26	22	18

Source: U.S. Bureau of the Census

Table 18
Educational Attainment City of Richland 1980-2000

City of Richland: Educational Attainment										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade	370	324	278	256	234	200	166	132	98	64
9th to 12th Grade (No Diploma)	261	250	238	277	316	330	344	357	371	385
High School Graduate (Includes Equivalency)	244	302	359	369	379	413	447	480	514	548
Some College (No Degree)	70	96	122	132	141	159	177	194	212	230
Associate Degree	NA	NA	13	18	22	NA	NA	NA	NA	NA
Bachelor's Degree	43	49	54	57	59	63	67	71	75	79
Graduate or Professional Degree	22	24	26	32	37	41	45	48	52	56

Source: U.S. Bureau of the Census

Table 19
Educational Attainment State of Georgia 1980-2000

Georgia: Educational Attainment			
Category	1980	1990	2000
Less than 9th Grade	NA	483,755	386,391
9th to 12th Grade (No Diploma)	NA	686,060	710,394
High School Graduate (Includes Equivalency)	NA	1,192,935	1,471,905
Some College (No Degree)	NA	684,109	1,045,663
Associate Degree	NA	199,403	265,941
Bachelor's Degree	NA	519,613	820,702
Graduate or Professional Degree	NA	257,545	425,546

Source: U.S. Bureau of the Census 1980, 1990, 2000

Table: 20
Georgia: Education Statistics 1995-2001

Georgia: Education Statistics							
	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%
Grads Attending Georgia Public Technical Schools	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

Source: Georgia Department of Education, U.S. Bureau of the Census

AVERAGE HOUSEHOLD INCOME

The average household income of an area gives an indication as to the amount of money that a household has to purchase goods and services and benefit the local economy. The average household incomes for Stewart County and its municipalities are in the following Tables. As indicated, while the per capita income is increasing in the county and its cities, it lags considerably behind the State. This differential is expected to increase in the future.

Table: 21

Average Household Income Stewart County, City of Lumpkin and Richland, Georgia 1990 - 2025

	1990	1995	2000	2005	2010	2015	2020	2025
Stewart County	\$21,499		\$43,452					
Lumpkin	\$22,599		\$38,313					
Richland	\$23,148		\$39,411					
Georgia	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC Staff, 2005

PER CAPITA INCOME

The following table identifies the per capita income for Stewart County, City of Lumpkin, City of Richland, and the State of Georgia.

Table: 22

Per Capita Income Stewart County and the State of Georgia 1980 - 2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Stewart County	\$3,507	\$5,640	\$7,772	\$11,922	\$16,071	\$19,212	\$22,353	\$25,494	\$28,635	\$31,776
Georgia	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

Source: U.S. Bureau of the Census

Table: 23

Per Capita Income for Lumpkin and Richland 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lumpkin	\$4,029	\$6,175	\$8,321	\$12,234	\$16,146	\$19,175	\$22,205	\$25,234	\$28,263	\$31,292
Richland	\$3,809	\$6,198	\$8,586	\$11,357	\$14,127	\$16,707	\$19,286	\$21,866	\$24,445	\$27,025

Source: U.S. Bureau of the Census

Stewart County and its municipalities' per capita income figures have historically lagged behind the State of Georgia. As indicated the trend is expected to continue throughout this planning phase.

PERCENT DISTRIBUTION OF HOUSEHOLDS BY INCOME GROUPING

The following Tables list the number of households with household income falling within specified ranges for Stewart County, each of its municipalities and the State. As indicated, the trend is expected to

continue in Stewart County and its municipalities by continuing to lag behind the State in available income.

Table: 24
Stewart County: Household Income Distribution 1990-2000

Stewart County: Household Income Distribution		
Category	1990	2000
Total Households	1,978	2,002
Income less than \$9999	655	396
Income \$10000 - \$14999	302	209
Income \$15000 - \$19999	230	204
Income \$20000 - \$29999	296	363
Income \$30000 - \$34999	184	146
Income \$35000 - \$39999	63	138
Income \$40000 - \$49999	99	146
Income \$50000 - \$59999	57	125
Income \$60000 - \$74999	39	105
Income \$75000 - \$99999	32	87
Income \$100000 - \$124999	8	25
Income \$125000 - \$149999	10	5
Income \$150000 and above	3	53

Source: U.S. Bureau of the Census

Table: 25
Stewart County: Household Income Distribution (%) 1990-2000

Stewart County: Household Income Distribution		
Category	1990	2000
Total Households	100.0%	100.0%
Income less than \$9999	33.1%	19.8%
Income \$10000 - \$14999	15.3%	10.4%
Income \$15000 - \$19999	11.6%	10.2%
Income \$20000 - \$29999	15.0%	18.1%
Income \$30000 - \$34999	9.3%	7.3%
Income \$35000 - \$39999	3.2%	6.9%
Income \$40000 - \$49999	5.0%	7.3%
Income \$50000 - \$59999	2.9%	6.2%
Income \$60000 - \$74999	2.0%	5.2%
Income \$75000 - \$99999	1.6%	4.3%
Income \$100000 - \$124999	0.4%	1.2%
Income \$125000 - \$149999	0.5%	0.2%
Income \$150000 and above	0.2%	2.6%

Source: U.S. Bureau of the Census

Table: 26

City of Lumpkin: Household Income Distribution –1990-2000

City of Lumpkin: Household Income Distribution		
Category	1990	2000
Total Households	450	530
Income less than \$9999	156	128
Income \$10000 - \$14999	54	65
Income \$15000 - \$19999	45	47
Income \$20000 - \$29999	79	105
Income \$30000 - \$34999	37	24
Income \$35000 - \$39999	11	26
Income \$40000 - \$49999	22	44
Income \$50000 - \$59999	20	33
Income \$60000 - \$74999	9	32
Income \$75000 - \$99999	12	9
Income \$100000 - \$124999	2	1
Income \$125000 - \$149999	0	3
Income \$150000 and above	3	13

Source: U.S. Bureau of the Census

Table: 27

City of Lumpkin: Household Income Distribution (%) 1990-2000

Lumpkin city: Household Income Distribution		
Category	1990	2000
Total Households	100.0%	100.0%
Income less than \$9999	34.7%	24.2%
Income \$10000 - \$14999	12.0%	12.3%
Income \$15000 - \$19999	10.0%	8.9%
Income \$20000 - \$29999	17.6%	19.8%
Income \$30000 - \$34999	8.2%	4.5%
Income \$35000 - \$39999	2.4%	4.9%
Income \$40000 - \$49999	4.9%	8.3%
Income \$50000 - \$59999	4.4%	6.2%
Income \$60000 - \$74999	2.0%	6.0%
Income \$75000 - \$99999	2.7%	1.7%
Income \$100000 - \$124999	0.4%	0.2%
Income \$125000 - \$149999	0.0%	0.6%
Income \$150000 and above	0.7%	2.5%

Source: U.S. Bureau of the Census

Table: 28

City of Richland: Household Income Distribution 1990-2000

City of Richland: Household Income Distribution		
Category	1990	2000

Total Households	591	614
Income less than \$9999	156	142
Income \$10000 - \$14999	117	80
Income \$15000 - \$19999	91	42
Income \$20000 - \$29999	78	98
Income \$30000 - \$34999	24	29
Income \$35000 - \$39999	23	40
Income \$40000 - \$49999	40	55
Income \$50000 - \$59999	20	30
Income \$60000 - \$74999	16	43
Income \$75000 - \$99999	20	25
Income \$100000 - \$124999	6	12
Income \$125000 - \$149999	0	2
Income \$150000 and above	0	16

Source: U.S. Bureau of the Census

Table: 29
City of Richland: Household Income Distribution (%) 1990-2000

City of Richland: Household Income Distribution		
Category	1990	2000
Total Households	100.0%	100.0%
Income less than \$9999	26.4%	23.1%
Income \$10000 - \$14999	19.8%	13.0%
Income \$15000 - \$19999	15.4%	6.8%
Income \$20000 - \$29999	13.2%	16.0%
Income \$30000 - \$34999	4.1%	4.7%
Income \$35000 - \$39999	3.9%	6.5%
Income \$40000 - \$49999	6.8%	9.0%
Income \$50000 - \$59999	3.4%	4.9%
Income \$60000 - \$74999	2.7%	7.0%
Income \$75000 - \$99999	3.4%	4.1%
Income \$100000 - \$124999	1.0%	2.0%
Income \$125000 - \$149999	0.0%	0.3%
Income \$150000 and above	0.0%	2.6%

Source: U.S. Bureau of the Census

POPULATION ASSESSMENT

Stewart County is located in Region 8 (see attached map) which experienced the slowest population growth in Georgia from 1990 to 2000. Five counties in the region lost population over the last decade. The population in Chattahoochee County decreased by 12 percent, the greatest percentage decline in the state.

Stewart County decreased in population from 1980 to 2000 by 671 persons or 4 percent; while the Cities of Lumpkin and Richland loss was 6 percent and 7 percent respectively over the same time period. The 1990 to 2000 decade fared better for Stewart County and the cities of Lumpkin and Richland although the county had a 7 percent loss, 429 persons, from 1990 to 2000, the Cities shared population increases. Lumpkin increased in population by 10 percent, while Richland experienced an 8% increase in population. The trend is expected to continue until 2025 with both Cities showing modest gains in population. Those gains are not anticipated to outweigh a loss of population in the unincorporated area of Stewart County however.

Stewart County and its Cities are also expected to get older. The proportion of the population that is 65 years of age will increase by 15 percent from 2000 to 2025, with working class and preschool and school aged children decreasing. These trends raise issues of special needs for the elderly including appropriate housing, medical care and transportation for those that cannot afford a car or are not physically able to drive.

Economic Development

Stewart County has very few major employment centers. The commercial forest industry dominates the economy of Stewart County. Unfortunately, this is a low employment industry. Stewart County needs to actively seek industry that is tied to timber products. Industries that are presently located *in* Stewart County have sufficient means of distribution; however, warehousing of goods is limited. Strides should be made to assist industry with warehousing needs.

The unemployment rate, fluctuating between 5.5% and 10% over the last 10 years is historically higher than that of the region and the State. Civilian labor force participation in Stewart County has decreased since 1990 from 2,247 to 2,117 in 2000. Retirement Income is the second leading source of personal income for Stewart County residents followed closely by Social Security Income.. These payments do not increase to meet the cost of living needs and thus these residents remain on the lower end of the economic ladder while demanding more services from their communities. Jobs for all skill levels are needed to provide employment and get residents back into the labor force. Government incentives are needed to lower this dependency on transfer payments.

The Arts/Entertainment/Recreation/Accommodation/Food Service industry has seen the largest increase in employment over the last ten years, following the national trend with over a 400% increase. This increase is expected to continue. However, the majority of employed persons are in the education, health and social services sector. Manufacturing has suffered a severe decline with a loss of 200 jobs since 1990. The agribusiness sector is decreasing in number of employed persons. The state and local government employs approximately 110 persons in the county. This figure is expected to decline in the next twenty years to approximately 43 employees in the public administration sector. The county must begin to diversify its economy in order to minimize the effect of the declining agricultural base.

Stewart County has very low wage operations that further depress this county's economy. The 1999 Average weekly wage for the State of Georgia was \$629. In Stewart County the average weekly wage in 1999 was \$374, approximately half the statewide average. While average weekly wages have increased at a rate of 38% over the past ten (10) years, they have not grown at the same rate of 49% for the state in the same time period. Approximately 61% of Stewart County residents work inside of the county. At least one quarter of the residents in Stewart County are working outside the county. This working pattern affects the local economy by shifting disposable income spent into other areas, *e.g.*, groceries, gasoline and other retail goods.

Overall, Stewart County's economy is characterized by a high unemployment rate, few job opportunities and limited development opportunities. The county has several opportunities for growth. Stewart County's natural historic and cultural resources should be used as an avenue to further economic development. The county should continue to pursue tourist dollars in order to increase its economic base. Stewart County has two major highways, U.S. Highway 27 and Georgia Highway 520. This should be capitalized upon in an effort to recruit and retain industry. The county's proximity to Fort Benning is another asset which may provide an opportunity for the county to grow. Fort Benning

is projected to add another 9000 troops and their families, for a total of over 20,000 persons, because of BRAC. With limited growth opportunities in Columbus, Stewart County is poised to absorb some of the new families.

Economic Base

Regional Setting

Stewart County is located in the Lower Chattahoochee region, approximately 30 miles south of Columbus, Georgia. (See Map)



1) Stewart County is surrounded by rural counties with limited economic resources. The economic of the county has historically been tied *to* the timber and agricultural industries.

The Columbus-Phenix City Metropolitan Statistical Area significantly affects the economies *of* the rural area. Muscogee County contains the largest concentration of urban development, employment and economic activity.

Industry Mix

Major employment centers located in Stewart

County include the following:

- 1) Farmers State Bank
- 3) Flex-Tech, Inc. - Omaha
- 4) Four County Health Care LLC
- 5) Stewart Webster Hospital, Inc.
- 6) Stewart Webster Rural Health Board, Inc.

Labor Force

According to the U. S. Bureau of the Census, 2000 the following numbers of people were employed in the identified categories. The category with the largest number of jobs is Education, health, and social services followed closely by other services. Because Stewart County has a hospital, medical clinic, and rural health clinic, as well as an elementary school and high school, it is logical to expect this to be the largest employment sector. In 2003 the largest manufacturing employer, Redman Industries, closed which will cause the manufacturing sector to have significantly fewer jobs than listed for 2000.

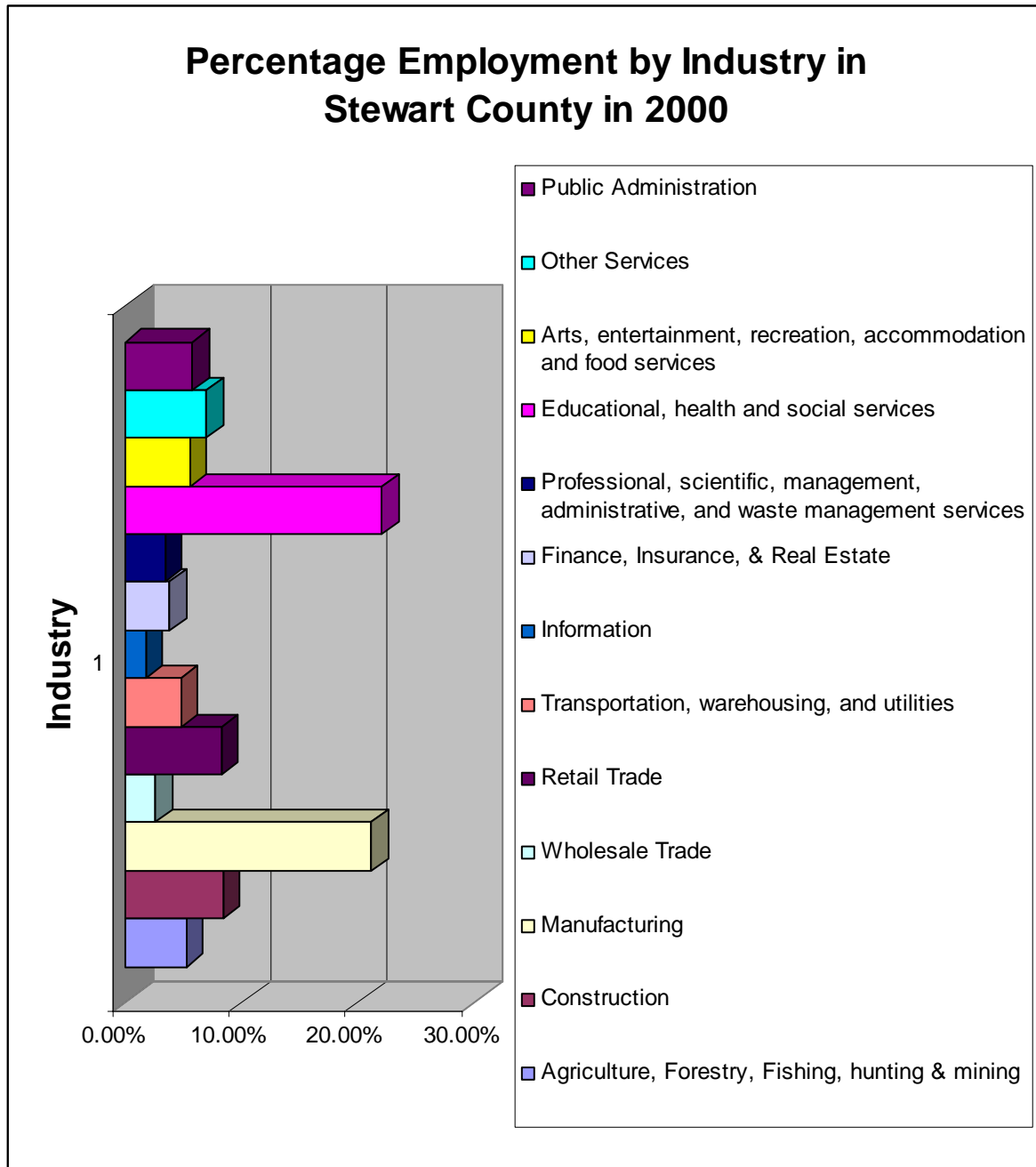
Table 1 Employed Persons 16 Years and Over by Industry 1980 -2000

Stewart County: Employment by Industry			
Category	1980	1990	2000
Total Employed Civilian Population	1,900	2,029	1,904
Agriculture, Forestry, Fishing, hunting & mining	10.3%	5.8%	5.3%
	196	118	100
Construction	4.6%	6.6%	8.4%
	88	133	160
Manufacturing	30.2%	29.6%	21.2%
	574	600	403
Wholesale Trade	2.8%	3.2%	2.6%
	53	65	50
Retail Trade	10.2%	12.2%	8.3%
	194	247	158
Transportation, warehousing, and utilities	6.0%	5.4%	4.8%
	194	247	158
Information	NA	NA	1.8%
	NA	NA	35
Finance, Insurance, & Real Estate	3.1%	3.7%	3.8%
	59	75	72
Professional, scientific, management, administrative, and waste management services	1.5%	3.0%	3.4%
	29	61	65
Educational, health and social services	12.7%	15.4%	22.1%
	241	312	420
Arts, entertainment, recreation, accommodation and food services	8.1%	0.9%	5.6%
	153	19	106
Other Services	1.8%	9.0%	7.0%
	35	182	133
Public Administration	8.6%	5.3%	5.8%
	164	108	110

Source: U.S. Bureau of the Census (SF3)

The following chart illustrates the percentage of employment by industry in Stewart County in 2000. Education, Health and Social Services is the largest employment sector in the county.

Chart 1

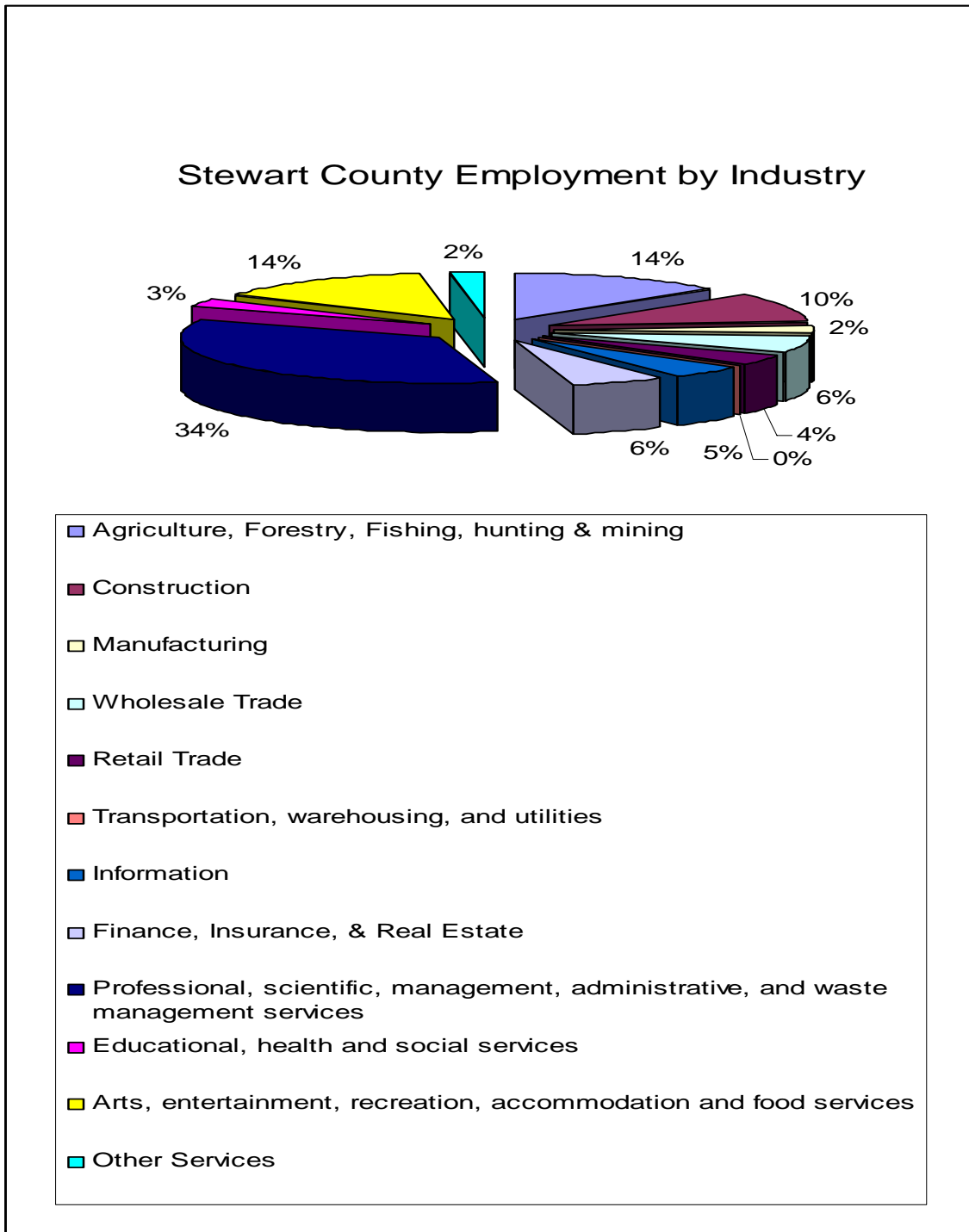


The following shows projected job creation by industry for Stewart County. Education is projected to be the largest industry for job creation followed by Professional Services. The Agriculture, Forestry, Fishing, Hunting and Mining category is expected to continue to decrease until it is not a significant part of the economy.

Table 2

Stewart County: Employment by Industry										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Employed Civilian Population	1,900	1,965	2,029	1,967	1,904	1,905	1,906	1,907	1,908	1,909
Agriculture, Forestry, Fishing, hunting & mining	196	157	118	109	100	76	52	28	4	0
Construction	88	111	133	147	160	178	196	214	232	250
Manufacturing	574	587	600	502	403	360	318	275	232	189
Wholesale Trade	53	59	65	58	50	49	49	48	47	46
Retail Trade	194	221	247	203	158	149	140	131	122	113
Transportation, warehousing, and utilities	114	112	109	101	92	87	81	76	70	65
Information	NA	NA	NA	NA	35	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	59	67	75	74	72	75	79	82	85	88
Professional, scientific, management, administrative, and waste management services	29	45	61	63	65	74	83	92	101	110
Educational, health and social services	241	277	312	366	420	465	510	554	599	644
Arts, entertainment, recreation, accommodation and food services	153	86	19	63	106	94	83	71	59	47
Other Services	35	109	182	158	133	158	182	207	231	256
Public Administration	164	136	108	109	110	97	83	70	56	43

Chart 2



This chart illustrates the projected Employment by Industry in Stewart County in 2025. Educational, health and social services continue to be the largest employer in the county with construction and other services as the next two largest employers.

The following table details the number of jobs and percent of jobs in the State of Georgia by Industry. The largest segment is manufacturing; however it has decreased in the past ten years. The fastest growing segment is Retail Trade. It is also the second largest segment. It is important to note that manufacturing jobs, which are declining, pay higher wages and benefits than do retail trade jobs. Compare this to Stewart County whose largest and fastest growing segment is Education, Health and Social Services. In Stewart County Retail Trade is actually decreasing compared to an increase Statewide.

Table 3. Georgia: Employment by Industry			
(Number of Jobs)			
(Percent of Jobs)			
Category	1980	1990	2000
Total Employed Civilian Population	NA	3,090,276	3,839,756
Agriculture, Forestry, Fishing, hunting & mining	NA	82,537	53,201
	NA	3%	1%
Construction	NA	214,359	304,710
	NA	7%	8%
Manufacturing	NA	585,423	568,830
	NA	19%	15%
Wholesale Trade	NA	156,838	148,026
	NA	5%	4%
Retail Trade	NA	508,861	459,548
	NA	2%	12%
Transportation, warehousing, and utilities	NA	263,419	231,304
	NA	9%	6%
Information	NA	NA	135,496
	NA	N/A	4%
Finance, Insurance, & Real Estate	NA	201,422	251,240
	NA	7%	7%
Professional, scientific, management, administrative, and waste management services	NA	151,096	362,414
	NA	5%	9%
Educational, health and social services	NA	461,307	675,593
	NA	15%	10%
Arts, entertainment, recreation, accommodation and food services	NA	31,911	274,437
	NA	1%	7%
Other Services	NA	266,053	181,829
	NA	9%	5%
Public Administration	NA	167,050	193,128
	NA	5%	5%

Source: U.S. Bureau of the Census (SF3)

Note: No national data was available for comparison in this area.

The following chart details labor force participation in Stewart County by number and by percent. The total labor force has decreased slightly in the past ten years which corresponds to the decrease in total population. There was a slight reduction in the number of males in the labor force with a slight increase in the number of females in the workforce.

Table 4. Stewart County Labor Force Participation

Category	1990	2000
Total Males and Females	4,260	4,104
In labor force:	2,247	2,117
	53%	52%
Civilian Labor force	2,224	2,117
	52%	52%
Civilian Employed	2,029	1,904
	48%	46%
Civilian unemployed	195	213
	5%	5%
In Armed Forces	23	0
	1%	0
Not in labor force	2,013	1,987
	47%	48%
Total Males	2,009	1,925
	47%	47%
Male In labor force:	1,225	1,073
	29%	26%
Male Civilian Labor force	1,202	1,073
	28%	26%
Male Civilian Employed	1,112	968

	26%	24%
Male Civilian unemployed	90	105
	2%	3%
Male In Armed Forces	23	0
	1%	0
Male Not in labor force	784	852
	18%	21%
Total Females	2,251	2,179
	53%	53%
Female In labor force:	1,022	1,044
	245	25%
Female Civilian Labor force	1,022	1,044
	24%	25%
Female Civilian Employed	917	936
	22%	23%
Female Civilian unemployed	105	108
	2%	3%
Female In Armed Forces	0	0
	0	0
Female Not in labor force	1,229	1,135
	29%	28%

Source: U.S. Bureau of the Census (SF3)

The following table shows the sources of personal income for Stewart County in 1990 and 2000. The largest source of income in both 1990 and 2000 was wages or salary. Retirement Income was the second largest source of income in 2000. In 1990 Social Security was the second largest source of income. This indicates an increase in the number of senior citizens with retirement income as well as social security. This could be a sign of a trend towards reducing the current poverty of the population over age 65.

Table 5

Stewart County: Personal Income by Type (in dollars) and as a percentage		
Category	1990	2000
Total income	42,610,867	87,207,500
Aggregate wage or salary income for households	28,834,240	62,541,100
	67.7%	71.7%
Aggregate other types of income for households	704,518	2,321,300
	1.7%	2.7%
Aggregate self employment income for households	2,030,833	3,536,300
	4.8%	4.1%
Aggregate interest, dividends, or net rental income	2,942,561	4,303,700
	6.9%	4.9%
Aggregate social security income for households	4,562,202	5,860,300
	10.7%	6.7%
Aggregate public assistance income for households	1,340,590	1,477,200
	3.1%	1.7%
Aggregate retirement income for households	2,195,923	7,167,600
	5.2%	8.2%

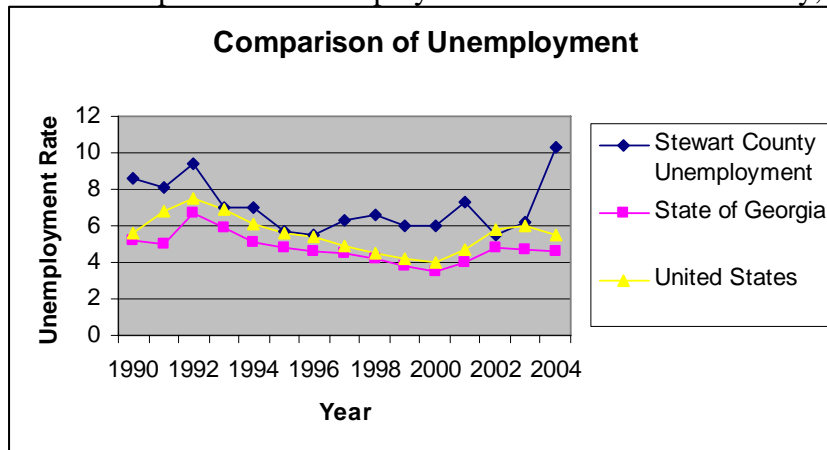
Source: U.S. Bureau of the Census

The following table shows Employment Statistics from 1990 – 2004. The current unemployment rate of 10.3% is the highest seen in the county since before 1990.

Table 6 Stewart County: Labor Statistics															
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Labor Force	2,153	2,088	2,150	2,355	2,347	2,334	2,407	2,591	2,554	2,347	2,450	2,269	2,178	2,456	1,878
Employed	1,967	1,918	1,948	2,190	2,183	2,201	2,275	2,424	2,386	2,207	2,303	2,104	2,059	2,303	1,684
Unemployed	186	170	202	165	164	133	132	167	168	140	147	165	119	153	194
Unemployment Rate	8.60%	8.10%	9.40%	7.00%	7.00%	5.70%	5.50%	6.40%	6.60%	6.00%	6.00%	7.3	5.5	6.2	10.3

Chart 3

A comparison of Unemployment Rates in Stewart County, the State of Georgia and the



United States shows that Stewart County consistently has a higher unemployment rate. At times, the rate is substantially higher.

The following table details the Average Weekly Wages

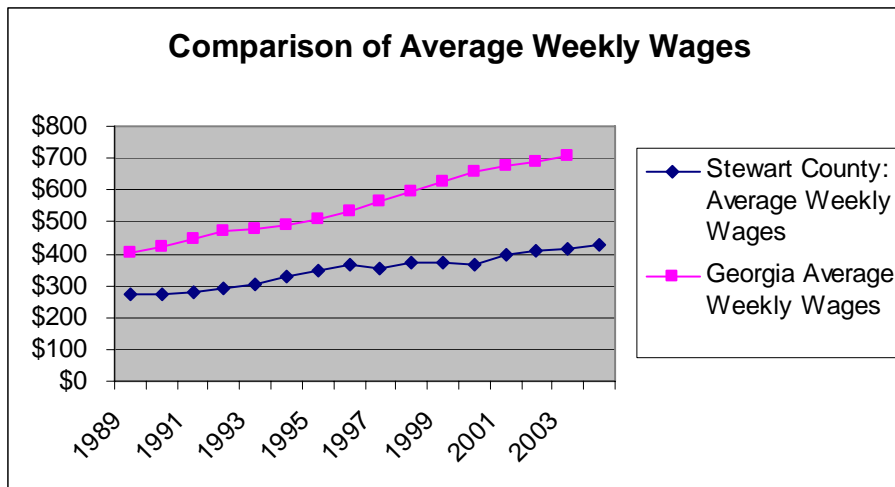
in each category for the past 14 years. Wages have increased each year; however, they still lag far behind those in the rest of the state.

Table 7

Stewart County: Average Weekly Wages																
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
All Industries	\$272	\$273	\$280	\$290	\$302	\$330	\$348	\$366	\$356	\$373	\$374	368	398	408	418	426
Agri, Forestry, Fishing	295	294	338	340	352	352	340	321	352	336	383	429	716	481	394	na
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	n/a/	na	na	na	na
Construction	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	n/a/	na	na	na	na
Manufacturing	NA	290	308	336	345	433	456	484	419	489	587	456	na	na	na	na
Transportation, Comm, Util	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	585	285	415	417	na
Wholesale	NA	286	274	294	350	302	313	317	345	321	335	397	510	445	522	na
Retail	NA	191	186	207	249	232	237	256	272	227	234	205	241	314	318	na
Financial, Insurance, Real Estate	NA	290	304	344	368	377	407	446	438	423	434	443	472	499	522	na
Services	NA	235	264	267	271	268	289	294	288	299	322	354	382	372	423	na
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	520	622	717	647	na
State Gov	NA	362	NA	NA	NA	NA	NA	NA	NA	NA	NA	423	400	426	458	na
Local Gov	NA	NA	NA	NA	NA	NA	NA	NA	284	299	319	405	410	418	423	na

The following chart illustrates the slow climb of wages in the county compared to the State of Georgia. Information for the State of Georgia was only available through 2003.

Chart 4



Commuting Patterns

The following chart details where residents of Stewart County work by number and as a percentage of the total population. Work location has remained stable in the past 10 years with the majority working in the State of Georgia.

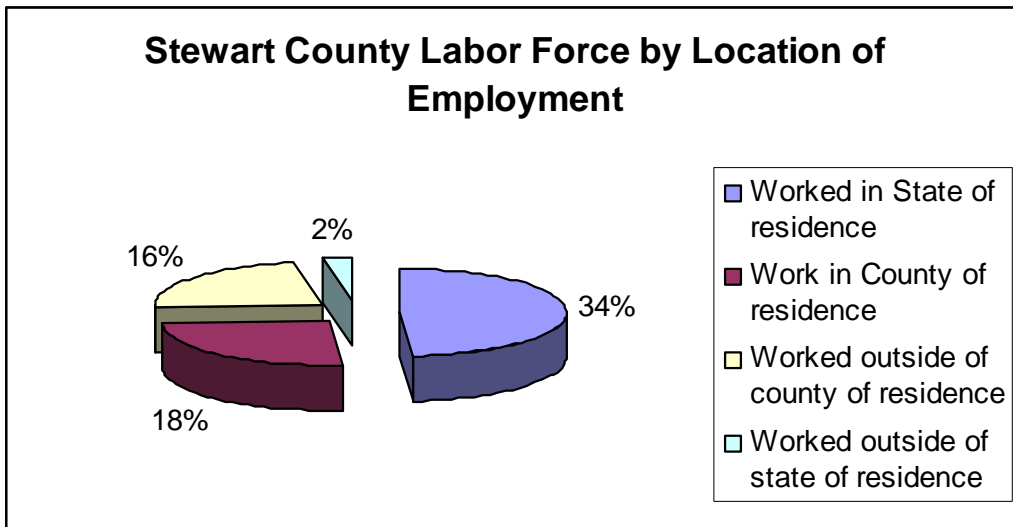
Table 8

Stewart County: Labor Force by County		
Category	1990	2000
Total population	5,654	5,252
Worked in State of residence	1,926	1,797
	34%	34%
Work in County of residence	1,005	965
	18%	18%
Worked outside of county of residence	921	832
	16%	16%
Worked outside of state of residence	68	95
	1%	2%

Source: U.S. Bureau of the Census (SF1)

The following chart illustrates that approximately one-third of the labor force works in the State of Georgia and 18% works in Stewart County. Only 2% of the civilian labor force works outside of Georgia; however, almost as many citizens work outside of Stewart County as work in Stewart County. This underscores the need for more employment opportunities in the county.

Chart 5



The following table outlines the commuting patterns for residents of Stewart County and surrounding counties.

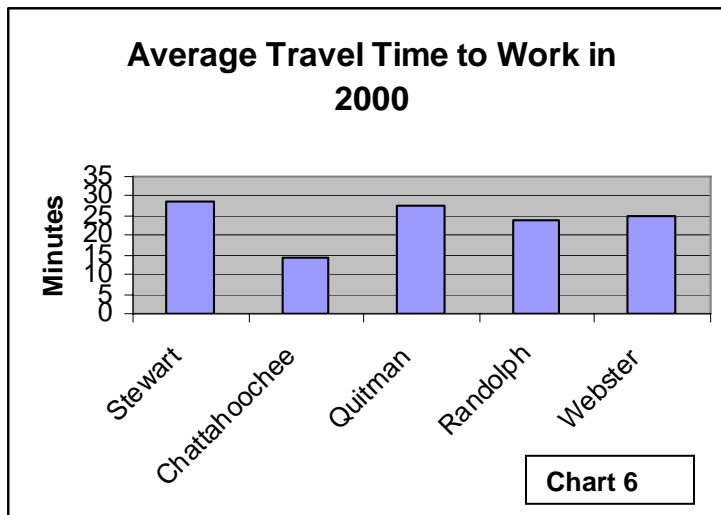
Table 8

Commuting Patterns for Stewart County and Surrounding Counties

County	Commuters Drove Car/Truck/Van, Alone % 2000	Commuters, Mean Travel Time in Minutes 2000	Commuters, Change in Workers Who Drove Alone %, 1990-2000	Commuters, Drove Car/Truck/Van, Carpool, % 2000	Commuters, Other Means, % 2000	Commuters, Public Means % 2000
Stewart	65.12%	28.6	-1.91%	14.56%	1.69%	.61%
Chattahoochee	51.60%	14.3	5.23%	14.56	2.87%	.61%
Quitman	71.51%	27.6	22.62%	22.73	2.44%	0.00%
Randolph	72.30%	23.6	5.00%	17.97	1.68%	.90%
Webster	75.88%	24.7	35.79%	19.07	2.16%	0.00%

Source: Georgia County Guide

The majority of commuters drove alone in a car, truck or van. This trend continued from 1990 through 2000. There is very little public transportation available in any of these



counties. Stewart, Quitman, Randolph and Clay Counties are working together to start a public transportation system with assistance from Congressman Sanford Bishop's Office. While it is not in place yet, it should provide assistance to citizens who are having difficulty finding transportation to work and medical appointments. Commuters in all of the counties have fairly long commutes; however,

commuters in Stewart County have the longest commute at 28.6 minutes. See the following chart for a comparison of average commute times of citizens in Stewart County and surrounding counties..

Tourism

Tourism has been part of the over all economic development strategy for Stewart County for many years. It is a natural fit with the two state parks, Providence Canyon and Florence Marina, as well as Westville. Tourism is a very cost effective strategy because few local resources such as housing and utilities are consumed by visitors yet these same visitors spend money in local restaurants, gas stations and hotels.

Tourism, just as any other resource, must be developed. Certain resources are necessary for tourists to visit. Stewart County has destinations with the state parks and Westville. It also has resources to provide services to the tourists. The county has two hotels, both in Richland, and various restaurants and gas stations. The Bedingfield Inn and Dr. Hatchett's Drug Store in Lumpkin serve as a Visitor's Center for the County while the Railroad Museum serves as another Visitor's Center in Richland. There are several stores for shopping; however, this is an area which should be expanded. Most tourists are looking for unique places to shop that will provide them with souvenirs of their trip.

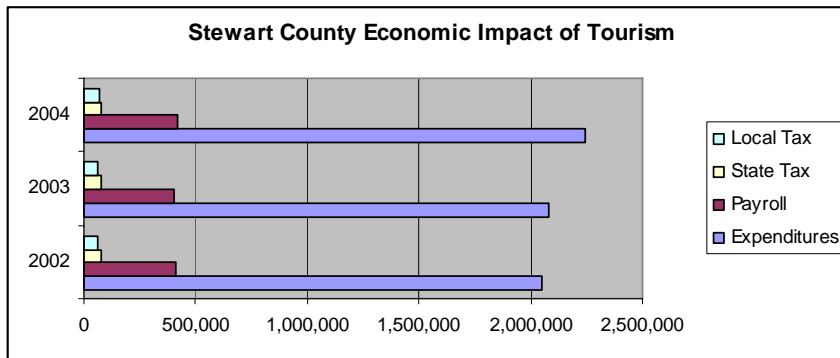
Another facet of tourism is marketing. In 2003 Georgia Tech completed a PRIZM assessment which identified the type of person most likely to visit the region as well as traits of these persons. This includes magazines and newspapers read, computer use, hobbies, etc. This information should be used to target marketing dollars from destinations such as Westville, Providence Canyon and Florence Marina.

The Georgia Department of Economic Development commissions the Travel Industry of America every year to determine the impact of tourism on the state of Georgia. The following chart outlines the impact of tourism in Stewart County in 2002, 2003 and 2004.

Table 9

Stewart County					
Year	Expenditures	Payroll	Employees	State Tax	Local Tax
2002	2,050,000	410,000	30	80,000	60,000
2003	2,080,000	400,000	30	80,000	60,000
2004	2,240,000	420,000	30	80,000	70,000

Chart 7



Even with limited marketing, tourism is making an impact in the county. With a stronger concerted effort, even more could be felt.

STEWART COUNTY HOUSING

Shelter is as basic and important a need as food or water. It is required by everyone without regard to personal wealth, race or creed. Each person must have a safe, healthy living environment and space. The demand for housing is one of the most important influences on any one person's or family's life. For many people the home is their most precious asset.

A community's values and beliefs are reflected in the neighborhood. Each individual family's or person's character is displayed in the type, layout, materials, color scheme, and location of the house. This in turn develops a sense of community within a given neighborhood. The neighborhoods create a view of the community as a whole, which is displayed to others. The presentation of housing and the connecting influences are what are shown to the world outside of the area. It also demonstrates how a community views itself.

Affordable and safe housing has become an increasingly difficult strain on both government and the individual. Demand is out pacing supply in many parts of the State of Georgia. The population of the urban areas of Georgia has increased at near record rates. This has stressed both State and Local government budgets, creating a growing problem, of which an answer is slow in developing.

Stewart County is fortunate to have room to grow and expand, as needed. The demand for housing is relatively low at this time in the area. However, the need to improve the housing stock and eliminate health threats to the public remains a constant concern of local governments and the citizens of Stewart County.

Inventory

The following inventory is a comprehensive look at existing housing and projected housing needs within Stewart County. This analysis is compared to both surrounding counties and the State of Georgia. All information gathered and used has been assembled from the United States Decennial Census, the State of Georgia's State of the State's Housing assessment and/or assessments/tabulations by the Lower Chattahoochee Regional Development Center.

Types of Housing

Stewart County has sufficient numbers of housing units to meet the current and future needs. The primary type of housing unit is the single family detached. Currently the County and the Municipalities have 2,354 single family detached units. This is the predominant form of housing for the State, Region, County, and Cities. Increasingly, manufactured homes are becoming more widely used within the Stewart County area. This type of housing unit has gained popularity primarily because of affordability. In contrast, multi-family units are slowly fading in popularity. This type of housing unit has declined at a steady rate in recent years.

Type of Housing Projections

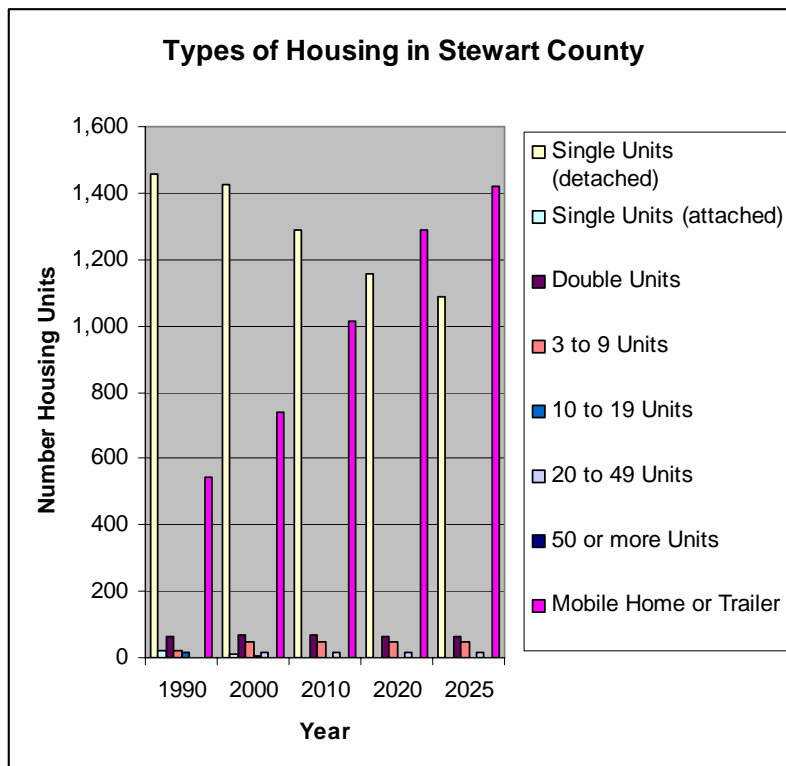
Stewart County is projected to grow at manageable rate in the next ten to twenty years. Current projections suggest that the County and the Cities of Richland and Lumpkin will be able to meet the demands of the future. All three entities will have to reaffirm their commitments to providing quality housing. If the projections hold true, single family units will continue to be the primary form of housing unit within the area. Manufactured homes will replace any shortage of both single family and multifamily units. Multifamily units appear to be on the decline. Again, the projections are subject to change.

Table 1 Stewart County – Types of Housing

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	2,089	2,123	2,156	2,255	2,354	2,420	2,487	2,553	2,619	2,685	2,752
Single Units (detached)	1,694	1,575	1,456	1,441	1,425	1,358	1,291	1,223	1,156	1,089	1,022
Single Units (attached)	36	29	22	16	9	2	0	0	0	0	0
Double Units	71	68	65	67	68	67	67	66	65	64	64
3 to 9 Units	48	35	22	36	49	49	50	50	50	50	51
10 to 19 Units	26	20	14	9	4	0	0	0	0	0	0
20 to 49 Units	18	9	0	9	17	17	17	16	16	16	16
50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	196	370	544	643	741	877	1,014	1,150	1,286	1,422	1,559
All Other	0	17	33	37	41	51	62	72	82	92	103

Source: U.S. Bureau of the Census

Chart 1



This chart illustrates the historic, current and projected types of housing in Stewart County. Historically and currently single unit detached houses provide the largest number of houses in the county. However, mobile homes and trailers are projected to increase significantly by 2025 and be the largest source of housing the county.

Housing Needs

Stewart County's housing needs are being met by the current number of housing

units available in all categories. The current projections suggest that the number of single family units will be sufficient. Multifamily units are holding steady or slightly declining. Manufactured homes are like wise, holding steady or declining. The Cities of Richland and Lumpkin reflect the same trends as the county as a whole.

Table 2

	Total Housing Units			Projected Housing Units Needed				
	1980	1990	2000	2005	2010	2015	2020	2025
Stewart County	2089	2156	2354	2302	2252	2208	2164	2115
Lumpkin	499	488	621	623	626	631	635	640
Richland	646	640	711	711	712	714	714	715

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC staff

Table 3

	Single Family Units			Projected Single Family Units Needed				
	1980	1990	2000	2005	2010	2015	2020	2025
Stewart County	1713	1449	1434	1404	1374	1368	1320	1290
Lumpkin	NA	348	384	386	388	391	394	397
Richland	NA	416	452	452	452	452	453	454

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC staff

Table 4

	Multi Family Units			Projected Multi Family Units Needed				
	1980	1990	2000	2005	2010	2015	2020	2025
Stewart County	121	113	138	134	131	128	126	123
Lumpkin	NA	32	47	44	44	44	45	45
Richland	NA	28	91	90	90	91	91	91

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC staff

Table 5

Mobile Housing Units Projected Mobile Housing Units Needed

	1980	1990	2000	2005	2010	2015	2020	2025
Stewart County	221	563	741	735	718	702	683	660
Lumpkin	NA	108	171	171	162	149	133	119
Richland	NA	183	168	168	162	154	142	119

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC staff

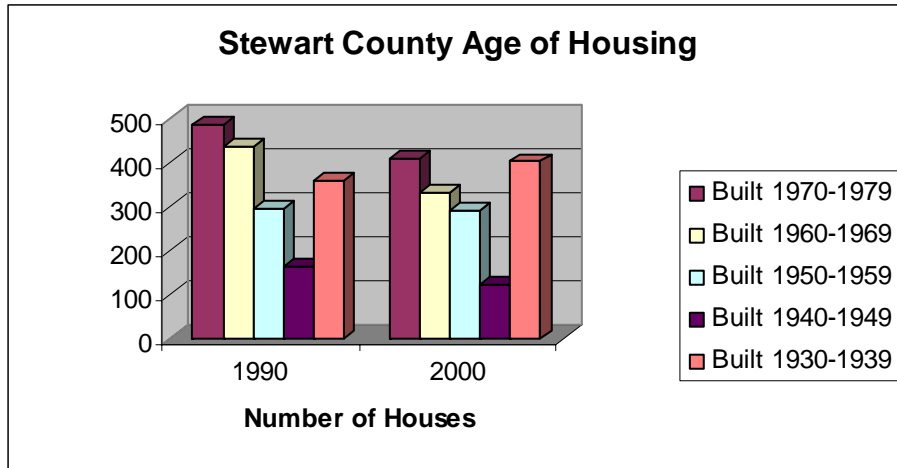
Stewart County, Lumpkin, and Richland are established rural areas. The housing stock is indicative of this fact. Many homes are older. They are built of materials that were readily available at a time when economy took precedence over efficiency. There are quite number of homes over fifty years of age. Time will continue to stress these homes and their numbers will continue to dwindle.

Table 6 Stewart County
Age of Housing

Category	1990	2000
Built 1970-1979	484	410
Built 1960-1969	436	330
Built 1950-1959	297	289
Built 1940-1949	162	125
Built 1930-1939	360	402

Source: U.S. Bureau of the Census (SF3)

Chart 2



Condition of Housing

The condition of housing is a concern the elected officials and citizens of Richland, Lumpkin, and Stewart County. Currently, there are a handful of homes that are without complete kitchen facilities and plumbing. Over the last two decades, these numbers have fallen and are expected to continue to do so.

Table 7

Condition of Housing in Stewart County, Lumpkin and Richland

Category	Stewart County		Lumpkin		Richland	
	1990	2000	1990	2000	1990	2000
Total Housing Units	2156	2354	488	602	644	711
Complete Plumbing Facilities	1951	2246	468	588	608	694
Lacking Plumbing Facilities	205	108	20	14	32	17
Complete Kitchen Facilities	1990	2246	464	590	614	697
Lacking Kitchen Facilities	166	108	24	12	26	14

Source: U.S. Bureau of the Census (SF3)

Occupancy Rates

The State of Georgia has had an increase in housing units. Home ownership has risen in conjunction with the numbers of housing units. As the number of renters has increased, the rental vacancy rate has fallen.

Table 8 **State of Georgia**
Occupancy and Vacancy Rate Information

	1980	1990	2000
Total number of units	1,869,754	2,366,615	3,007,678
Vacant Units	NA	271,803	275,368
Owner occupied	1,215,206	1,536,756	2,029,293
Owner Vacancy rate	NA	2.36%	2.24%
Renter occupied	654,548	829,856	977,076
Renter Vacancy Rate	NA	12.36%	8.46%
Owner to Renter Vacancy Ratio	NA	0.32	0.51

Source: U.S. Bureau of the Census

The region has experienced a rise in the number of housing units available. Here again, home ownership is on the rise. With a home owner vacancy rate of 2.4% Stewart County has a lower rate than the Lower Chattahoochee Region at 2.71%. The City of Richland also has a low owner vacancy rate at 3.7% but the City of Lumpkin has a higher rate at 1.93%. As a general trend, citizens of Stewart County, Lumpkin, and Richland occupy their own homes.

Table 9 **Occupancy and Vacancy Rates in the Lower Chattahoochee Region**

	1980	1990	2000
Total number of units	NA	92,782	102,111
Vacant Units	NA	8,377	10,690
Owner occupied	44,599	47,923	55,186
Owner Vacancy rate	NA	NA	2.71%
Renter occupied	31,829	36,482	36,235
Renter Vacancy Rate	NA	NA	8.46%
Owner to Renter Vacancy Ratio	NA	NA	0.82

Source: U.S. Bureau of the Census

The vacancy rate in renter occupied units is slightly lower in Stewart County than in the region or in the State of Georgia. Between 1990 and 2000 Stewart County has had a 5% decrease in renter occupied units and a 4% increase in owner occupied units. The owner vacancy rate is slightly higher at 2.41% compared to 2.24% for the State of Georgia

Table 10 Occupancy and Vacancy Rate Information

Stewart County

	1980	1990	2000
Total number of units built	NA	2156	2354
Vacant Units	NA	174	347
Owner occupied	NA	1403	1456
Owner Vacancy rate	NA	NA	2.41
Renter occupied	NA	579	551
Renter Vacancy Rate	NA	NA	8.32

Source: U.S. Bureau of the Census

Lumpkin has witnessed an increase in both owner and renter vacancies. Between 1990 and 2000 Lumpkin has had a 2% increase in renter occupied and a 27% increase in owner occupancy. The owner vacancy rate for the City of Lumpkin is notably higher at 3.7% than the State of Georgia at 2.24% and the region at 2.71%. The renter vacancy rate at 8.07% for the City of Lumpkin is slightly lower than the State of Georgia at 8.46% and the Region at 8.46%.

Table 11 Occupancy and Vacancy Rate Information

City of Lumpkin

	1980	1990	2000
Total number of units built	NA	488	602
Vacant Units	NA	33	67
Owner occupied		441	407
Owner Vacancy rate	NA	NA	3.7
Renter occupied		168	171
Renter Vacancy Rate	NA	NA	8.07

Source: U.S. Bureau of the Census

Richland has experienced an increase of 96% in vacancies in all housing units between 1990 and 2000. The owner vacancy rate for the City of Richland is half at 1.98%

compared to the State of Georgia at 2.24% and the Region at 2.71%. The renter vacancy rate of the city is very high at 12.65% compared to 8.46% for both the state for the region. Between 1990 and 2000 Richland has had a 40% increase in renter occupied and an 8% decrease in owner occupied units.

Table 12 Occupancy and Vacancy Rate Information

City of Richland

	1980	1990	2000
Total number of units	NA	644	711
Vacant Units	NA	46	90
Owner occupied	NA	441	407
Owner Vacancy rate	NA	NA	1.93
Renter occupied	NA	153	214
Renter Vacancy Rate	NA	NA	12.65
Owner to Renter Vacancy Ratio	NA	NA	2.33

Source: U.S. Bureau of the Census

Housing Costs

Housing costs have increased for the State, Region, County, and Cities. Property values have also risen for all four. There was a dramatic increase in property values between 1980 and 1990 in the State and in Stewart County; however, the increase in Stewart County was not as dramatic as in the State. Stewart County's had a 50% increase in its median property value between 1990 and 2000 which was higher than that of the State and Region. The rate of increase in Median Property Value in City of Richland between 1990 and 2000 was more comparable to the State and Region. The City of Lumpkin has shown a slightly lower rate of increase in property values between 1990 and 2000 when compared to the State, Region, County and Richland.

Median Property Value in Stewart County, Lumpkin and Richland is less than half of that is the State of Georgia and approximately 55% of the value of similar property in the Region.

Table 14

**Median Property Value (in dollars)
State of Georgia, Region, Stewart County, Lumpkin, Richland**

	1980	1990	Percent Increase in Property Value between 1980 - 1990	2000	Percent Increase in Property Value between 1990 - 2000
State of Georgia	\$23,100	\$71,278	209%	\$100,600	41%
Region	NA	\$55,785	NA	\$80,348	44%
Stewart County	\$17,200	\$29,300	70%	\$44,000	50%
Lumpkin	NA	\$32,000	NA	\$41,800	31%
Richland	NA	\$21,800	NA	\$31,600	45%

Source: U.S. Bureau of the Census

Median rents have increased over recent years. For the State, Region, County, and Cities of Lumpkin and Richland, median rents have increased across the board. Between 1980 and 1990 rents increased dramatically throughout the State of Georgia, the Region and in Stewart County. The rate of increase for most of Georgia slowed between 1990 and 2000; however, the City of Lumpkin had an 81% increase in the Median Rent during this same time period. This is explained by many factors such as inflation and the improvement of the overall economy.

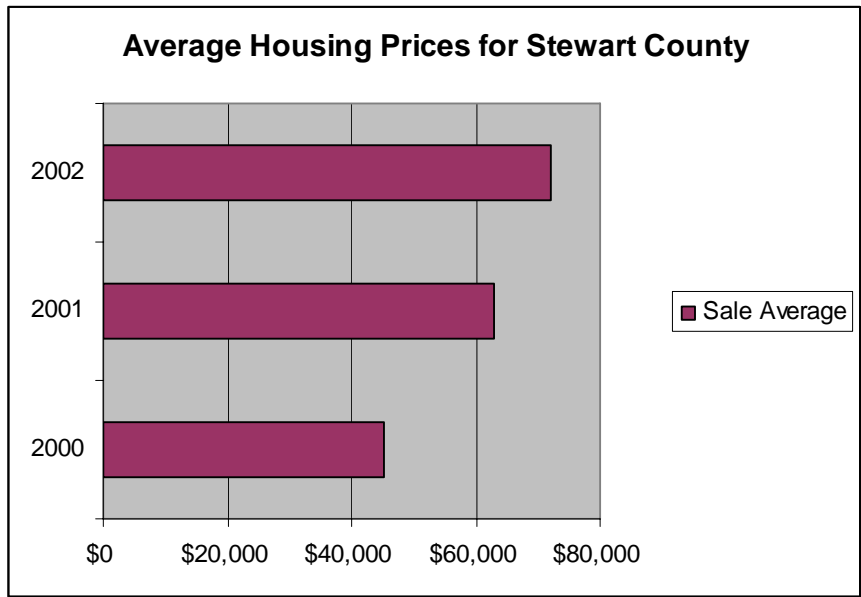
Table 15

**Median Rent
State of Georgia, Region, Stewart County, Lumpkin, Richland**

	1980	1990	Percent Increase in Median Rent between 1980 - 1990	2000	Percent Increase in Median Rent between 1990 - 2000
State of Georgia	\$153	\$363	137%	\$505	39%
Region	NA	\$276	NA	\$361	31%
Stewart County	\$49	\$196	300%	\$245	25%
Lumpkin	\$49	\$220	349%	\$301	81%
Richland	\$49	\$231	371%	\$239	3%

Source: U.S. Bureau of the Census

Chart 3 Average Housing Prices



The average price for housing units in Stewart County has risen since 2000. The trend is steadily upward which is in step with the State and the Region. There have been few housing units sold in the county; however there is a slight upward trend. The average housing price has increased 60% from 2000 to 2002.

Table 16 Average Housing Prices in Stewart County

Year of Sale	Sale Average	Units
2000	\$45,231	13
2001	\$62,894	14
2002	\$72,212	17

Source: Georgia Department of Audits, Sales Ratio Division.

Assessment

Based on current trends in population, economic projections, income and demographics assessments, the housing stock within Stewart County, Richland, and Lumpkin meets or exceeds the demands of the future. It is thought that the number of available units will sufficiently meet any need.

The households within Stewart County are increasingly headed by older people. This provides new challenges to meeting the housing needs of the communities. The number of persons within the household is expected to remain the same or slightly fewer. This suggests the current stock will meet the pressure of adding new housing units. Economics of the area’s population is expected to remain stable at the current rate; therefore, the housing stock again, meets any perceived need.

The high incidence of vacant, owner occupied homes is due to the great number of wild game hunters and fishermen who have purchased these residences for recreational purposes.

Overall, the number of traditional stick-built housing units in Stewart County and the cities of Lumpkin and Richland are decreasing; although, the number of manufactured housing units is increasing. The median value of the housing units is well below the State average, and this relationship is not likely to change.

The deterioration of the substandard units and those in need of minor repair is expected to continue unless efforts are made to address the problem. The dilapidated housing units in the County as well as those within the city limits create a blighting influence and should be cleared. Stewart County and the Cities of Lumpkin and Richland have a major housing problem. Many units are either substandard or dilapidated, yet are also occupied. Stewart County and its municipalities have all adopted building codes. Stewart County and Lumpkin have Building Inspectors which should improve the condition of housing. Unfortunately many housing units still become uninhabited when they are unfit for occupancy. In order to correct the deficiencies in the housing stock, housing and building codes should be enforced.

The housing stock available reflects both the homeowner and the surrounding community. Stewart County, Lumpkin, and Richland have housing units that are available for new residents, older homes that reflect the past, and available opportunities for new growth.

Stewart County Comprehensive Plan Natural and Cultural Resources Element

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. These and other environmentally sensitive characteristics should be given consideration in the planning process and provided appropriate protection. The physiographic characteristics of Stewart County are examined in the following element.

Public Water Supply Sources

There are seven (7) permitted public water systems in Stewart County with a total of fifteen (15) active permitted drinking water sources. Two (2) systems are operated by local governments; three (3) systems are operated by the Stewart County Water Authority; two (2) systems are operated by the State of Georgia. See attached maps.

The City of Lumpkin has three (3) active groundwater wells and one (1) inactive well. The City of Richland has four (4) active groundwater wells.

Omaha has one (1) active groundwater well. The Louvale Community has one (1) active groundwater well. The Brooklyn Community has three (3) active groundwater wells.

DNR-Providence Canyon has one (1) active groundwater well. DNR-Florence Marina has one (1) active groundwater well and one (1) residential well for emergency backup.

Water Supply Watersheds

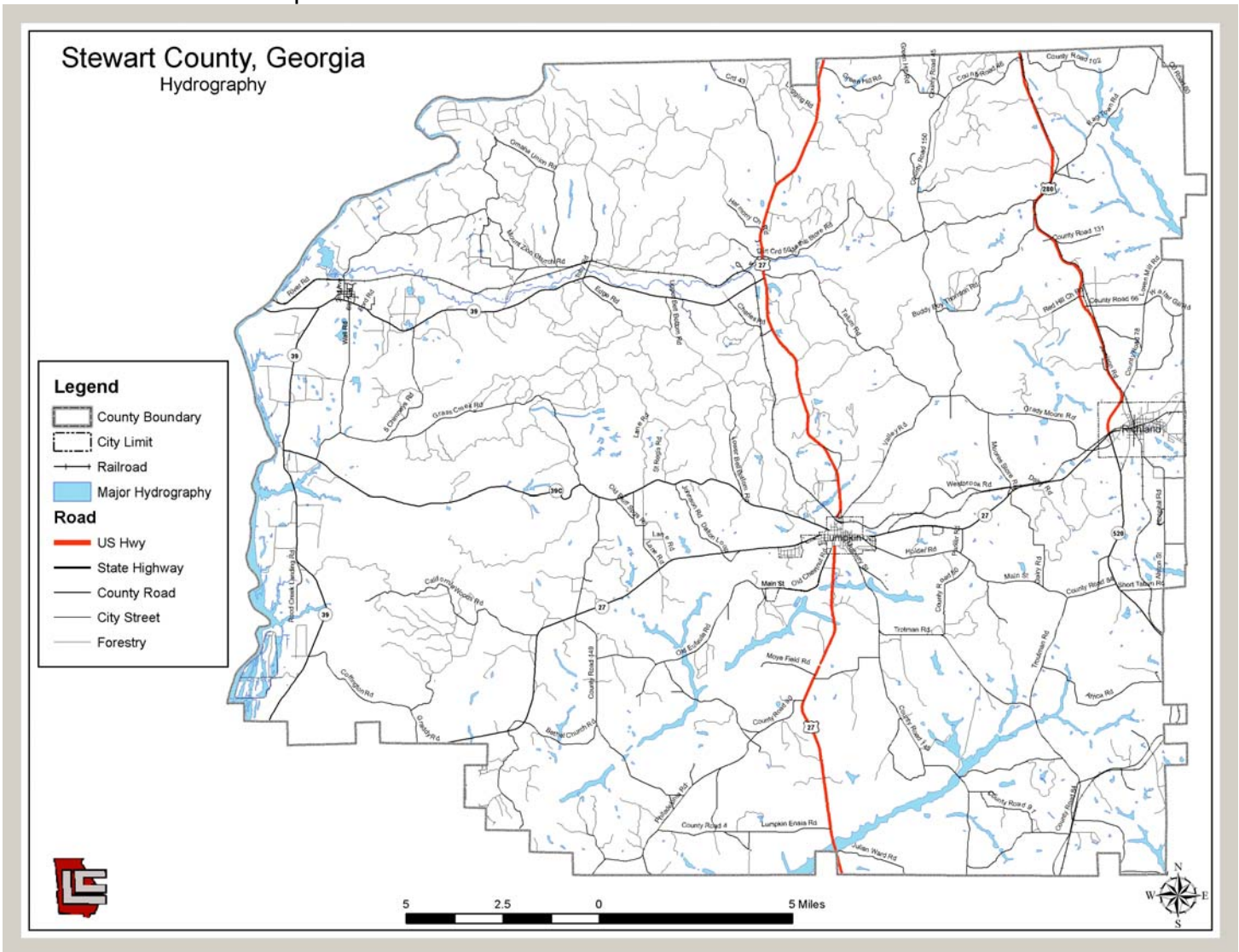
Overall Stewart County, Lumpkin, and Richland fall within the Lower Middle Chattahoochee Watershed. Within the county itself, there are nine (9) watersheds of moderate size. The City of Lumpkin is within the Hodchodkee Creek Watershed. The City of Richland affects five (5) watersheds: Kinchafoonee Creek-Slaughter Creek, Kinchafoonee Creek-Lanahassee Creek, Bear Creek, Pataula Creek, and Hannahatchee Creek. Unincorporated Stewart County falls within these watersheds, but also includes Chattahoochee River-Cowikee Creek, Chattahoochee River-Hitchitee Creek, and Ichawaynochaway Creek-Turkey Creek. See attached maps.

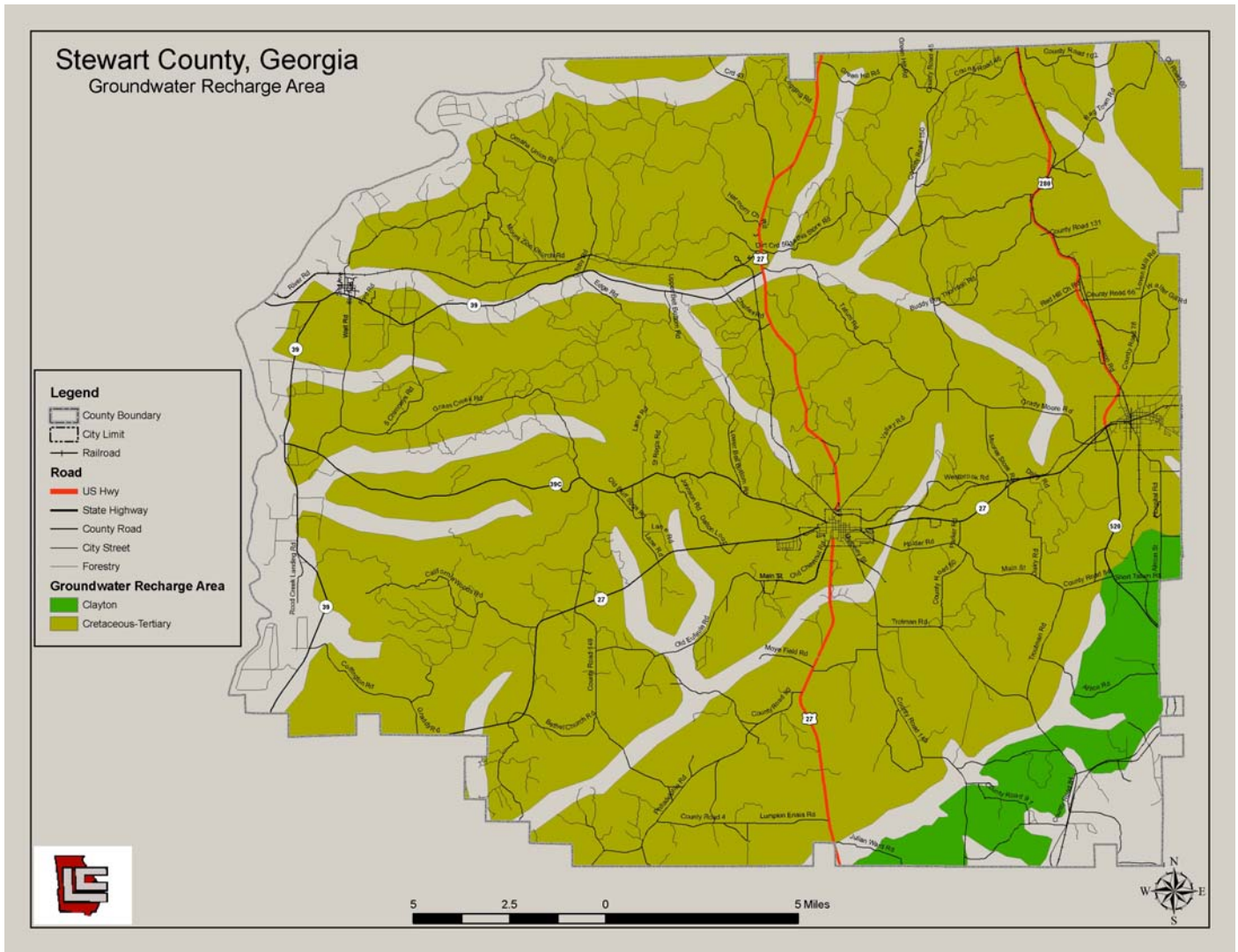
Stewart County, the City of Lumpkin, and the City of Richland have all adopted Water Supply Watersheds Protection Ordinance as required by the Environmental Protection Division under the Environmental Planning Criteria.

Groundwater Recharge Area

Stewart County and the Cities of Lumpkin and Richland are located in an important groundwater recharge area. Lumpkin and Richland are located over the Cretaceous-Tertiary aquifer system. Stewart County is located over this aquifer system and also the Clayton aquifer system. The Cretaceous-Tertiary aquifer system, which includes the Providence aquifer system, is an interconnected group of sub-systems that developed

in the Late Cretaceous sands of the Coastal Plain Province. While the Clayton aquifer system, in the southeastern corner of Stewart County, is found in the limestone of the Paleocene Clayton Formation (Donahue, Groundwater Quality in Georgia for 2002). See attached maps.





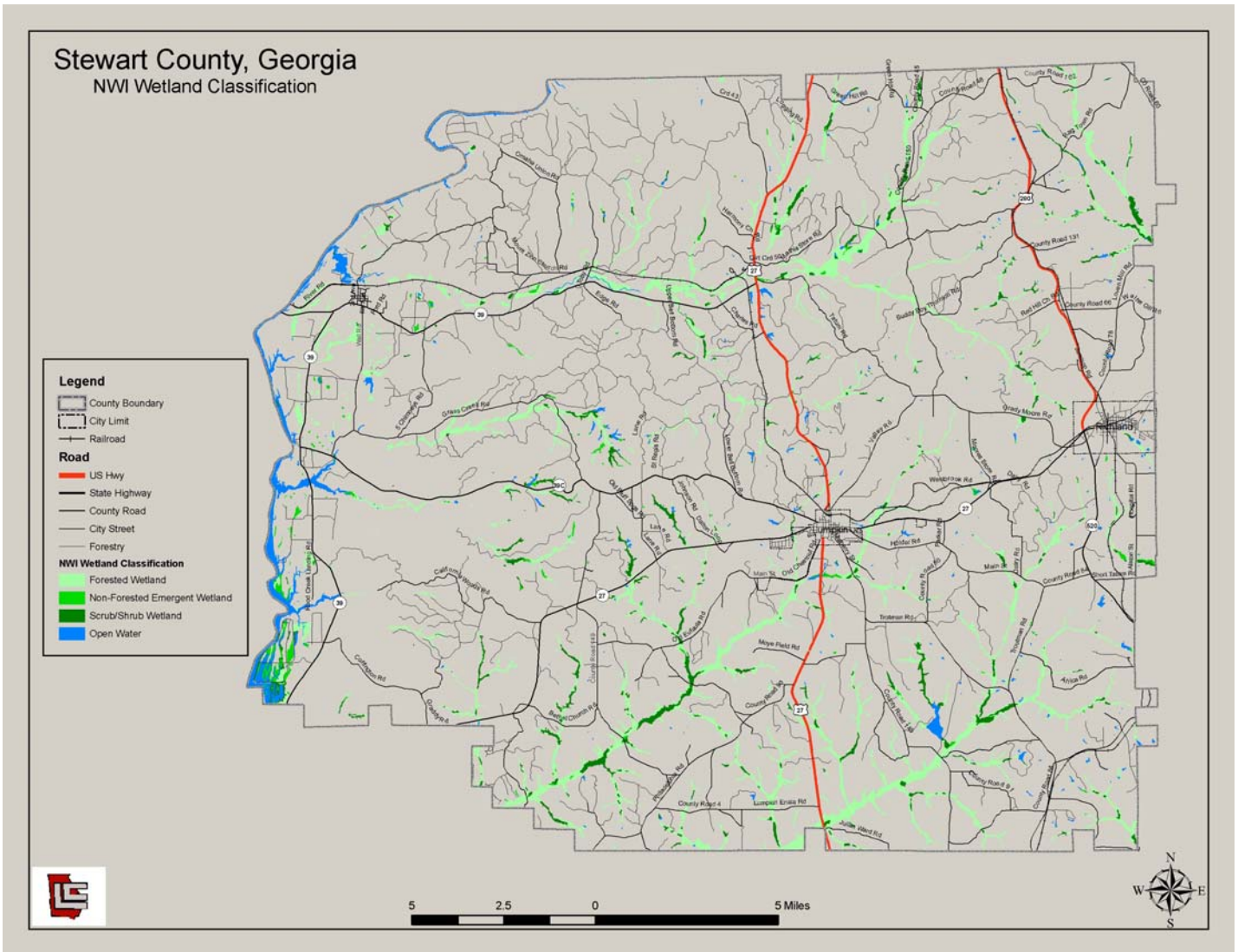
Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Stewart County, the City of Lumpkin, or the City of Richland adopt a Groundwater Recharge Area Protection Ordinance and they have not done so.

Wetlands

There are 19,172.55 acres of Wetlands in Stewart County. Wetlands are areas inundated or saturated by surface or groundwater at a frequency and duration to support, under normal conditions, vegetation adapted for life in saturated soil. Many of these areas are adjacent to river corridors. Additionally, man-made lakes and reservoirs created as part of hydroelectric activity along river corridors also provide open water wetland habitat.

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures

for stormwater runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources). See attached maps.



Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Stewart County, the City of Lumpkin, or the City of Richland adopt a Wetlands Protection Ordinance and they have not done so.

Protected Mountains

There are no state designated Protected Mountains in Stewart County.

Protected Rivers

There are no state designated Protected River Corridors in Stewart County. As a result, neither Stewart County, nor the cities of Lumpkin or Richland have adopted the River

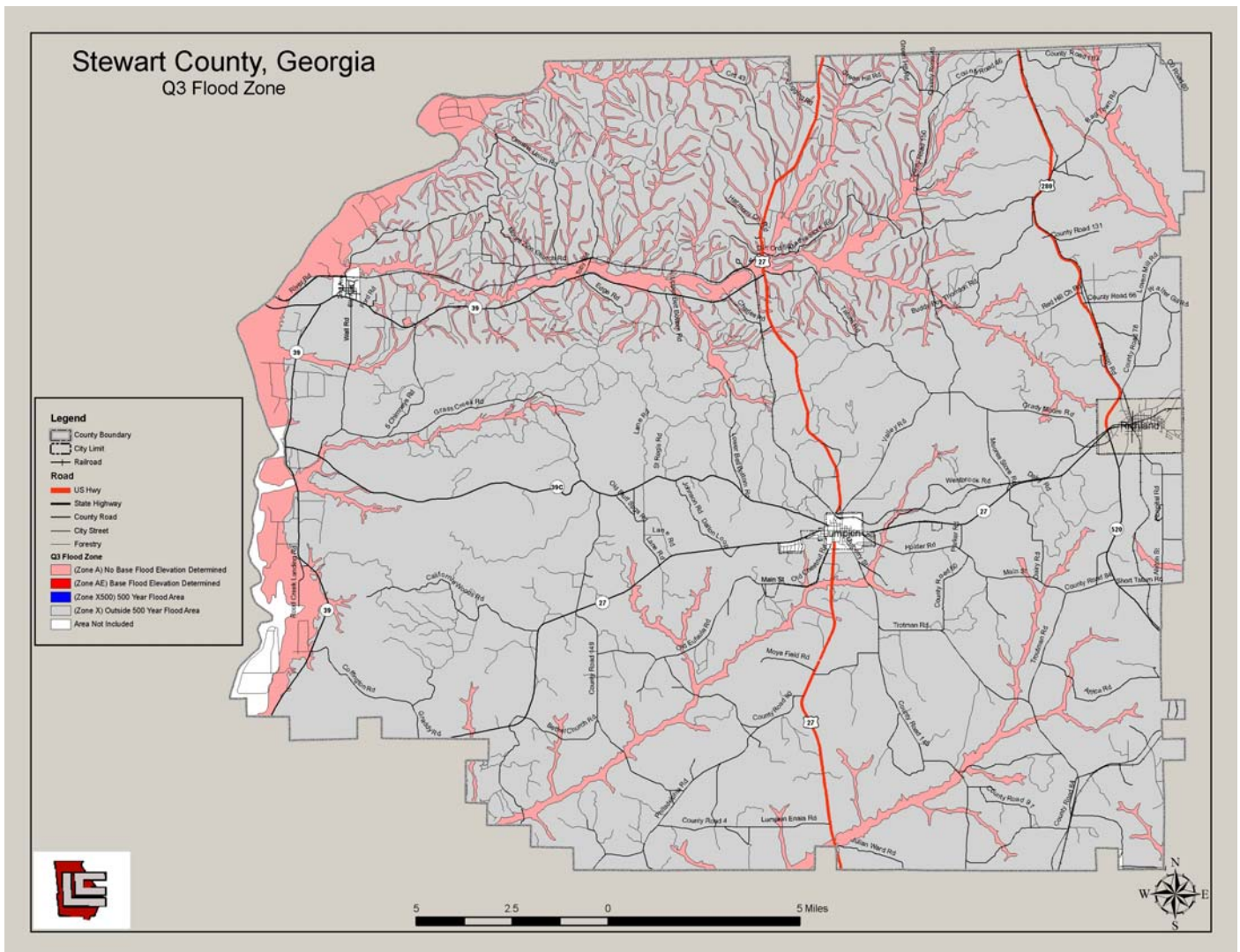
Corridor Protection Ordinance as recommended by the Environmental Protection Division's Environmental Planning Criteria.

Coastal Resources

There are no Coastal Resources in Stewart County.

Flood Plains

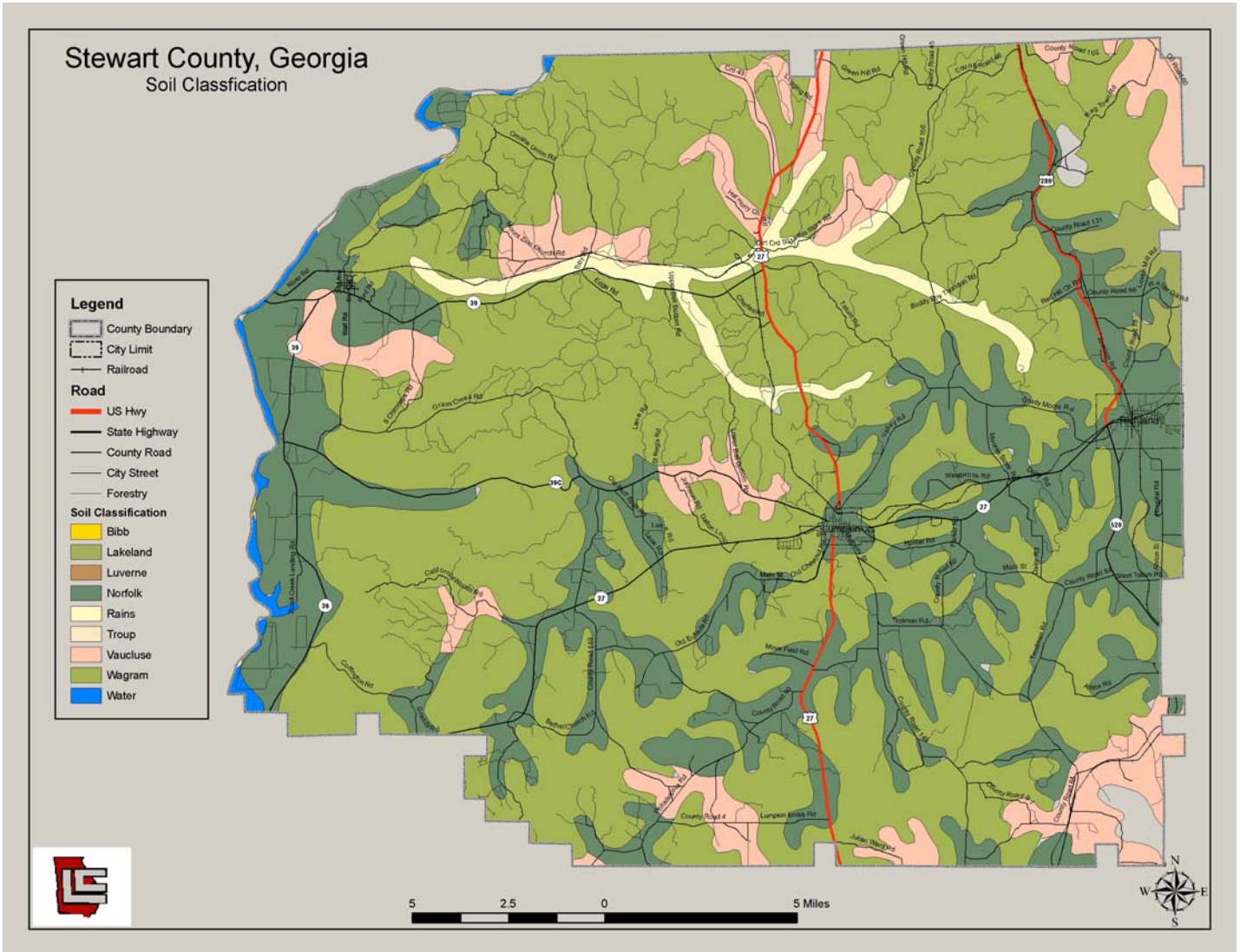
Stewart County has been mapped for flood prone areas under the Federal Emergency Management Agency program and participates in the National Flood Insurance Program. The Cities of Lumpkin and Richland have not been mapped nor do they participate in the National Flood Insurance Program. See attached maps.



Soil Types

Stewart County and the Cities of Lumpkin and Richland are located in the Southern Coastal Plain Province. The province consists of soils occupying broad interstream

areas having gentle to moderate slopes with underlying marine sands, loam, and/or clays. The soil configuration of Stewart County puts many constraints and limitations on development. Classifications include Bibb, Lakeland, Luverne, Norfolk, Rains, Troup, Vaucluse, and Wagram. See the soils chart for discussions on recommended usage. See attached maps.



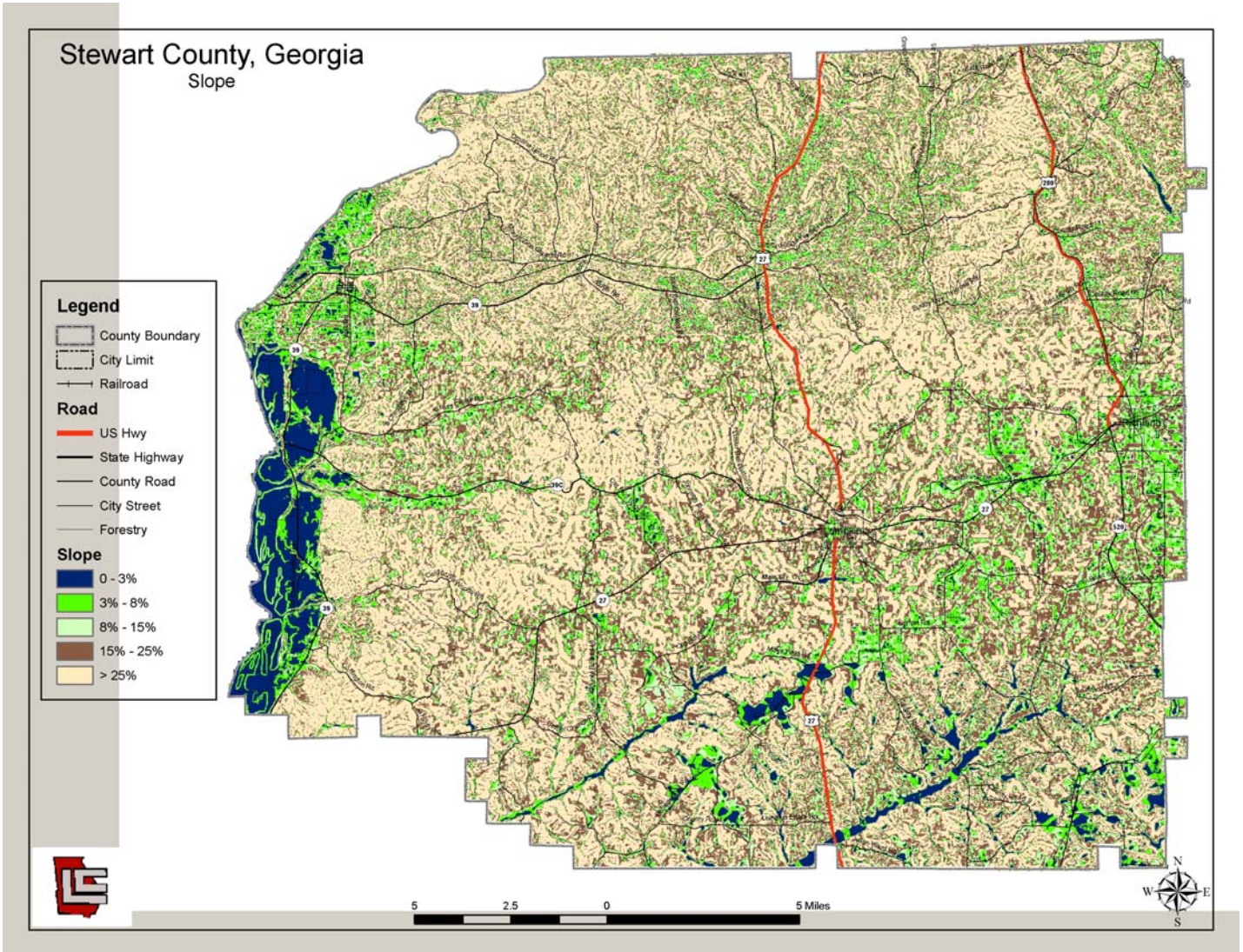
Soil Suitability

Soil Classification	Dominant Slope %	Drainage	Permeability	Use and Vegetation
Bibb	0-2	Poor Slow Runoff	Moderate	<ul style="list-style-type: none"> • A few areas have been cleared, drained, and used for pasture. • Dominantly native woodland of sweetgum, loblolly pine, red maple, water oak, willow oak, green ash, baldcypress, swamp tupelo, and black willow.
Lakeland	0-12	Excessively Drained Slow Runoff	Rapid	<ul style="list-style-type: none"> • Many areas are cleared and used for peanuts, watermelons, peaches, corn, tobacco, and improved pasture. • The natural vegetation consists of blackjack oak, turkey oak, post oak; scattered long leaf pine; and an understory of creeping bluestem, sandy bluestem, lopsided indiagrass, hairy panicum, fringeleaf paspalum, and native annual forbs.
Luverne	1-45	Well-drained Medium to Rapid Runoff	Moderately Slow	<ul style="list-style-type: none"> • Most areas have been cleared and were used for cultivation but are now forest of mixed hardwood and pine. The less sloping areas are used for corn, cotton, hay, and truck crops.
Norfolk	0-10	Well-drained Negligible to Medium Runoff	Moderate	<ul style="list-style-type: none"> • Mostly cleared and used for general farm crops. • Where cultivated--corn, cotton, peanuts, tobacco, and soybeans. Where wooded--pines and mixed hardwoods.
Rains	0-2	Poorly Drained Negligible Runoff	Moderate	<ul style="list-style-type: none"> • Forest, cropland • Where cultivated--corn, soybeans, and small grains. Where wooded--pond pine, loblolly pine, and hardwoods.
Troup	0-40	Well-drained Slow Runoff	Moderate to Rapid	<ul style="list-style-type: none"> • Most areas of Troup soils are in forests of pine and mixed hardwoods. Cleared areas are used for growing peanuts, watermelons, vegetables, and for pasture.
Vaucluse	2-25	Well-drained High Runoff	Moderately Slow	<ul style="list-style-type: none"> • Forest, cropland • Where cultivated--corn, cotton, small grain, soybeans, or pasture. Where wooded--loblolly and longleaf pine.
Wagram	0-15	Well-drained Negligible to Medium Runoff	Moderate	<ul style="list-style-type: none"> • Cropland • Where cultivated--tobacco, cotton, corn, and small grains. Where wooded--loblolly and longleaf pine, white oak, red oak, turkey oak, and post oak; hickory, holly, and dogwood.

National Cooperative Soil Survey, U.S.A.

Steep Slopes

The topography of Stewart County also places constraints and limitations on placement of development. Much of the county has slopes exceeding 25%. Areas of 3% and less are found along the Chattahoochee River in the western part of the county and in patches in the southern section of the county. See attached maps.



Prime Agricultural and Forest Land

Prime Agricultural land is defined as those soil types, which are ideally suited for production of crops. There are 293,600 acres of land in Stewart County. In the county, 33,835 acres are farmland with 9,215 acres in harvest crops.

The forested areas of Stewart County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. There are 249,600 acres in forestland with 233,800 acres being in private ownership. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important in the economic sector of the county. Stewart County should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

Plant and Animal Habitats

Stewart County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Stewart County. State and federally designated endangered plant and animal species are listed in the following tables.

Animals

	· <i>Aimophila aestivalis</i>	
GA	Bachman's Sparrow	Open pine or oak woods; old fields; brushy areas
	· <i>Etheostoma edwini</i>	Small to moderate sized flowing streams in root masses or aquatic vegetation
	Brown Darter	
	· <i>Fundulus escambiae</i>	Vegetated areas of sluggish streams, backwaters, and swamps
	Eastern Starhead Topminnow	
	· <i>Graptemys barbouri</i>	Rivers & large creeks of Apalachicola River drainage
GA	Barbour's Map Turtle	
	· <i>Heterodon simus</i>	
	Southern Hognose Snake	Sandhills; fallow fields; longleaf pine-turkey oak
	· <i>Ichthyomyzon gagei</i>	Creeks to small rivers with sand or sand and gravel substrate
	Southern Brook Lamprey	
	· <i>Notropis hypsilepis</i>	Flowing areas of small to large streams over sand or bedrock substrates
GA	Highscale Shiner	
	· <i>Picoides borealis</i>	
US	Red-cockaded Woodpecker	Open pine woods; pine savannas
		Flowing areas of medium sized streams associated with sandy substrate and woody debris or vegetation
	· <i>Pteronotropis euryzonus</i>	
GA	Broadstripe Shiner	
	· <i>Scartomyzon lachneri</i>	Small to large streams in swift current over rocky substrate
	Greater Jumprock	

Plants

	· <i>Aesculus parviflora</i>	Mesic bluff and ravine forests
	Bottlebrush Buckeye	
US	· <i>Arabis georgiana</i>	Rocky or sandy river bluffs and banks, in

Georgia Rockcress	circumneutral soil
· <i>Parietaria pensylvanica</i> Pennsylvania Pellitory	Dry, open, calcareous soil
· <i>Quercus arkansana</i> Arkansas Oak	Sandy upper ravine slopes
GA · <i>Rhododendron prunifolium</i> Plumleaf Azalea	Mesic hardwood forests in ravines and on sandy, seepy streambanks
· <i>Scirpus etuberculatus</i> Canby's Club-rush	Marshes; shallow ponds; peaty swamps, as Okefenokee Swamp and Atlantic whitecedar swamps
· <i>Warea sessilifolia</i> Sandhill-cress	Sandhills scrub

"US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected.
 "GA" indicates Georgia protected species.

Major Park, Rec and Conservation Areas

Providence Canyon



Providence Canyon State Park is located on the outskirts of Lumpkin. The Massive gullies found in the 1,003-acre park were caused by erosion due to poor agricultural practices during the 1800's. Park activities include hiking, backpacking, and picnicking. Providence Canyon facilities include an interpretive center, 2 picnic shelters, a pioneer campground, and 6 backcountry campsites.

Hannahatchee Creek Wildlife Management Area

Comprised of 5600 acres in western Stewart County, the Hannahatchee Creek WMA allows hunting, hiking, camping, and bird watching.



Florence Marina

Situated on the northern end of Lake Walter F. George, Florence Marina is a 173-acre park located adjacent to a natural deep-water marina. Park activities include boating, fishing, tennis, and

miniature golf. Florence Marina facilities include 43 tent or trailer sites, 6 cottages, 8 efficiency units, 66 boat slips, and 2 tennis courts.

Rood Creek Park

On Lake Walter F. George near Florence Marina, Rood Creek Campground is open from March 3rd until October 31st. This park is operated by the Army Corps of Engineers and offers primitive camping sites and lake access.

Westville

Westville is a living history museum depicting a small village in west Georgia during the 1850's. Located just south of Lumpkin, area buildings were moved to the site to save them from destruction and create the authentic feel of 1850's Georgia.



The mission of Westville Historic Handicrafts, Inc. is to conserve and demonstrate the handicrafts, artifacts, landscape, built environment, and other cultural elements of a pre-industrial West Georgia Village. Westville events include the Dulcimer Festival, the 1836 Creek Indian War, 1850 Weddings, Labor Day Fiddlers, Independence Day, and the Yuletide Season among others.

Scenic Views and Sites

The natural resources of Stewart County combined with its rural character create many scenic sites and viewsheds. In addition, the numerous creeks and streams that traverse the county create hills and valleys providing beautiful views.

There are many highways and roads in Stewart County that are scenic resources. GA Hwy 39 along the Chattahoochee and Lake Walter F. George is particularly tranquil.

Cultural and Historic Resources

People have lived in the State of Georgia and what is now Talbot County for eleven thousand years. Europeans and Africans have had a presence and influence in the state for the last five hundred years. The remains of these groups, their habitation and their activities, are considered cultural resources. See attached maps.

In 1989, a comprehensive survey of the Stewart County historic resources was completed. One hundred, seventy-seven (177) sites were identified as historic. The most common house types were the Central Hallway and the Double Pen with numerous Bungalow building types dating from the 1930's running a close third.

Stewart County

There are two National Register Historic Districts in unincorporated Stewart County: Green Grove Church, School, and Cemetery (Old Eufaula Road) and Louvale Church Row (US Hwy 27). There are three individual National Register Historic Properties in Stewart County: the Old Chattahoochee County Courthouse (SW of Lumpkin), Roods Landing Site (Omaha), and West Hill (US Hwy 27). There is one archaeological National Register Historic Site: the Singer-Moye Archaeological Site.

Stewart County has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1989, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, the Stewart County Historic Society (a county-wide not-for-profit) and individual, private citizens carry out these goals.

Lumpkin

There are four National Register Historic Districts in the City of Lumpkin: East Main Street Residential Historic District (East Main Street), Lumpkin Commercial Historic District (on Main, Broad, Cotton, and Mulberry Streets), Pigtail Alley Historic District (Old Chestnut Road), and the Uptown Residential Historic District (Main and Broad Streets).



Bedingfield Inn

There are thirteen individual National Register Historic Properties: the Armstrong House (Broad Street), Bedingfield Inn (Cotton Street), Bush-Usher House (E. Main Street), Dr. Miller's Office (E. Main Street), Dr. R.L. Grier House (Broad Street), George Y. Harrell House (Broad Street), Jared Irwin House (E. Main Street), Mathis House (E. Main Street), Stoddard Rockwell House (Rockwell Street), Second Methodist Church (Mulberry Street), Stewart County Courthouse (Courthouse Square), John A. Tucker House (Florence Street), and the Usher House (Florence Street).

The City of Lumpkin has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the city's borders was completed in 1989, there is no city-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources.

At present, the Stewart County Historic Society (a county-wide not-for-profit) and individual, private citizens carry out these goals.

Richland

There is one National Register Historic District in the City of Richland: Richland Historic District, roughly bounded by Ponder, Harmony, Broad, Oleman, and Wall Streets. There are three individual National Register Historic Properties: the Dr. Thomas B. Miller House (Nicholson Street), the Nathaniel Prothro Plantation (Old Americus Road), and the Smith-Alston House (Ponder Street).

The City of Richland has enacted a historic preservation ordinance and appointed a historic preservation commission. At present, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they



Richland City Hall/Railroad Depot

eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. However, the city council and commission are intent on applying for CLG designation. An inventory of the historic sites, structures, and objects within the city's borders was completed in 1989. The historic preservation commission is charged with sponsoring National Register listings, overseeing the application for survey funds, maintaining an inventory of local historic resources, and attempting to preserve endangered resources. At present, the Stewart County Historic Society (a county-wide not-for-profit) and individual, private citizens assist with carrying out these goals.

Community Facilities

Introduction

Community facilities play an important role in maintaining and improving the quality of life in a community as well as attracting new development. The following is an inventory of the community facilities in Stewart County and each municipality.

STEWART COUNTY

Water Supply and Treatment

In 1991, the Stewart County Water and Sewer Authority began operation of the county's first public water system. The system serves the community of Louvale, the most densely populated area of the unincorporated portion of the county. This system was funded by USDA Rural Development and a Community Development Block Grant.

The system consists of a 75 gallon per minute (GPM) well and a 75,000 gallon storage tank with 45,000 linear feet of distribution lines. Twenty-five fire hydrants are also part of the system. This system serves approximately 327 people or 110 households. This system will also serve the Corrections Corporation of America prison when it opens. The system will need to be expanded in order to meet the needs of the prison for both adequate fire protection as well as water service.

In the 1990's the City of Omaha turned in its charter and Stewart County assumed ownership of its assets include the city water system. It consists of one well and one 75,000 gallon elevated tank. The permitted pumping capacity is 48,000 gallons per day and the average daily use is 20,000 gallons per day. Prior to the city turning in its charter, it upgraded its distribution system by replacing 15,449 linear feet of old water lines. In addition, twenty (20) 3-way fire hydrants were installed throughout the city.

Also, Providence Canyon and Florence Marina have individual water systems. Florence Marina's system has the capacity of 72,000 gallons per day. The average use of this facility is 5,264.5 gallons per day. The wastewater treatment plant at the marina is 0.029 million gallons per day. Providence Canyon's System has a capacity of 32,400 gallons per day, with a daily use of 2,000-5000 gallons per day. Rood Creek Park no longer has a water system.

Sewage System

Stewart County does not have a public sewage system.

Solid Waste Disposal

Stewart County has over 50 trash dumpsters strategically located throughout the county. The county closed the county landfill and now has a contract with TransWaste to empty the dumpsters once a week.

Public Safety

The county employs a full-time sheriff's department with a sheriff, three (3) full-time deputies, one (1) part-time deputy, three (3) full-time radio dispatchers and (2) two part-time dispatchers. The department has four (4) patrol cars and one (1) transport van.

Because the county jail is not usable at this time, county prisoners are currently being sent to the Sumpter County Jail.

Emergency Medical Services

The county operates a full-time Emergency Medical Service with four (4) full time paramedics, three (3) full time emergency medical technicians, two part-time paramedics, and one (1) part-time emergency medical technician. This allows the county to have full emergency medical service coverage 24 hours a day, seven days a day with a paramedic and an emergency medical technical on each shift. All EMTs and Paramedics are state certified, and most are also nationally certified. All are required to meet state and/or national annual certification requirements.

The Stewart County EMS has two ambulances. The primary unit is a 2001 TransMed Type 1 which is in fair condition but needs to be replaced. The reserve unit is a 1996 Medtec Type 3 which is also in fair condition but also needs to be replaced. Both units have over 130,000 miles on them. In 2005 a 1994 International ambulance was donated to Stewart County. While this unit was not adequate for patient transport, it was converted to a rescue truck. Also, as part of a grant obtained from HRSA, the county recently took delivery of a disaster response trailer. The most urgently needed piece of equipment is a cardiac monitor/defibrillator. The current unit is several years old and it is becoming increasingly difficult to buy parts for it. It is also difficult to service the unit. It is also a goal of the Stewart County Emergency Medical Service to add transport ventilators and **Continuous Positive Airway Pressure** machines to the ambulances.

Fire Protection

Stewart County is not served by a paid fire department. The volunteer fire departments of the incorporated areas as well as the volunteer fire department in Louvale serve the unincorporated areas of the county.

Recreation

The county owns and maintains a Recreational Vehicle (RV) park with a 17 vehicle capacity. This park is located near Westville and is often used to house visitors to the park. Restroom and shower facilities are available. The county does not operate any other facilities.

General Government

The Stewart County offices are centrally located in the town square of Lumpkin, Georgia. All of these buildings are listed on the National Register of Historic Sites. These buildings include the following:

- Stewart County Courthouse
- Sheriff's Department
- Emergency Medical Services

The county contributes funds to the two local libraries located in the Cities of Lumpkin and Richland.

Stewart County has one United States Postal Offices located in the Louvale area and one located in the area formerly known as Omaha.

Educational Facilities

The Stewart County Board of Education administers two (2) schools in Stewart County. Total enrollment for the 2003-2004 school year was 671. See the following table for enrollment trends and other student information.

Table 1 Stewart County School System Profile

2000-2004

	2000-2001	2001-2002	2002-2003	2003-2004
Total Enrollment K-12	768	732	704	671
Dropouts Grades 9 -12	37	43	19	45
Retained Students	32	92	89	36

Source: Georgia County Guide, 2000-2005

The trend for total enrollment is decreasing for the Stewart County School System. Since 2000, the number of students has decreased by 13%. The dropout rate has fluctuated but

currently is very high at 17.3 per 100 students enrolled. The retention rate is currently at 5.4 percent of total enrollment.

In 1991 Stewart County consolidated the Lumpkin and Richland Elementary and Middle Schools into one Stewart County Elementary/Middle School located on Georgia Highway 27 between Richland and Lumpkin. The elementary school has 164 students. The Stewart County Middle School has 139 students. Enrollment at Stewart/Quitman High School is 224 students.

Stewart County Correctional Institute

The Stewart County Correctional Institute has a 95 bed capacity. It employs 24 persons. The prisoners are utilized by the county in a general county maintenance capacity.

Mental Retardation Center

The Stewart County Mental Retardation Center serves a total of 17 persons. This facility is an adult rehabilitation work center. The center has 5 full-time employees.

Utilities

Stewart County and its municipalities are served by the Georgia Power Company and Sumter Electric. Primarily, Sumter Electric provides service to the rural unincorporated areas of the county, Omaha and parts of Lumpkin. Georgia Power serves the remaining areas. Telephone services are provided by Southern Bell.

Recreation

The county owns and maintains a Recreational Vehicle (RV) park with a 17-vehicle capacity. This park is located near Westville and is often used to house visitors to the park. Restroom and shower facilities are available. The county does not operate any other facilities.

Although Stewart County has numerous public recreational facilities geared to tourist needs, the county and its cities lack in neighborhood parks, community ball fields, and organized youth and adult activities. Stewart County does not meet any of the National Recreation and Park Association Standards for existing parkland and recreational facilities.

General Government

Stewart County is in the process of renovating/rehabilitating their historic Courthouse. Phase I has been completed which has rehabilitated the outside of the building and made it handicap accessible. HVAC was also added to the interior of the building. As funding becomes available, further restoration inside the Courthouse will be completed.

Educational Facilities

The educational facilities for Stewart County are adequate to meet the existing and future population. A new elementary school was completed in 1991. The student-teacher ratio is good at the elementary, middle and high school. There is an Adult Education Program in Lumpkin and Richland.

The Stewart County Elementary and Stewart County Middle School have 21st Century Community Learning Centers which are sponsored by Morehouse School of Medicine through a grant. These programs provide after-school care Monday through Thursday during the school year with some Saturday events for students and parents. There is a summer component that usually includes a cultural/educational trip. The program includes academic tutoring, cultural and life skills training as well as a parent component.

Health Facilities

Stewart County has sufficient medical facilities within the county or in close proximity to the county to meet the needs of its population. A new County Health Department, Senior Center/Neighborhood Service Center and New Horizons Rehabilitation Center have been completed within the last 10 years.

Lumpkin

Water Supply

The City of Lumpkin's water system consists of three wells and two storage tanks. The permitted pumping capacity of the four wells is 272,000 gallons per day. The storage capacity is 325,000 gallons per day. The average daily water usage is 130,000 per day while the permitted pumping capacity is 250,000 gallons per day. This gives the City an excess capacity of 120,000 gallons per day.

Sewer System

The City of Lumpkin's sewage capacity is 425,000 gallons per day. The average daily sewage usage is 90,000 gallons per day which gives the city tremendous excess capacity. This excess capacity is planned to be used by the private prison once it is opened. The sewer system was recently updated in 2005. The city uses an oxidation pond system with strata-sand final filtration.

Solid Waste

The City of Lumpkin provides leaf and limb pickup once a week. Disposal is in the city's land fill. Trash pickup is as needed. Disposal is at the county land fill. Garbage pick-up and disposal is by private contractor and pick up is once weekly.

Public Safety

The City of Lumpkin's police department has four full-time employees: a chief of police and four officers. The department also has four part-time officers. The police department has two patrol cars. The city transfers all prisoners to Sumpter County Jail.

Fire Department

There are 17 certified volunteer fire fighters in the City of Lumpkin and two fire trucks. The oldest truck is a 1974 Howe, the other is a 2000E-1. The fire rating for the city is an eight (8). The fire department is located on Martin Luther King Drive.

Recreation

The city owns and maintains a city park which has a tennis court and playground area.

Government Facilities

The City of Lumpkin houses its city offices in a historic building located on the east side of the town square. The city clerk, city administrator and the police department are in this building. The city maintenance shop is located at Rockwell Street.

The city owns 15 rolling vehicles. These vehicles include pickup trucks as well as heavy equipment, fire trucks and police cars.

The Department of Family and Children Services is located on Georgia Highway 27 in the city limits. The city also contains a United States Postal Office located on Broad Street.

Natural Gas System

The City of Lumpkin owns its own natural gas system. This system is available to all residential and commercial structures within the city, except for the Holiday Heights and Westwood Hills areas. There is approximately ten (10) miles of gas lines service 224customers.

Cable Television

The Peach State Cable Television Company provides cable service to residents of Lumpkin.

Richland

Water Supply

The City of Richland is in the process of upgrading its water system. This will require replacing all the asbestos cement water mains in the city with 6" and 8" PVC water lines. This will increase the water flow and pressure throughout the city and will boost fire protection for all citizens. The project will also replace all cast iron water lines, repair the tanks, chemical feed buildings and wells.

Richland has three wells and two storage tanks supplying the city with water. Two wells pump 175 gallons per minute and are treated at the plant on Broad Street. Another well pumps 130 gallons per minute and is treated at the downtown treatment plant facility. The city has replaced this well with another well located in the industrial park north of town. This well has a 150 gallons per minute capacity and is treated at the downtown plant. The city is currently using approximately 15,000 gallons of water per day.

The city has three elevated storage tanks. Two hold 250,000 gallons of water and one tank holds 15,000 gallons of water. The smaller tank is presently being replaced with a new 250,000 gallon tank. With the addition of this new tank the city's storage capacity will be 150,000 gallons to meet the future needs of the developing industrial park.

Sewer System

The City of Richland's sewage capacity is 300,000 gallons per day and average flow is 150,000 gallons per day. The average daily sewer flow is 75,000 gallons per day. The city has two seven-acre oxidation ponds. Pond #1 has four aerators and pond #2 is an artificial wetland. There is a four (4) cell vegetation artificial wetland.

Solid Waste Disposal

The City of Richland contracts with Jones Sanitation to provide weekly curbside pick up for city residents.

Recreation

The city owns a park located on Wall Street. This park has picnic facilities and playground equipment, owned by the American Legion. The city also has a tennis court and a basketball court although both are in need of repair. The city has a public swimming pool; but it is opened infrequently due to a lack of funding for lifeguards.

Public Safety

The City of Richland has a three-person police department, a chief and three officers. The department operates three police cars. There are no holding cells. All prisoners are transferred to the Sumpter County Jail.

Fire Department

The City of Richland has a 12 person volunteer fire department. The department has a two (2) 1995 fire trucks. The city has a fire rating of eight (8).

Government Facilities

The City of Richland owns the building which houses city hall. The city also owns the city barn on Depot Street, and the facility where the police and the fire departments are co-located on Wall Street.

The city owns a backhoe, ditch-witch and various trucks that are used in the general maintenance of the city.

The City of Richland also has a United States Postal Office located on Depot Street.

Natural Gas System

The City of Richland owns its own gas system. This system is available to all residential and commercial structures within the city. Approximately one-third of these units are connected to the system. There are eleven miles of gas lines in this system providing service to 163 customers.

Cable Television

MediaCom provides cable service to residents in Richland.

Health Facilities

The majority of the medical facilities are located in the City of Richland. The Stewart-Webster Hospital, the Stewart-Webster Rural Health Care, and the Medical Raju Clinic are all located within a block of each other on Alston Street. The city owns the land on which the Stewart-Webster Rural Health Care is located.

Areas Needing Attention

Street and Drainage -The City of Lumpkin has a severe drainage problem in the eastern half of the city which has been partially addressed but additional work is needed.

The City of Richland has addressed the drainage problems along Nicholson Street, Wall Street but still needs to work on the problems on East Broad Street. If there is a large amount of rain, flooding will occur on East Broad Street.

Police, Fire and Emergency Medical Services - The Cities of Lumpkin and Richland have police forces that exceed the average ratio of police officers to population as compiled by the U.S. Department of Justice. The county does not have sufficient personnel or equipment to meet the populations' public safety needs.

Fire Protection -The Volunteer Fire Departments in Louvale and Omaha are compliant with state requirements and the Brooklyn Fire Department is in the process of meeting compliance requirements. Recruitment of volunteer fire fighters is a constant issue. There is also a problem with insufficient water sources to fight the fires.

Transportation

The only modes of transportation in Stewart County are automobile or pedestrian. It is very unusual to see someone riding a bike in the county or in Lumpkin or Richland. While there is no public transportation in Stewart County or its municipalities, a joint transportation project has been initiated between Stewart, Randolph, Quitman and Clay Counties with the assistance of Congressman Sanford Bishop. Once it has started, the transit system will provide transportation for employment and medical appointments. The service will not be free but will be provided at a reasonable cost for citizens.

Stewart County is served by major Federal and State roads. Georgia Highway 27 crosses the middle of the county in an east-west direction, while U.S. Highway 27 splits the county in a north-south direction. U.S. Highway 27 begins in Georgia at the Georgia-Tennessee line and continues into Florida. Georgia Highway 520 crosses the eastern portion of the county in an east-west direction and serves as the primary highway across the southern portion of Georgia. It is a four-lane highway with direct access to the Brunswick port.

The county contains 290.3 miles of county roads (see Map 5). There are 423.59 miles of road in the county. Roads with a substantial number of households located on them are paved. The county has 189.25 miles of unpaved roads but these have very little traffic. The highest traffic in the county is along Georgia 520.

The East-West Railroad lines are owned by the Georgia Department of Transportation but are leased to the Heart of Georgia Railroad Company, a short-line railroad company. The lines are currently in-active and in need of repair. The North-South lines have been abandoned and the tracks pulled up. The rail bed is owned by the Georgia Southwestern Railroad.

The widening of U. S. Highway 27 has begun and will have a tremendous impact on Stewart County. When it is completed, there will be two major four-lane highways running through the county. It is anticipated to take some of the traffic off of Interstate 75 once construction is finished.

Neither U.S. Highway 27 nor U.S. Highway 280/GA Highway 520 are at capacity at this time. They are not expected to be at capacity in the near future.

There are no bicycle paths or facilities in the county or its municipalities. There is no problem with traffic congestion.

Proposed Interstate 14 – Congress appropriated funds in Federal Fiscal Year 2006 to commission a study for the feasibility regarding construction of a route linking Augusta, Georgia, Macon, Georgia, Columbus, Georgia, Montgomery, Alabama, and Natchez, Mississippi and a route linking through Savannah, Georgia, Augusta, Georgia, and

Knoxville, Tennessee (proposed Interstate 3). The Georgia Department of Transportation has been given responsibility for this study and is soliciting Requests for Proposal for consultants to complete the study at this time. Following the existing U.S. 80 and bypass of Columbus, the proposed Interstate 14 would turn south on Interstate 185, then southeast on U.S. 27-280/Georgia 1. Interstate 14 would then split east along Georgia 26 at Cusseta, then continue east along Georgia 26, meeting Interstate 75 in the vicinity of Perry, where it would meet up with Georgia 96 and the Fall Line Freeway Corridor (High Priority Corridor 6). Interstate 14 would then turn northeast through Warner Robins and connect with Georgia 88 via a new route between Irwinton and Sandersville. From there, Interstate 14 would travel northeast via Georgia 88 and U.S. 1/Georgia 4 to meet Interstate 520 in Augusta. At Augusta, Interstate 14 could continue east over the Savannah River, and it would follow the new Interstate 520 freeway northeast to end at Interstate 20 in South Carolina.

Construction of the proposed Interstate will be very expensive and will require Congressional support. Completion of the Interstate, once approved, is estimated to take twenty (20) years. There is opposition from some historic/natural resource preservation groups in the Savannah and North Georgia/Tennessee area to the proposed interstates, especially to the portion that will go from Savannah through Augusta to Knoxville, Tennessee.

The Georgia State Legislature allocated \$100,000 in the 2006 budget to establish the Interstate Highway Development Association for the purpose of promoting both interstate projects. This position is clearly motivated by the argument that both I-3 and I-14 would ease traffic problems in and around Atlanta by rerouting truck traffic through the countryside.

Lumpkin – All streets in the City of Lumpkin in paved; however, many need to be repaved and widened. Drainage problems in the eastern part of the city need to continue to be addressed. There is no need for additional streets at this time nor is there any anticipated need in the future. Parking is adequate in the downtown area and throughout the town. There is no problem with traffic congestion. Lumpkin has no traffic signals and there is no need for signals to be added. The downtown area and adjacent residential neighborhoods have sidewalks which encourage pedestrian activity.

U.S. Highway 27 runs through the city limits of Lumpkin and is expected to product economic benefits to the city. However, the city leaders must use marketing tools to encourage travelers to stop in Lumpkin and not by-pass it on the route to Florida. Once construction on the highway is complete, traffic will increase dramatically on U.S. Highway 27. Increased signage directing travelers to downtown could be helpful in drawing visitors to the city.

Richland – The majority of the streets in the City of Richland are paved. Many of the paved streets need to be repaved and widened. The dirt streets need to be paved and any drainage problems need to be addressed. There is no need for additional streets at this time nor is there any anticipated need in the future. Parking is adequate in the downtown

area and throughout the town. There is no problem with traffic congestion. Richland has two (2) traffic signals which are adequate and meet traffic needs. There is no anticipated need to add traffic signals in the future. The downtown area and adjacent residential neighborhoods have sidewalks which encourage pedestrian activity.

U.S. Highway 280/GA Highway 280 runs through the city limits of Richland and the Richland Industrial Park and direct highway access. This must be capitalized upon. Currently travelers on the highway are not aware of the downtown area and stop only for gas and possibly for a meal at the highway intersection. Efforts to attract travelers to downtown Richland must be increased. Increased signage directing travelers to downtown could be helpful.

The Heart of Georgia Railroad Company leases the East-West Railroad line that runs through Richland. This line is currently inactive.

FUTURE LAND USE/GROWTH AND DEVELOPMENT

GROWTH AND DEVELOPMENT POLICIES

Policies for Residential Uses

The countywide policies as they apply to residential land uses are repeated below. These are listed here to reinforce the policy foundations for future land use.

- Stewart County's natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy, as well as the health and welfare of local residents.
- The character and scale of the municipalities should be conserved and enhanced.
- A balanced diversity of age groups and social and economic backgrounds among residents should continue to be promoted for the good of Stewart County and its people.
- An adequate and appropriate level of essential public and private community services and facilities should be provided in support of Stewart County residents.
- Existing residential areas in Stewart County should be maintained for the continuation of family-centered living.
- A variety of new housing opportunities should be available in selected, already-developed areas as well as in the newly developing areas of Stewart County, consistent with the character of surrounding established residential areas. Stewart County residents and investors should be protected from dangers to life, health and property.
- Substandard housing conditions in the municipalities should be corrected through direct action, as well as through the indirect actions of providing appropriate, basic public services and utilities, such as access, water and sewer service. Substandard housing conditions in the county should be corrected.
- Economic development that will help Stewart County to become more self-sufficient should be planned for, encouraged and promoted.
- New development in Stewart County should be encouraged in those locations where public water and sanitary sewer connections are, or may be made economically possible.

Residential uses are indicated by colored areas shown in yellow and orange on the Existing Land Use Map to indicate where certain densities of use should be located. The considerations as to which density may be located on any particular site are based on county and city policies in this plan, as well as on several primary land planning factors:

- Pattern and type of existing land use adjacent, abutting and contiguous to the undeveloped land whose use is being planned;
- Compatibility of proposed uses with existing land use;
- Opportunities and constraints associated with the natural environment, such as slope, soils, and flood hazards;

- Presence or absence of public water and sanitary sewer service and their planned extensions;
- Traffic carrying capacity of public streets and highways adjacent to or traversing the area;
- All other plans adopted or used by the county or city to guide development.

The residential land use densities shown on the Existing Land Use map are specified in the following paragraphs. Included is a description of the kind of residential land use intended for each area of different density. It should be noted that the density listed is a maximum, and lesser densities are also appropriate in each area.

Low Density Residential Land Use (Yellow)

- Essentially these areas are for single family detached homes, duplexes, cottages and cluster homes in development not exceeding 4 dwelling units per acre.
- Compatibility with existing low density development on abutting property is required.
- Development must be in context with the character, scale, and density of the existing neighborhood environment.

Medium Density Residential Land Use (Orange)

Municipalities

- Essentially these areas are for duplexes, cottages, and apartments, and may include single family detached homes in development not exceeding 10 dwellings per acre.
- General compatibility with existing residential development on abutting property, or sufficient buffering to protect existing uses, is required.
- Development should be in context with the scale and character of the existing neighborhood environment, but may be at somewhat higher density.
- Direct access to local collector street is encouraged.
- The development should be served by sanitary sewer.

Higher Density Residential Land Use (Orange)

Municipalities

- Essentially these areas are for apartments and cluster residential developments not exceeding 16 dwelling units per acre.
- General compatibility with existing residential development on abutting property with buffers is required.
- Development is compatible with abutting commercial, office, and institutional land uses with buffers to protect the residential development.
- Should be located on local collector streets with direct access to an arterial street.

- Should be served by sanitary sewer.
- Particular concern must be shown for preserving elements of the natural environment with buffers and screening.

Mobile Home Land Use (Subdivision/Parks MHS/MHP)

- Mobile Home Subdivisions (MHS) and Mobile Home Parks (MHP) generally have the following use and density: the subdivisions are low density and the parks are medium and high density.
- Structures may be mobile homes, modular housing or standard construction single family detached homes in mobile home subdivisions; in mobile home parks only mobile homes are permitted.
- Should be located with good access to a local collector street, but not generally fronting a collector or arterial street.
- Compatibility should be achieved with surrounding, abutting development through buffering or screening features.
- Mobile home parks should be served by sanitary sewer.

Policies for Commercial Uses

County and citywide policies as they apply to commercial land uses are listed below to reinforce the policy foundations for future commercial land use.

- Existing residential areas in Stewart County should be maintained for the continuation of family-centered living.
- Stewart County's natural and cultural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy, as well as the health and welfare of local residents.
- New development in Stewart County should be encouraged in those locations where public water and sanitary sewer connections are or may economically be made available.
- An adequate and appropriate level of essential public and private community services and facilities should be provided in support of Stewart County residents.

Commercial land uses are indicated by colored areas shown in red on the Future Land Use Map to indicate where commercial uses should be located. The consideration as to where commercial uses should be located. The consideration as to where commercial activity may be located on a particular site is based on city policies in this plan.

Commercial Land Use (Red)

- A broad range of retail, wholesale, and service uses are indicated by the color red. These include: downtown central business uses, and commercial uses such as motels, individual businesses, banks, offices, medical clinics, restaurants, grocery stores, auto service and gasoline stations, dry cleaners, barber and beauty shops and other commercial uses.

- General compatibility with abutting different uses may be achieved through buffering, screening and development plan review.
- Development should be located on arterial streets or collector streets and the associated street network.
- Should be served by sanitary sewer.
- Some concern must be shown for the natural environment, particularly drainage and slope conversions to create sites.
- New development should not detract from the unique quality of the town.

Policies for Industrial Uses

The Countywide Policies as they apply to industrial land uses are listed here to reinforce the policy foundations to future land use.

- Stewart County's natural and cultural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy, as well as the health and welfare of local residents.
- Stewart County residents and investors should be protected from dangers to life, health and property.
- Existing residential areas in Stewart County should be maintained for the continuation of family-centered living.
- An adequate and appropriate level of essential public and private community services and facilities should be provided in support of Stewart County residents.
- New development in Stewart County should be encouraged in those locations where public water and sanitary sewer connections are or may economically be made available.
- Economic development that will help Stewart County to become more self-sufficient should be planned for, encouraged, and promoted.

Industrial land uses are indicated by areas colored grey on the Future Land Use Map. The considerations as to which areas should be industrial are based on county and city policy and the primary land planning factors stated previously in this chapter.

Industrial Land Use (Grey)

- All industrial / manufacturing uses are included in this singular category for the purpose of land use planning.
- This type of development is located in areas established exclusively for industrial use.
- Industrial development should be located on or with direct access to arterial streets.
- Areas do not have to be served by sanitary sewer, but isolated; onsite disposal systems may be required for industrial wastes.

- Compatibility with adjoining uses will generally require buffering and screening.
- Substantial concern for the natural environment is always necessary, particularly for erosion control, storm water runoff and industrial waste discharge, and air and noise pollution.

Policies for Agricultural /Forestry Use (Brown)

The county and citywide policies as they apply to agricultural and forestry uses are listed here to reinforce the policy foundations to future land use.

- Stewart County's natural and cultural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy, as well as in the newly developing areas of Stewart County, consistent with the character of the county and/or city established residential areas.
- The character and scale of Stewart County should be conserved and enhanced.
- A variety of new housing opportunities should be available in selected, already developed areas as well as in the newly developing areas of Stewart County, consistent with the character of the county and/or city established residential areas.

Natural, historic and cultural land uses are indicated on Maps 10 and 11. The consideration as to which areas should be natural, historic and cultural are based on city policy and the primary land planning factors stated previously in this chapter.

Natural and Historic Resources

- Development must be in context with the character, scale and density of the existing environment.
- Conditions for the protection of natural resources should be included in the cities' and county's proposed or existing zoning ordinance.
- Protect sensitive plant and animal habitats; scenic views and sites; significant historic, archaeological and cultural resources through the enactment of appropriate city ordinances and county resolutions.
- Protect the Chattahoochee River Basin through the implementation of the Natural Resource Conservation District (this District is indicated in light blue on the Stewart County Future Land Use Map).

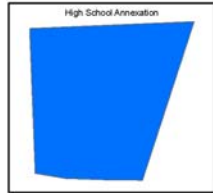
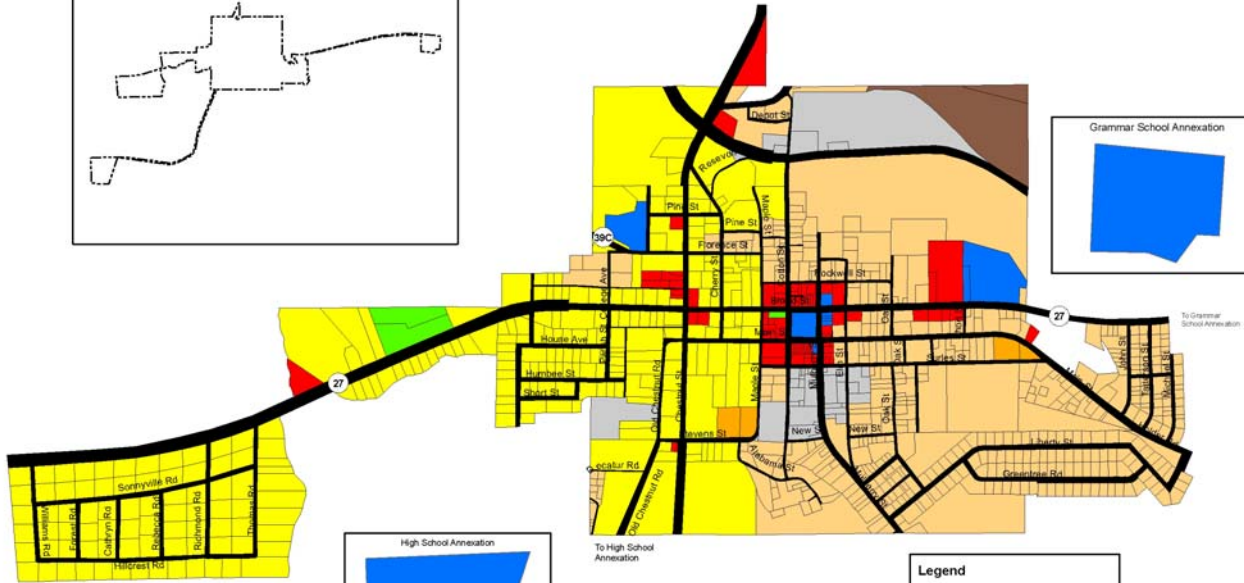
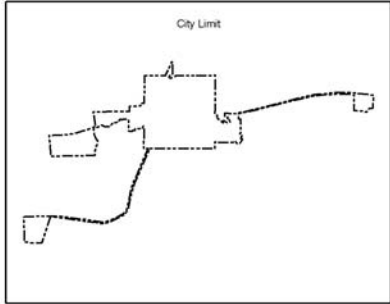
Policies for Other Uses

On the Existing Land Use Map there are two other designations of land use that warrant explanation: areas noted in blue designate major institutional uses. These institutional uses are cemeteries, schools, prisons, and other public buildings, and areas noted in green designate parks and other open spaces.

These policies are numerous and apply in various ways to each land use classification, but each has been fully considered in constructing the Existing Land Use Map.

Lumpkin, Georgia

Existing Landuse Classification



Legend

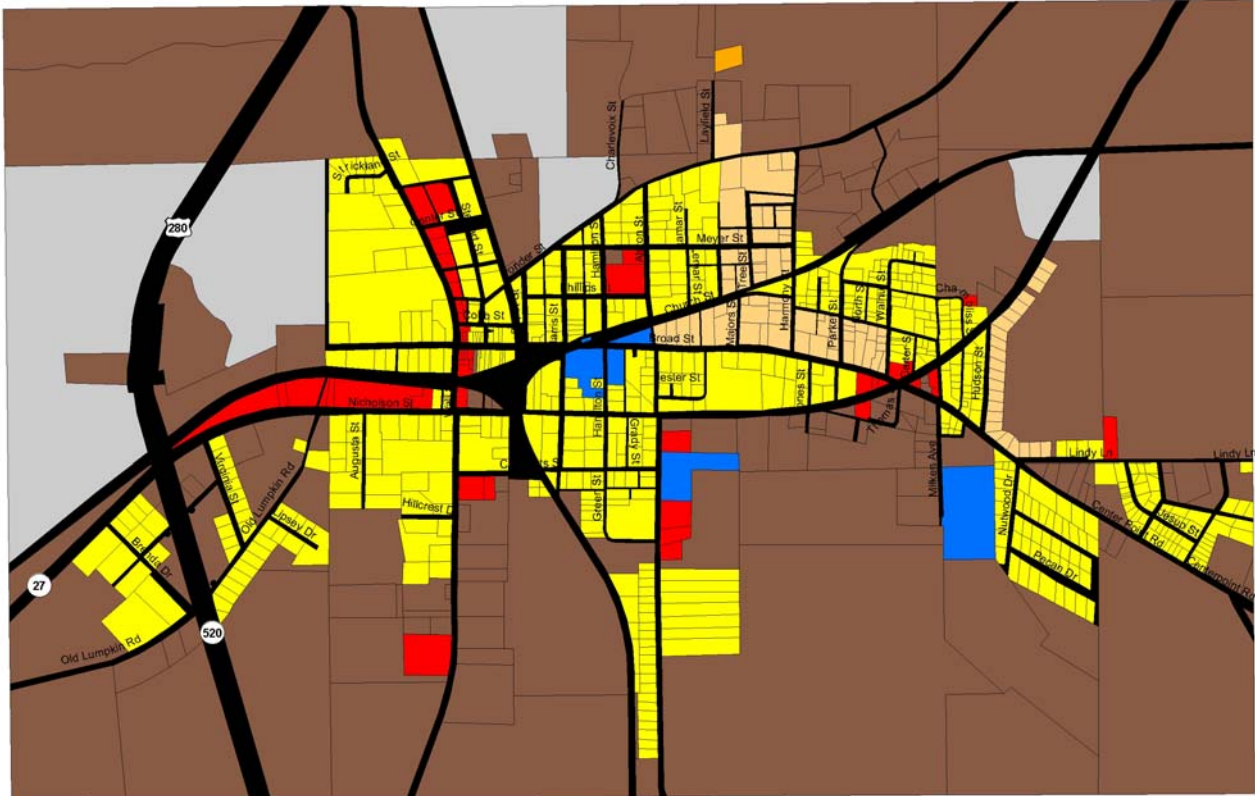
Existing Landuse Classification

- Agriculture/Forestry
- Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Commercial
- Industrial
- Parks, Recreation, Conservation
- Public/Institutional
- Transportation, Communication, Utility

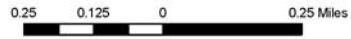


Richland, Georgia

Existing Landuse Classification



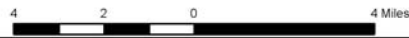
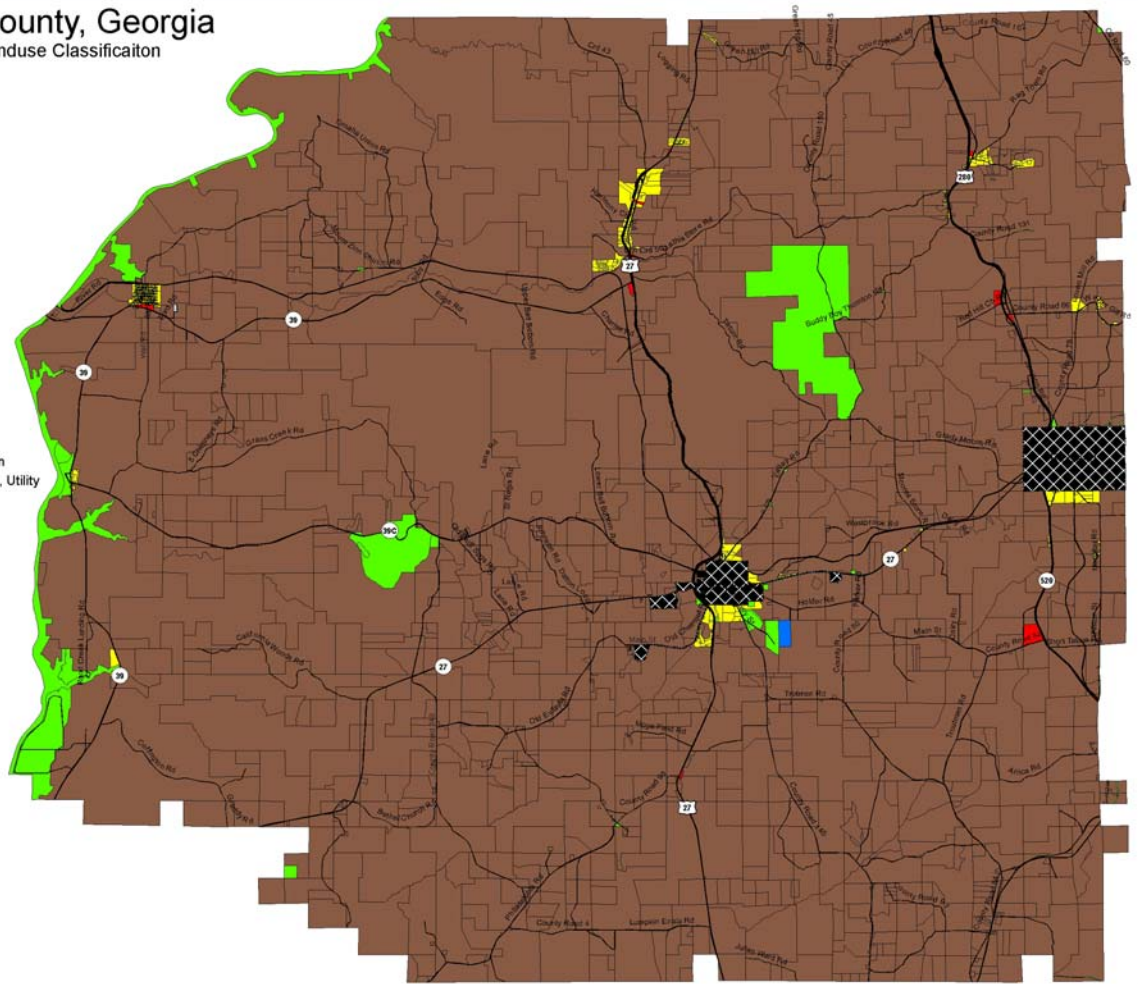
Legend	
Existing Landuse Classification	
Agriculture/Forestry	Commercial
Residential (Low Density)	Industrial
Residential (Medium Density)	Parks, Recreation, Conservation
Residential (High Density)	Public/Institutional
Transportation, Communication, Utility	



Stewart County, Georgia

Existing Landuse Classification

- Legend
- City Limit
 - Existing Landuse Classification
 - Agriculture/Forestry
 - Residential
 - Commercial
 - Public/Institutional
 - Industrial
 - Parks, Recreation, Conservation
 - Transportation, Communication, Utility



Intergovernmental Coordination

Small counties and cities have been forced to work together to provide services to save money. The cost of providing mandated services is increasing while the funds to provide these services are generally static or sometimes decreasing. This intergovernmental coordination has been successful in several areas. Expansion of regional efforts will prove to be beneficial to Stewart County and its citizens.

Stewart County, the City of Lumpkin and the City of Richland participate in various intergovernmental coordination efforts. In the 1980's Stewart and Quitman Counties consolidated their high schools to create Stewart/Quitman High School. Currently the high school has 224 students with capacity for additional students. The Stewart County Middle School is housed within the Stewart/Quitman High School building.

E-911 has become increasingly important, especially with the aging of Stewart County's population. Stewart County is currently working to join the existing Clay/Quitman E-911 program along with Randolph County. A One-Georgia Authority application is being developed which will pay for addressing and equipment costs. The dispatching center will continue to be in Clay County with calls coming to the appropriate emergency service (Sheriff, Police, Emergency Medical Services, Fire Department) in Stewart County, Lumpkin or Richland.

In 2001 Stewart County joined the Southwest Georgia Regional Development Authority with Randolph, Quitman and Clay Counties. The mission of this group is to market the four-county area to business prospects and create jobs within the region. Recently the members from Stewart County have not been active in their attendance. Stewart County needs to meet with their members and determine if they wish to continue to serve. They may need to consider appointing new members who can attend the meetings and be active on the board.

Chattahoochee County provides water service to residents in the north-western portion of Stewart County along U.S. Highway 27. This is done with an inter-governmental agreement between the two counties.

Richland has a Downtown Development Authority and has just formed a Development Authority. The Downtown Development Authority has purchased the Historic Richland Hotel on Broad Street with plans to redevelop the hotel. The members also work closely with the Richland Better Hometown to redevelop downtown Richland and coordinate the Richland Pig-Jig. The Richland Development Authority will work with the City of Richland to market the Richland Industrial Park, support entrepreneurs in the community, and recruit business prospects.

Quality Community Objectives

Local Assessment – Stewart County

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the fifteen Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Some assessors may be able to answer these questions without much research, particularly in communities with few or no land use controls. Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers, but this initial assessment is meant to provide an overall view of the community’s policies, of an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development patterns, as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals. For technical assistance in implementing the policies, ordinances and organizational structures referenced in the assessment, please refer to [OPQG’s Assistance with Planning and Quality Growth](#).

Congratulations on your community and economic development efforts, and thank you for your dedication to Georgia’s citizens and resources.

Quality Community Objectives Local Assessment – Stewart County

<i>Development Patterns</i>			
Traditional Neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		x	County’s zoning ordinance allows for a Planned Unit Development (PUD) which allows for a variety of uses
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.	x		If they apply for the PUD zoning classification
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		x	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		x	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		x	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.			There are no sidewalks in the county.
7. In some areas several errands can be made on foot, if so desired.	x		
8. Some of our children can and do walk to school safely.	x		
9. Some of our children can and do bike to school safely.		x	
10. Schools are located in or near neighborhoods in our community.		x	

Quality Community Objectives Local Assessment – Stewart County

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and building that are available for redevelopment and/or infill development.	x		Information is known but not written down. A formal inventory is needed.
2. Our community is actively working to promote brownfield redevelopment.		x	
3. Our community is actively working to promote greyfield redevelopment.		x	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		x	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		x	
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	x		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	x		Natural and historic areas are being protected.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		x	
4. We have ordinances to regulate the size and type of signage in our community.		x	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		x	
6. If applicable, our community has a plan to protect designated farmland.		x	

Quality Community Objectives Local Assessment – Stewart County

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.		x	Stewart County is working on a program with Randolph, Quitman and Clay County.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		x	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		x	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		x	
5. We require that newly build sidewalks connect to existing sidewalks wherever possible.		x	
6. We have a plan for bicycle routes through our community.	x		
7. We allow commercial and retail development to share parking areas wherever possible.		x	
Regional Identity			
Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	x		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		x	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, costal, etc.)	x		Westville, Providence Canyon, Florence Marina, Roof Creek Mound (Heritage and Tourism)
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	x		Presidential Pathways and Southern Rivers
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	x		

Quality Community Objectives Local Assessment – Stewart County

6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	x		
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.			n/a
2. We have an active historic preservation commission.			n/a
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.			n/a
Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		x	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		x	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		x	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		x	

Quality Community Objectives Local Assessment – Stewart County

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	x		
2. We use this inventory to steer development away from environmentally sensitive areas.	x		
3. We have identified our defining natural resources and taken steps to protect them,	x		
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		x	Not required at this time.
5. Our community has a tree preservation ordinance which is actively enforced.		x	
6. Our community has a tree-replanting ordinance for new development.		x	
7. We are using stormwater best management practices for all new development.	x		Followed when projected are funded by government. There is limited private development and practices are unknown.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		x	

Quality Community Objectives Local Assessment – Stewart County

<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	x		
2. Our local governments, the local school board and other decision-making entities use the same population projections.			unknown
3. Our elected officials understand the land-development process in our community.	x		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	x		
5. We have a Capital Improvements Program that supports current and future growth.		x	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		x	
7. We have clearly understandable guidelines for new development.		x	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		x	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	x		Public hearings and notices in legal organ
10. We have a public-awareness element in our comprehensive planning process.	x		In new Comprehensive Plan

Quality Community Objectives Local Assessment – Stewart County

Appropriate Business			
The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skilled job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		x	Stewart County does not have an economic development organization.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		x	
3. We recruit firms that provide or create sustainable products.		x	
4. We have a diverse job base, so that one employer leaving would not cripple our economy.		x	Few employers in the county.
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		x	
2. Our community has jobs for skilled labor.		x	
3. Our community has jobs for unskilled labor.		x	There are few jobs of any kind. But there are more unskilled than skilled.
4. Our community has professional and managerial jobs.		x	
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or		x	

Quality Community Objectives Local Assessment – Stewart County

mother-in-law units.			
2. People who work in our community can also afford to live in the community.	x		
3. Our community has enough housing for each income level (low, moderate and above-average).			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	x		
5. We have options available for loft living, downtown living, or “neo-traditional” development.			n/a
6. We have vacant and developable land available for multifamily housing.		x	
7. We allow multifamily housing to be developed in our community.	x		
8. We support community development corporations that build housing for lower-income households.	x		
9. We have housing programs that focus on households with special needs.		x	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		x	Small houses allowed but must have 1 acre. Also, no sewer in the county.
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambition.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	x		Operation men and new programs are starting at the High School
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		x	Few jobs are available; however, some are available at Flex-Tech
3. Our community has higher education opportunities, or is close to a community that does.	x		Andrew College, Columbus State University, Columbus Technical College
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	x		Limited – School System, Public Sector, Flex-Tech

Quality Community Objectives Local Assessment – Stewart County

<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	x		Southwest Georgia Regional Development Authority
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	x		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	x		Presidential Pathways, working to join Regional E-911, working to start Regional Transportation Program
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	x		Working to start Regional Transportation Program

Regional Cooperation			
Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.			
2. We are satisfied with our Service Delivery Strategy.	x		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	x		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	x		

Quality Community Objectives

Local Assessment – City of Lumpkin

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Congratulations on your community and economic development efforts, and thank you for your dedication to Georgia’s citizens and resources.

Quality Community Objectives Local Assessment – City of Lumpkin

<i>Development Patterns</i>			
Traditional Neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	x		In the Historic Preservation Districts, a variety of uses are conditional
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		x	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		x	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		x	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	x		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	x		
7. In some areas several errands can be made on foot, if so desired.	x		
8. Some of our children can and do walk to school safely.	x		
9. Some of our children can and do bike to school safely.		x	
10. Schools are located in or near neighborhoods in our community.		x	Schools are located on the outskirts of town.

Quality Community Objectives Local Assessment – City of Lumpkin

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and building that are available for redevelopment and/or infill development.	x		Information is known but not written down. A formal, written inventory is needed.
2. Our community is actively working to promote brownfield redevelopment.		x	
3. Our community is actively working to promote greyfield redevelopment.		x	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		x	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		x	No minimum lot size required for H; C-1, C-2, I. R-M requires 4,000 square feet
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	x		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	x		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		x	
4. We have ordinances to regulate the size and type of signage in our community.		x	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		x	
6. If applicable, our community has a plan to protect designated farmland.			n/a

Quality Community Objectives Local Assessment – City of Lumpkin

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.		x	Stewart County & its municipalities are working with Randolph, Clay & Quitman Counties to start a transit program.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		x	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	x		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		x	
5. We require that newly build sidewalks connect to existing sidewalks wherever possible.		x	
6. We have a plan for bicycle routes through our community.		x	
7. We allow commercial and retail development to share parking areas wherever possible.		x	
Regional Identity			
Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	x		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		x	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, costal, etc.)	x		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	x		Presidential Pathways
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	x		

Quality Community Objectives Local Assessment – City of Lumpkin

6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	x		
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	x		Lumpkin has four (4) Historic Districts & 9 individual nominations
2. We have an active historic preservation commission.		x	Commission is not currently active.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		x	
Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		x	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		x	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		x	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		x	

Quality Community Objectives Local Assessment – City of Lumpkin

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	x		
2. We use this inventory to steer development away from environmentally sensitive areas.	x		
3. We have identified our defining natural resources and taken steps to protect them,	x		
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		x	Not required at this time.
5. Our community has a tree preservation ordinance which is actively enforced.		x	
6. Our community has a tree-replanting ordinance for new development.		x	
7. We are using stormwater best management practices for all new development.			If projects are government funded, best practices are followed. Currently there is limited private development. It is unknown if best practices are followed.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		x	

Quality Community Objectives Local Assessment – City of Lumpkin

<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	x		
2. Our local governments, the local school board and other decision-making entities use the same population projections.			unknown
3. Our elected officials understand the land-development process in our community.	x		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	x		
5. We have a Capital Improvements Program that supports current and future growth.		x	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		x	
7. We have clearly understandable guidelines for new development.		x	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		x	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	x		Required Public Hearings and notices for public hearings in legal organs.
10. We have a public-awareness element in our comprehensive planning process.	x		In the new Comprehensive Plan.

Quality Community Objectives Local Assessment – City of Lumpkin

Appropriate Business			
The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skilled job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		x	There is no economic development organization; however, the city is working to create a development authority
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		x	
3. We recruit firms that provide or create sustainable products.		x	
4. We have a diverse job base, so that one employer leaving would not cripple our economy.		x	
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		x	
2. Our community has jobs for skilled labor.		x	Limited jobs in school system and in public sector.
3. Our community has jobs for unskilled labor.		x	
4. Our community has professional and managerial jobs.		x	Limited jobs in school system and in public sector.
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		x	

Quality Community Objectives Local Assessment – City of Lumpkin

2. People who work in our community can also afford to live in the community.	x		
3. Our community has enough housing for each income level (low, moderate and above-average).	x		There is a great deal of substandard housing.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		x	
5. We have options available for loft living, downtown living, or “neo-traditional” development.		x	
6. We have vacant and developable land available for multifamily housing.	x		
7. We allow multifamily housing to be developed in our community.	x		
8. We support community development corporations that build housing for lower-income households.	x		
9. We have housing programs that focus on households with special needs.		x	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	x		Group development on a minimum lot size of 4,000 feet.
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambition.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	x		Operation Men and new programs starting at the High School
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		x	
3. Our community has higher education opportunities, or is close to a community that does.	x		Andrew College, Columbus State University, Columbus Technical College
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	x		Limited opportunities in the School System and public sector

Quality Community Objectives Local Assessment – City of Lumpkin

<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	x		Southwest Georgia Regional Economic Development Authority
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	x		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	x		Stewart County (including Lumpkin) is working to join Regional E-911 System. Member of Presidential Pathways.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	x		Stewart County (including Lumpkin) is working to start a regional transit system.
Regional Cooperation			
Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	x		
2. We are satisfied with our Service Delivery Strategy.	x		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	x		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	x		

Quality Community Objectives

Local Assessment – City of Richland

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the fifteen Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Some assessors may be able to answer these questions without much research, particularly in communities with few or no land use controls. Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers, but this initial assessment is meant to provide an overall view of the community’s policies, of an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development patterns, as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals. For technical assistance in implementing the policies, ordinances and organizational structures referenced in the assessment, please refer to [OPQG’s Assistance with Planning and Quality Growth](#).

Congratulations on your community and economic development efforts, and thank you for your dedication to Georgia’s citizens and resources.

Quality Community Objectives Local Assessment – City of Richland

<i>Development Patterns</i>			
Traditional Neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	x		
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		x	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		x	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		x	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	x		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	x		
7. In some areas several errands can be made on foot, if so desired.	x		
8. Some of our children can and do walk to school safely.		x	
9. Some of our children can and do bike to school safely.		x	
10. Schools are located in or near neighborhoods in our community.		x	

Quality Community Objectives Local Assessment – City of Richland

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and building that are available for redevelopment and/or infill development.	x		Information is known but not written down. A formal, written inventory is needed.
2. Our community is actively working to promote brownfield redevelopment.	x		City is working to redevelop school owned by city.
3. Our community is actively working to promote greyfield redevelopment.	x		Richland DDA is working to redevelopment downtown.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		x	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		x	
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	x		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	x		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		x	
4. We have ordinances to regulate the size and type of signage in our community.	x		As part of zoning ordinance, limited is scope.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		x	

Quality Community Objectives Local Assessment – City of Richland

6. If applicable, our community has a plan to protect designated farmland.		x	
<p>Transportation Alternatives</p> <p>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</p>			
	Yes	No	Comments
1. We have public transportation in our community.	x		Stewart County, including Richland, is working to develop a Regional transit program
2. We require that new development connects with existing development through a street network, not a single entry/exit.		x	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	x		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		x	
5. We require that newly build sidewalks connect to existing sidewalks wherever possible.		x	
6. We have a plan for bicycle routes through our community.		x	
7. We allow commercial and retail development to share parking areas wherever possible.		x	
<p>Regional Identity</p> <p>Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</p>			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	x		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		x	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, costal, etc.)		x	
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	x		Presidential Pathways
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	x		Railroad Museum

Quality Community Objectives Local Assessment – City of Richland

6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	x		Pig Fest, Trac-Tow-Rama
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	x		Have 1 Historic District and 4 nominated properties
2. We have an active historic preservation commission.	x		Recently reactivated.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	x		Have a Historic Preservation Ordinance
Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		x	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		x	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		x	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		x	

Quality Community Objectives Local Assessment – City of Richland

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	x		
2. We use this inventory to steer development away from environmentally sensitive areas.		x	
3. We have identified our defining natural resources and taken steps to protect them,		x	
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		x	Not required
5. Our community has a tree preservation ordinance which is actively enforced.		x	
6. Our community has a tree-replanting ordinance for new development.		x	
7. We are using stormwater best management practices for all new development.	x		When projects are funded by government, best practices are followed. There is limited private development and it is unknown if best practices are followed.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		x	

Quality Community Objectives Local Assessment – City of Richland

<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	x		
2. Our local governments, the local school board and other decision-making entities use the same population projections.			unknown
3. Our elected officials understand the land-development process in our community.	s		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	s		
5. We have a Capital Improvements Program that supports current and future growth.		s	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		s	
7. We have clearly understandable guidelines for new development.		s	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		s	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	s		Public hearings and notices in the legal organ
10. We have a public-awareness element in our comprehensive planning process.	x		In new Comprehensive Plan

Quality Community Objectives Local Assessment – City of Richland

Appropriate Business			
The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skilled job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	x		Development Authority is working to improve strategy.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	x		Development Authority is working to improve recruitment plan.
3. We recruit firms that provide or create sustainable products.	x		
4. We have a diverse job base, so that one employer leaving would not cripple our economy.		x	Development Authority is working to recruit more firms and assist existing businesses to expand.
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		x	
2. Our community has jobs for skilled labor.	x		Limited to School System, Medical Community and public sector. Limited in scope and number.
3. Our community has jobs for unskilled labor.	x		
4. Our community has professional and managerial jobs.	x		Limited to School System, Medical Community and public sector. Limited in scope and number.
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or		x	

Quality Community Objectives Local Assessment – City of Richland

mother-in-law units.			
2. People who work in our community can also afford to live in the community.	x		
3. Our community has enough housing for each income level (low, moderate and above-average).	x		There is a problem with substandard housing.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		x	
5. We have options available for loft living, downtown living, or “neo-traditional” development.		x	
6. We have vacant and developable land available for multifamily housing.	x		
7. We allow multifamily housing to be developed in our community.	x		
8. We support community development corporations that build housing for lower-income households.	x		
9. We have housing programs that focus on households with special needs.		x	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		x	
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambition.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	x		Operation Men and new programs starting at High School
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		x	
3. Our community has higher education opportunities, or is close to a community that does.	x		Andrew College, Columbus State University, Columbus Technical College
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	x		Limited to medical field, school system and public sector.

Quality Community Objectives Local Assessment – City of Richland

<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	x		Southwest Georgia Regional Development Authority
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	x		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	x		Presidential Pathways. Stewart (including Richland) working to join Regional E-911 program.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	x		Stewart (including Richland) working to start a Regional Transit Program
Regional Cooperation			
Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	
1. We plan jointly with our cities and county for comprehensive planning purposes.	x		Comments
2. We are satisfied with our Service Delivery Strategy.	x		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	x		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	x		