

2017

City of Lumpkin

COMPREHENSIVE PLAN



**THIS PAGE
INTENTIONALLY
LEFT BLANK**

RESOLUTION

WHEREAS, the Georgia General Assembly did enact, and subsequently amend, the Georgia Planning Act of 1989 to institute local comprehensive planning in communities throughout the state, and

WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

WHEREAS, the City of Lumpkin has been notified by appropriate cognizant authority that its most recent effort to update the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to ensure compliance with said Act.

NOW, BE IT THEREFORE RESOLVED, by the Lumpkin City Council that the City of Lumpkin Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the Lumpkin City Council in session this 27th day of February, 2017.

CITY OF LUMPKIN
CITY COUNCIL

James Bobb
Mayor

ATTEST

Kenia Watson
City Clerk



City of Lumpkin Comprehensive Plan 2017



Lumpkin Vision Statement

A successful Lumpkin is a vibrant, safe, cohesive Lumpkin. We want the City of Lumpkin to be a safe, desirable and clean community for everyone. We want a friendly, helpful, congenial community that instills civic pride in those who live here. We want a Lumpkin where there is more industry with jobs available for everyone. We want an improved city government that is totally transparent with robust community involvement. These things are important for the betterment of Lumpkin as a whole.

Priority Projects

1. Historic Preservation Ordinance and Development Guidelines
2. Drainage Issues
3. Re-Use Plan for Westville

Lumpkin Goals

- Make residents more aware of county, state and federal resources to improve their quality of life.
- Promote and maintain a stable economic environment for Lumpkin.
- Improve housing options and conditions in Lumpkin.
- Increase public awareness of natural and cultural resources and conservation.
- Provide essential recreational facilities that are well-maintained and accessible to all residents.
- Maintain environmentally sound infrastructure to protect the public safety, health, and welfare.
- Provide essential public safety and emergency services to protect the public health, safety, and welfare of Lumpkin residents.
- Provide essential governmental facilities that are well-maintained and accessible to all Lumpkin residents.
- Provide an environmentally sound and economically feasible means of solid waste collection and disposal.
- Promote Stewart County as a healthy, attractive, and efficient community.
- Provide for safe, efficient, and well-maintained access to property in the county and for through-routes for local and regional travelers.
- Maintain an open and cooperative relationship with surrounding jurisdictions and concerned entities.

TABLE OF CONTENTS

INTRODUCTION	1
Organization of the Comprehensive Plan Update	1
Purpose	2
Identification of Stakeholders	2
Citizen Notification and Public Meetings	2
Public Hearings	2
COMMUNITY DATA, NEEDS AND OPPORTUNITIES	5
Population	5
Community Facilities	5
Identified Needs and Opportunities	7
Transportation	9
Identified Needs and Opportunities	14
Housing	14
Identified Needs and Opportunities	17
Economic Development	18
Identified Needs and Opportunities	22
Natural Resources	22
Water Resources Planning	23
Water Supply Watersheds	23
Groundwater Recharge Areas	23
Wetlands	24
Flood Plains	24
Soil Types	24
Slopes	25
Protected River Corridors	25
Prime Agricultural and Forest Land	26
Plant and Animal Habitats	26
Major Park, Recreation and Conservation Areas	29
Identified Needs and Opportunities	31
Identified Needs and Opportunities	34
Intergovernmental Coordination	34
Identified Needs and Opportunities	35
LAND USE	37
Existing Land Use	37

Existing Development Patterns.....	37
Identified Needs and Opportunities	39
.....	41
Future Land Use	42
Areas Requiring Special Attention	42
Significant Natural Resources	42
Significant Cultural Resources.....	42
Areas Where Development is Likely to Occur or Areas Where Development May Outpace Availability of Facilities and Services	43
Areas with Significant In-fill Development Opportunities	45
Brownfields	45
Areas of Disinvestment.....	45
CHARACTER AREAS	49
Conservation, Natural and Cultural Resources, State Parks, and Preserves	49
Vision.....	49
Description of Character Area.....	49
Land Uses or Zoning categories to be allowed	49
Quality Community Objectives for this Area	49
Implementation Measures/Strategies:.....	49
Rural/Residential/Agricultural/Forestry	52
Vision.....	52
Description of Character Area.....	52
Land Uses or Zoning categories to be allowed	52
Quality Community Objectives for this Area	52
Implementation Measures.....	52
Residential Neighborhood	54
Vision.....	54
Description of Character Area.....	54
Land Uses or Zoning categories to be allowed	54
Quality Community Objectives for this Area	54
Implementation Measures.....	54
Declining Neighborhood	56
Vision.....	56
Description of Character Area.....	56
Land Uses or Zoning categories to be allowed	56

Quality Community Objectives for this Area	57
Implementation Measures.....	57
Redevelopment Areas.....	58
Vision.....	58
Description of Character Area.....	58
Land Uses or Zoning categories to be allowed	58
Quality Community Objectives for this Area	58
Implementation Measures.....	58
Downtown/Historic Area	60
Vision.....	60
Description of Character Area.....	60
Land Uses or Zoning categories to be allowed	60
Quality Community Objectives for this Area	60
Implementation Measures.....	60
Highway/Commercial Corridor	62
Vision.....	62
Description of Character Area.....	62
Land Uses or Zoning categories to be allowed	62
Quality Community Objectives for this Area	62
Implementation Measures.....	62
Other/Special	64
Vision.....	64
Description of Character Area.....	64
Land Uses or Zoning categories to be allowed	64
Quality Community Objectives for this Area	64
Implementation Measures.....	64
COMMUNITY VISION AND POLICIES.....	68
Lumpkin Vision Statement.....	68
Quality Community Objectives	68
Economic Prosperity	68
Resource Management.....	68
Efficient Land Use	68
Local Preparedness	69
Sense of Place	69
Regional Cooperation	69

Housing Options.....	69
Transportation Options.....	69
Educational Opportunities	70
Community Health	70
Community Goals and Policies.....	70
POPULATION	70
ECONOMIC DEVELOPMENT	71
HOUSING.....	71
NATURAL AND CULTURAL RESOURCES.....	71
COMMUNITY FACILITIES	72
LAND USE	73
TRANSPORTATION	73
INTER-GOVERNMENTAL COORDINATION.....	73
REPORT OF ACCOMPLISHMENTS.....	75
COMMUNITY WORK PROGRAM	81
Appendix: Retail Market Potential	85
Appendix: Maps.....	90
Appendix: Public Hearings and Public Meetings	104
Appendix: Leadership Team and Stakeholders	120

Organization of the Comprehensive Plan Update

The State of Georgia updated the Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1). These updates included a list of required and optional elements each community was encouraged to use to supplement their comprehensive planning efforts.

Elements required by the state for each community include:

- Community Involvement--An initial and final public hearing;
- Community Goals—A review of the community’s vision and goals;
- Needs and Opportunities--A list of potential community needs and opportunities;
- Land Use—An analysis of the community’s existing development patterns; and
- Community Work Program--The community’s action plan for the next five years.

While not included in the Comprehensive Plan Update document, renegotiation of the community’s Service Delivery Strategy is also required as part of the process.

Other elements encouraged by the state to supplement the community’s comprehensive planning efforts include:

- Economic Development—Encouraged for communities seeking to improve economic opportunities for their citizens (Only required for communities included in Georgia Job Tax Credit Tier 1);
- Capital Improvements—Only required for governments that charge impact fees;
- Transportation—Recommended for communities with automobile congestion problems, parking problems, or that are interested in adding alternative transportation facilities (Only required for governments that have a portion of their jurisdiction included in a Metropolitan Planning Organization); and
- Housing—Encouraged for communities with concentrations of substandard housing or a jobs-housing imbalance (Only required for HUD CDBG Entitlement Communities).

The Lumpkin Comprehensive Plan Update consists of the following elements: Community Vision and Goals, Community Needs and Opportunities, Community Land Use, Community Economic Development, and Community Work Program. The Comprehensive Plan is intended to be a policy guide relating to land use, community infrastructure, housing, and economic development activities. This document should generate local pride and enthusiasm, engage interest in the implementation of the comprehensive plan, and become a handbook to guide daily decision making for the local

government officials and community leaders.

Purpose

The comprehensive planning process, at its inception and culmination, is a vision for the future. The ultimate aim of the process is to develop a strong community. In order to achieve that objective, a meaningful comprehensive planning process must solicit and integrate the input of community citizens, government officials, and staff. The result will be a well-balanced comprehensive plan addressing the issues of today, the opportunities of tomorrow, and outlining the steps necessary to bring about positive change over the next twenty (20) years. The intent of the Lumpkin Comprehensive Plan Update process is to encourage as much public participation, open dialogue, and communication as possible; seeking to build consensus among Lumpkin residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders

The Lumpkin City Council appointed a leadership team at the beginning of the process. This group consisted of a combination of elected officials, and local citizens. The leadership team developed a list of stakeholders from whom to solicit input regarding the comprehensive plan update (See Appendix for Leadership Team and Stakeholder Lists).



Citizen Notification and Public Meetings

Numerous public meetings were held to gain input into all elements of the Comprehensive Plan Update. Various media was used to get citizens involved in the planning process. Public notices were placed at city halls and the county commissioners' office. Advertisements were run in the newspaper. The leadership team, civic leaders, stakeholders, and local residents were also contacted by email and by phone to assist in citizen involvement opportunities (See Appendix for Documentation).

Public Hearings

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a community's Comprehensive Plan Update. The initial public hearing was held June 7, 2016 to inform the public that the planning process was underway, to go over the plan's timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Lumpkin's potential Needs and Opportunities (See Appendix for Documentation).

A final public hearing was held January 22, 2017 at the Richland Annex Building. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents and maps were available for review. Staff was positioned at various stations to take comments. Displays, comment cards, handouts, and other informative materials were distributed. All comments were collected at the conclusion of the meeting and were summarized and responded to in a timely manner. A deadline of January 24, 2017 was given for formal written comments.

Plan Development Time Frame

Plan Element	June 2016	July 2016	Aug 2016	Sep 2016	Oct 2016	Nov 2016	Dec 2016	Jan 2017	Feb 2017
Plan Process Meeting									
Initial Public Hearing									
Needs and Opportunities									
Community Goals									
Land Use									
Economic Development									
Transportation									
Housing									
Community Work Program									
Service Deliver Strategy									
Final Public Hearing									
RC Review									
DCA Review									

The Comprehensive Plan is intended to be a policy guide relating to land use, community

infrastructure, housing, and economic development activities. An analysis of data is included in this document to assist with plan development. This section includes information regarding population, community facilities, transportation, housing, economic development, natural and cultural resources, and intergovernmental coordination. All planning documents included in the comprehensive plan were considered in the evaluation of the community policies and activities.

COMMUNITY DATA, NEEDS AND OPPORTUNITIES

Population

The projected population for Lumpkin over the next twenty plus years is expected to continue to decline. However, the current trends of industrial development in northeast Muscogee County and continued utilization of Fort Benning could stabilize or slightly increase the population. Furthermore, Georgia Power is considering the placement of a nuclear power plant in Stewart County. If Georgia Power chooses Stewart County as the location of its next nuclear power facility, both temporary and permanent jobs will be created in Stewart County. Hopefully, many of those working at the plant will decide to live in Lumpkin, thus boosting the Lumpkin population numbers.

Table 1: Stewart County and Cities Population: 1990-2015

Community	1990	2000	2010	2015	Percent Change Since 2010
Richland	1,668	1,794	1,473	1,496	1.6%
Lumpkin	1,250	1,369	1,348	1,327	-1.6%
Stewart County	5,654	5,225	6,058	5,851	-3.4%
State of Georgia	6,478,216	8,186,453	9,687,653	10,214,860	5.4%

Sources: U.S. Census Bureau, 1990, 2000, 2010, 2015 American Factfinder, River Valley RC Staff

Table 2: Stewart County and Cities Population Projections 2020-2035

Community	2020	2025	2030	2035
Richland	1,520	1544	1569	1,594
Lumpkin	1,306	1,285	1,264	1,244
Stewart County	5,652	5,460	5,274	5,095
State of Georgia	10,770,548	11,356,465	11,974,257	12,625,657

Source: River Valley RC Staff

Community Facilities

Community Facilities are the most direct connection between the citizens, the elected government,

and the public servants. Often times, the loss or lack of service is the only time the public acknowledges the infrastructure exists.

Another aspect of community facilities is that new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for existing residents and an incentive to attract new residents. If the public facilities are well-maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Taxpayers also wish to have revenue utilized in the best possible way. They demand that the money is well spent and that they receive the services they demand. The following sections are a description of the City of Lumpkin’s community facilities.

The City owns and operates the City Hall, the Police Department, and the Fire/EMS Station.

Regarding critical facilities, the City of Lumpkin operates one water system. The City has five wells. Of the five, only two are active: one on Reservoir Street and one on Troutman Street. The Lumpkin water system has the capacity for current and future demand.

Table 3: Water & Sewer Service by City and County			
City/County	Services Provided	Water Source	Number of Water Connections
Stewart County	W	G	400
Lumpkin	B	G	645
Richland	B	G	620

Source: Local Government Survey 2012

Table 4: Water Usage & Storage Information

City/County	Water Plant Capacity (gal/day)	Consumption (gal/day)	Elevated Storage Capacity	Ground Storage Capacity	Water Source	Cumulative Pumping Capacity	Population Served by Public Supply
Stewart County	600,000	263,000	450,000	N/A	Ground	1230 gpm	600
Lumpkin	350,000	180,000	375,000	N/A	Ground	450 gpm	1665
Richland	1,440,000	544,300	750,000	N/A	Ground	800 gpm	1789

Source: Local Government Survey 2012

Table 5: Sewage Treatment System Capabilities

City/County	Sewage Plant Capacity (gal/day)	Load (gal/day)
Stewart County	N/A	N/A
Lumpkin	500,000	200,000
Richland	300,000	75,000
TOTAL:	800,000	275,000

Source: Local Government Survey 2012

Identified Needs and Opportunities

Needs:

- The future costs of providing services at current growth rates and for the same types of development patterns need to be considered when planning for improvements and expansions to infrastructure such as water/sewer/natural gas. Maintenance costs are increasing and rates must increase to meet these costs.
- The costs of providing community services for new development have not been calculated. Development has been very slow for the past 20 years and as such, the cost has been minimal. There is both an opportunity and an issue to face with the growth.
- Lumpkin finds it difficult to meet the increasing requirements of both the federal and state governments with decreasing local revenues. The challenge of the future is meeting these escalating requirements without a corresponding increase in revenue.

- The age, capacity, function, safety, and maintenance needs of the City of Lumpkin's public facilities have not been thoroughly inventoried. In order to better maintain these facilities, it is important that the local governments inventory the public facilities for age, capacity, and function and establish a regular maintenance schedule. A long-term strategy for the location and maintenance of public service facilities is recommended.
- There are drainage problems in areas of the City of Lumpkin which need to be corrected.

Opportunities:

- The City of Lumpkin is physically locating services (i.e. infrastructure) in impact areas to benefit the citizens and make for easy access (walking, bicycle, car, etc.).
- There is a tennis court located in Lumpkin; however, there is not a Community Recreation Center. There is also no public recreation program in the city. There is an opportunity for all the local governments in Stewart County to partner with the school system to meet the recreational needs of the citizens.
- The Board of Education has abandoned the existing high school. The Stewart County Elementary/Middle School facilities will be expanded to allow for high school classes.



James Family and Automobile in Lumpkin, GA. Photo: Courtesy of Vanishing Georgia Project, Georgia State Archives

Transportation

The major modes of transportation in Lumpkin are automobile or pedestrian. Using a bicycle for transportation is limited, but interest in bicycling as a transportation mode has increased with the advent of spring and fall bicycle events sponsored by the River Valley Regional Commission. The annual Fair on the Square Bicycle Ride has been taking place for 15 years. Recently, in the past 5 years, The Fair on the Square Bicycle Ride has grown in popularity, attracting over 160 annual bicyclists from across the state of Georgia, Tennessee, Florida and Alabama. This bicycle ride provides a unique way of visiting two state parks – Florence Marina and Providence Canyon - while enjoying the hilly countryside along Omaha and into Lumpkin. The widening of U.S. Highway 27 in Chattahoochee and Stewart Counties, completed in 2003, includes a 6-foot paved bicycle lane buffered by a 2-foot rumble strip. This bicycle facility prompted an increase in bicycle tourism and facilitated events such as the Fair on the Square Bike Ride. Public transportation for Lumpkin residents is provided by Pataula Transit, which is a joint transportation program between Stewart, Randolph, and Quitman Counties. The transit system provides transportation for employment and medical appointments.

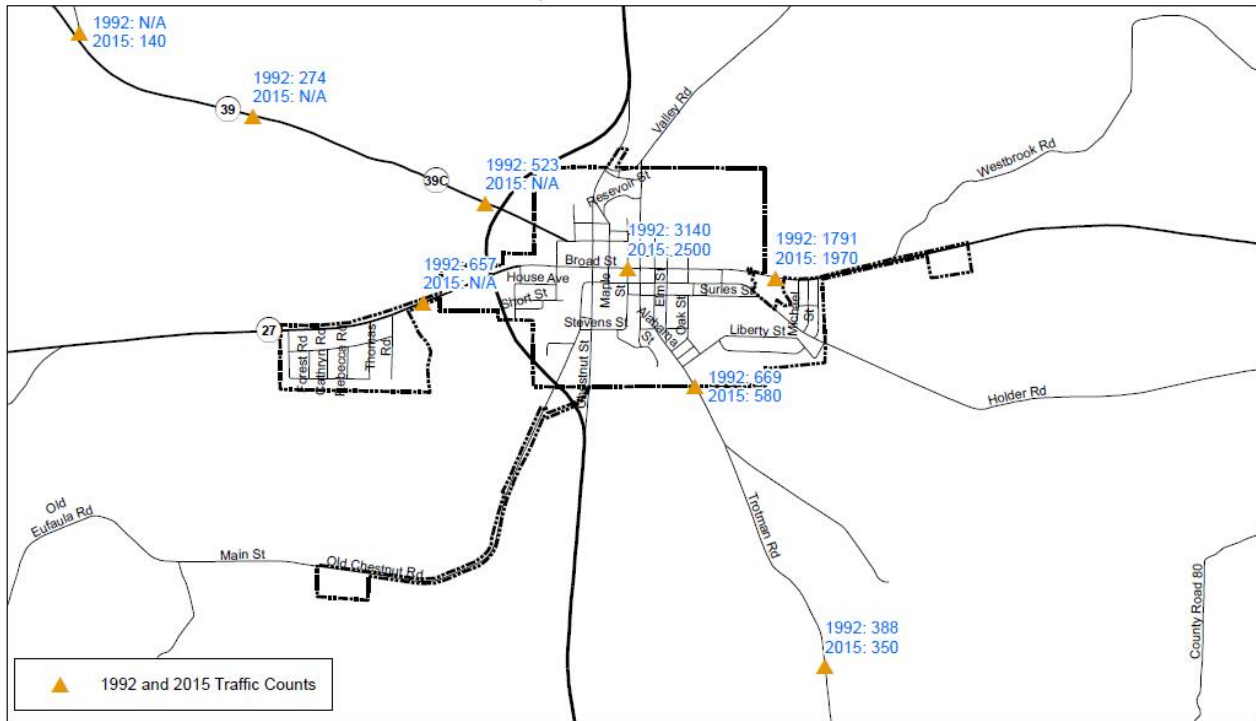
Lumpkin is served by major Federal and State roads. Georgia Highway 27 crosses the middle of Stewart County in an east-west direction, while U.S. Highway 27 splits the county in a north-south direction. U.S. Highway 27 begins in Georgia at the Georgia-Tennessee line and continues south into Florida. Georgia Highway 520 crosses the eastern portion of Stewart 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 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 a tremendous impact on Lumpkin. 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

In 1992, the highest traffic count in Lumpkin was 3,140 average daily trips on Broad Street. For that same spot in 2015, the average daily trip figure was 2,500. In 1992, the average daily trip along GA Hwy. 27 coming from the east was 1,791. By 2015, the number of average daily trips had grown to 1,970. Along GA Hwy. 39C coming from the northwest, the average daily trips into Lumpkin in 1992 was 523. This traffic count site was not re-used in 2015; however, further up GA Hwy. 39C the average daily trips in 2015 were 140.

Lumpkin, Georgia
Transportation - Traffic Counts



Proposed Interstate 14

A project that has been talked about since 2004, and is still being discussed is Interstate 14. Interstate 14 is a proposed route linking Augusta, Georgia; Macon, Georgia; Columbus, Georgia; Montgomery, Alabama; and Natchez, Mississippi. 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. If it is ever built, the proposed corridor will have a major impact on the RVRC counties that surround Columbus, Georgia.

Lumpkin

All streets in the City of Lumpkin are paved; however, many need to be repaved and widened. Drainage problems in the city 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. 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 will continue to provide economic benefits to the city. 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.

The Heart of Georgia Railroad Company leases the East-West Railroad line that runs through Richland. This line is currently inactive. However, there is an interest to reactivate the line and connect with the SAM short-line.



Narcoa volunteers working on the railroad line in Lumpkin in May, 2010

Table 6: Stewart County Road Data

Road by Function	Linear Miles
Unpaved	44.7
Interstate	0
State Route	105.4
County Road	288.3
City Street	32.2
Total Mileage	427.8

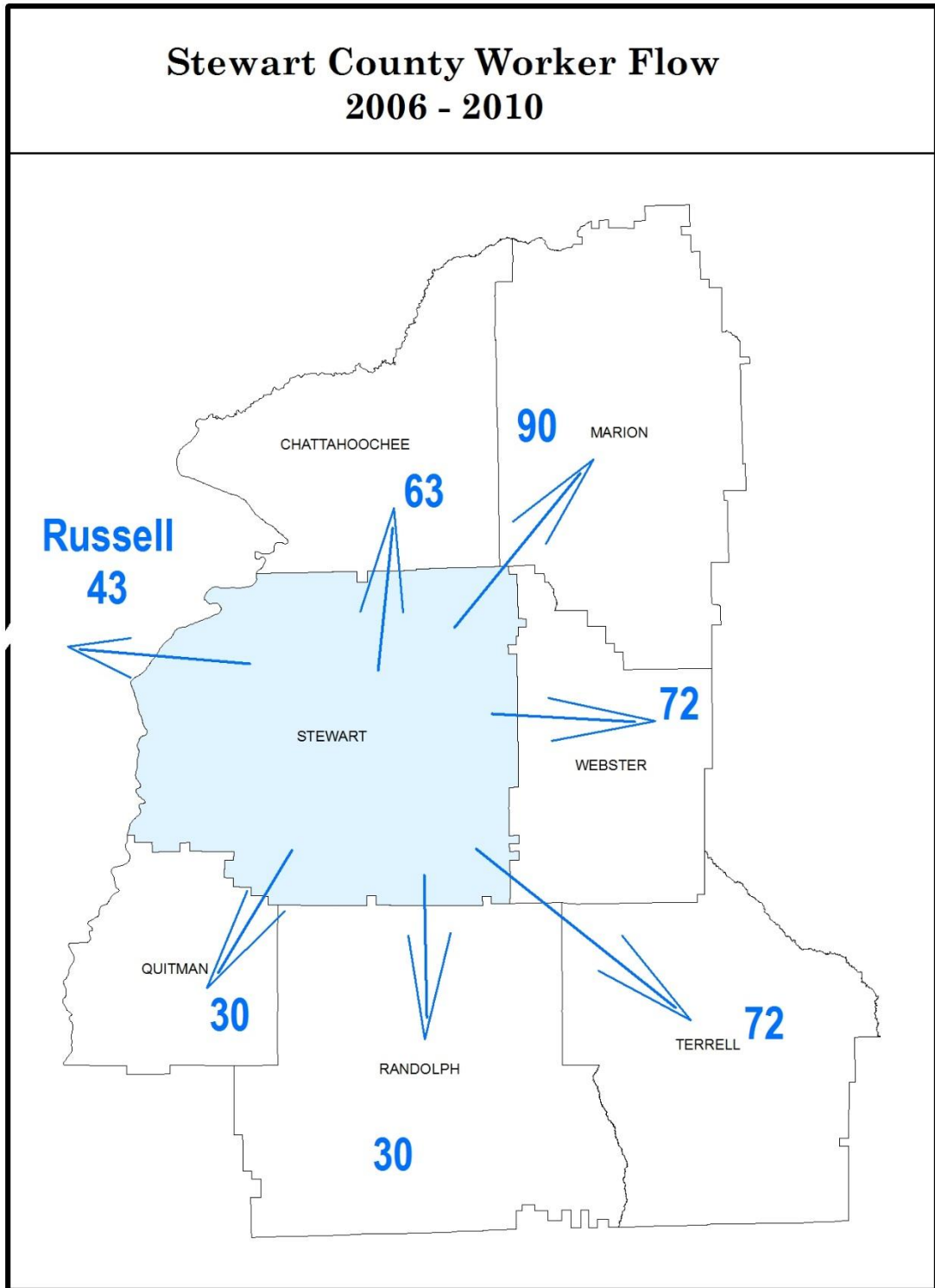
Source: Georgia County Guide 2015

Table 7: Freight Railroad Systems Operating in Stewart County

Freight Railroads	Rank	Length	Location	Operating
Heart of Georgia	Short Line	226 Miles	Omaha, Richland to Stewart County and Webster County Line	GDOT

Source: Georgia State Rail Plan 2015

Stewart County Worker Flow 2006 - 2010



Identified Needs and Opportunities

Needs:

- All streets in the City of Lumpkin are paved; however, many need to be repaved and widened. Drainage problems in the city need to be addressed.

Opportunities:

- 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.
- There are two designated state bike routes: one is along GA Hwy 27 and the other is along GA Hwy 39. There are no local trail systems.

Housing

Housing stock in Lumpkin consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured and mobile home units. Higher density housing such as apartments are also found within the city limits of Lumpkin. Lumpkin can support denser housing because public water and sewer is readily available. The 2015 American Community Survey estimates the total number of houses in Lumpkin to be 612. It is noteworthy that this represents an increase of 41 housing units from 2010. The average household size for Lumpkin is currently 2.81 persons per household in 2015, up from 2.36 persons per household in 2010. Vacant housing units, which are a problem in rural Georgia, are a problem in Lumpkin as well. The average vacancy rate for Lumpkin in 2010 was 6.8 percent. When broken out by homeowner and renter, the homeowner vacancy rate was 1.8 percent and the renter vacancy rate was 5.0 percent. The estimated housing vacancy rate in 2015 for Lumpkin is 7.0 percent.

The estimated 2015 total housing stock is 612 units, of which 446 are detached and attached single family units, 22 multi-family units, and 144 manufactured or mobile homes. Due to their affordability, manufactured homes continue to be an important and increasing source of housing for many residents in Lumpkin. The single-family site-built or modular home is still, however, the predominant home type in Lumpkin and Stewart County. In 2015, a growing number of Lumpkin's housing units (40%, up from 35% in 2010) were rental units. In comparison to the state of Georgia, where the 2015 housing stock was 37% renter occupied, up from 30% in 2010.

Housing costs in Lumpkin are relatively low when compared to the region and the state, with a median housing value of \$48,500 in 2015, up from \$41,700 in 2010 as compared to the State's median 2015 value of \$148,100 and a 2010 median housing value of \$161,400. From a cost burden standpoint, Lumpkin has a significant percentage of its population who pay more than 30% of their income on housing. This includes both homeowners and renters. Twenty-four percent (24%) of Lumpkin's home owners are cost burdened and 74% of Lumpkin's renters are cost burdened. Compared to the State of Georgia, Lumpkin fairs better from a home owner standpoint. Lumpkin homeowners have a lower percentage of being cost burdened than the state average of 32%. However, Lumpkin renters have a higher percentage of being cost burdened than the State of Georgia average which is 52%.

Housing data was taken from several different sources, and it is important to recognize discrepancies in the data used. For the county, the most recent and best information came from the 2015 American Community Survey. That level of data on housing was not available for the cities, and ESRI Business Analyst estimates were used to assess numbers for the cities.

Housing stock in Lumpkin consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured and mobile home units. Higher density housing, such as apartments, is found within the city limits of Lumpkin. Lumpkin can support denser housing and has readily available water, sewer, and gas.

Housing data was taken from several different sources, and it is important to recognize discrepancies in the data used. For the county, the most recent and best information came from the 2015 American Community Survey. That level of data on housing was not available for the cities, and ESRI Business Analyst estimates were used to assess numbers for the cities.

Table 8: Housing Characteristics 2000 - 2015

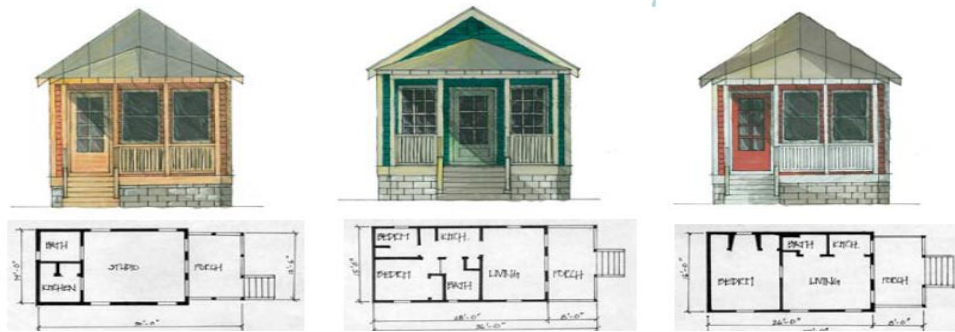
Jurisdiction	Stewart County			Lumpkin			Richland		
Year	2000	2010	2015	2000	2010	2015	2000	2010	2015
Housing Units Vacant	347	521	566	69	86	141	92	104	159
Housing Units Owner Occupied	1,464	1,341	1135	365	334	285	416	371	343
Housing Units Renter Occupied	543	521	656	187	151	186	208	220	298
Total	2354	2383	2357	621	571	612	716	695	800

Sources: U.S. Census Bureau, 2000, 2010, 2015 American Community Survey, ESRI Business Analyst, River Valley RC Staff

Table 9: Housing Types 2010-2015

Category	2010	2015
TOTAL Housing Units	571	612
Single Units (detached)	417	437
Single Units (attached)	0	9
Double Units	13	7
3 to 9 Units	2	3
10 to 19 Units	0	0
20 to 49 Units	9	12
50 or more Units	0	0
Mobile Home or Trailer	130	144
All Other	0	0

Sources: U.S. Census Bureau, 2000, 2010, 2014 American Community Survey, ESRI Business Analyst, River Valley RC Staff



Example: Historically appropriate affordable housing

Identified Needs and Opportunities

Needs:

- Lack of varied housing options available to meet residents' needs at all stages of life.
- There is a lack of special needs housing (elderly, handicapped, etc.) in the community.
- An inventory of public and private land available for the development of future housing would make it easier for land to be developed.
- Lack of local ordinances or regulations that provide at least one or more areas that allow mixes of residential and commercial uses.
- Code enforcement is not adequate to prevent substandard housing.
- Lumpkin has a substantial number of older houses. These houses should be inventoried and protected if possible.

Opportunities:

- Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped. Incentives to redevelop these properties are available; however, existing property owners and potential developers are possibly not aware of them. A community education campaign is needed to make them aware of these incentives.
- There is a lack of affordable or subsidized housing in the community. When jobs are created in the community, often workers from outside Lumpkin are employed. Because of the lack of housing, people do not relocate to Lumpkin, but commute to their job, making job creation less of a benefit for the city.
- New residential uses are not allowed in the Central Business Districts.
- In the past, the City of Lumpkin had active housing rehabilitation programs. These programs need to be reactivated and provide the following:
 - Maintenance, enhancement or rehabilitation programs
 - Incentives programs for affordable infill housing
 - Readily available home-buyer education programs.

Economic Development

The economic development data used for this section was only available for the county as a whole and not available for the individual cities.

Stewart County has a median household income of \$21,118 with 1,731 households and a population of 4,895 over the age of 18 (American Community Survey Five Year Estimates 2015).

Stewart County had a 2015 unemployment rate of 6.7%, according to Georgia Department of Labor statistics. This is better than the 7.6% unemployment rate for surrounding counties, but worse than the State and national rates of 5.5% and 5.0% respectively. In November of 2016, Stewart County had a 6.2% unemployment rate. The counties surrounding Stewart County average a 7.4 % unemployment rate. There are a total of 2,153 people in the labor force in Stewart County. Most work in the service sector (53%), followed by the government sector (13.1%), retail trade (12.4%), manufacturing (5.4%) and transportation (5.2%) (ESRI Business Analyst, 2016).

What is particularly unique about Stewart County is how many people migrate out of the county daily to work. According to the U.S. Census ACS Estimate 2011-2015, the daily net out-migration from the county is 878 people. Stewart County is almost evenly split between those that work inside the county and those that migrate outside Stewart County to work. Forty-three percent of county residents work outside of the county, while 41% of Stewart County residents work inside the county. Approximately 16.0% of Stewart County residents work outside of the State. The fact that 43% of workers in Stewart County work in another county has profound planning implications indicating that: 1.) Transportation to employment centers is critical and 2.) more needs to be done to attract employers to the county.

The Comprehensive Economic Development Strategy (CEDS) for the River Valley region is used as the economic plan for Stewart County, Lumpkin and Richland. Stewart County and the City of Richland and Lumpkin continually work to implement many of the goals and objectives listed in the CEDS in an effort to better attract employers. Actions taken to improve Stewart County include a series of water and sewer infrastructure improvements, broadband improvements and participation in and expansion of Pataula Regional Transit and the redevelopment of downtown Lumpkin and Richland.

Stewart County top employers include: Core Civic Detention Center; Stewart County Board of Education; B&S Air, Inc.; Five Star Credit Union; Four County Health and Rehabilitation, Southwest Georgia Health Care, Inc.; W.C. Bradley Farms, Inc.; and Homer L. Moore, Jr.

Table 10: Stewart County Workers

Workers Age 16+ by place of work	2010-2014 ACS Estimate	Percent
Total	1,488	100%
Worked in State and County of Residence	1,251	84.1%
Worked in State and Outside County of Residence	610	41.0%
Worked Outside State of Residence	641	43.1%

Source: U.S Census ACS Estimate 2010-2014

Table 11: Workers by Employment Type

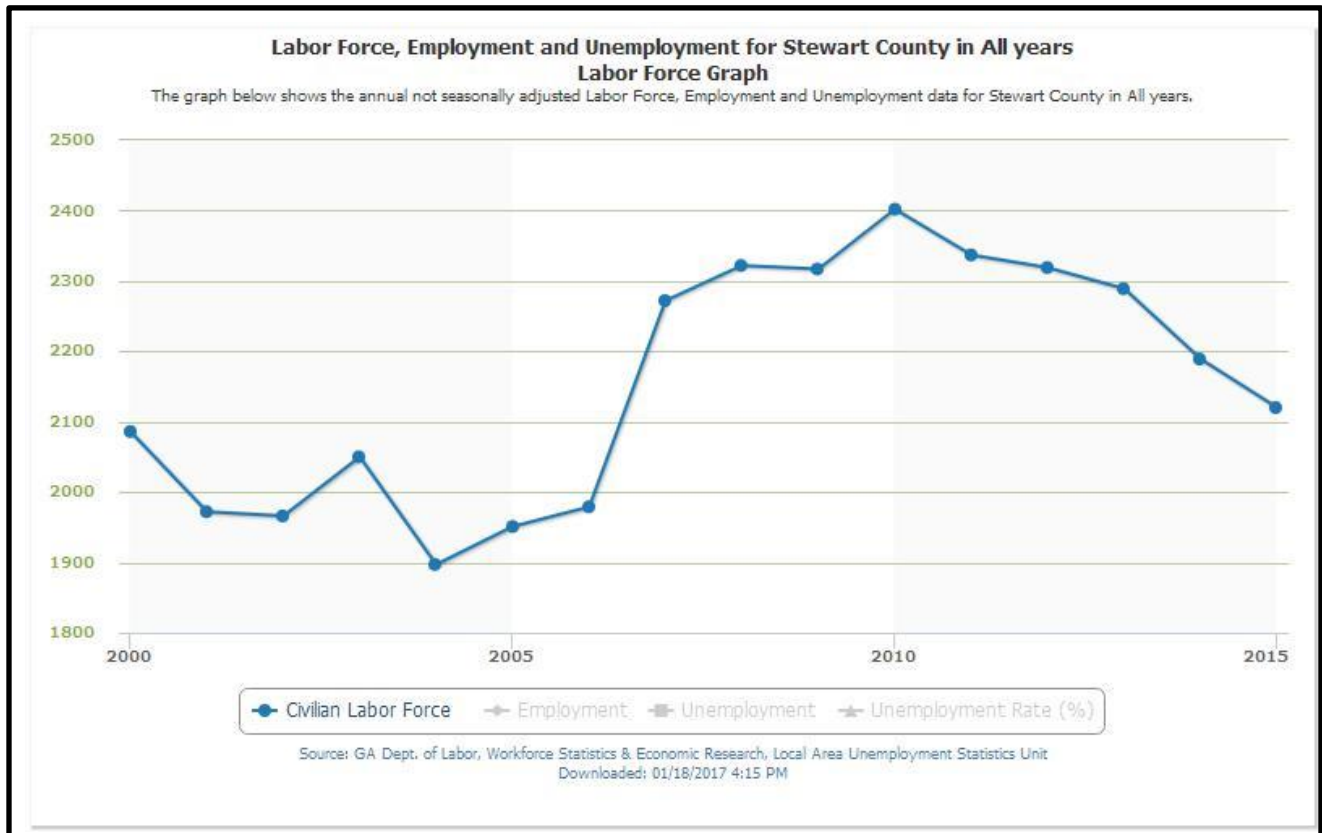
SIC Codes	Percentage of Workforce
Agriculture and Mining	0.2%
Construction	1.8%
Manufacturing	5.4%
Transportation	5.2%
Communication	0.0%
Utility	0.0%
Wholesale Trade	4.1%
Retail Trade	12.4%
Finance, Insurance, Real Estate	5.0%
Services	53.0%
Government	13.1%

Source: ESRI Business Analyst 2016

Table 12: Unemployment Rate

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
Preliminary September, 2016	2,158	2,030	128	5.9%
Revised August, 2016	2,153	2,028	125	5.8%
Annual Average				
2015	2,120	1,979	141	6.7%
2014	2,189	2,025	164	7.5%
2013	2,289	2,089	200	8.7%
2012	2,319	2,105	214	9.2%
2011	2,337	2,108	229	9.8%
2010	2,402	2,154	248	10.3%
2009	2,317	2,071	246	10.6%
2008	2,322	2,141	181	7.8%
2007	2,272	2,129	143	6.3%
2006	1,979	1,848	131	6.6%
2005	1,951	1,770	181	9.3%

Source: Georgia Department of Labor 2016, Bureau of Labor Statistics 2005-2015



The ESRI Retail Market Potential Analysis for Stewart County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2015). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Stewart County residents spend on average less on those items than other U.S. residents. An index ranking above 100 indicates the opposite; that Stewart County residents spend more on those items. For example, with an MPI of 153, Stewart County residents spent more out at a family restaurant steak house (< \$30) in the last six months than the average U.S. resident. With an MPI of 168, Stewart County residents spent more at a fast food drive-in in the last 6 months than the average U.S. resident. With an MPI of 75, fewer Stewart County residents owned a desk top computer than the average U.S. resident. With an MPI of 78, fewer Stewart County residents own an Apple/Mac brand computer than the average U.S. resident. For the full ESRI Retail Market Potential Analysis for Stewart County, see the Appendix.

Stewart County is a Tier 1 County in regards to the Job Tax Credit Program as determined by the Georgia Department of Community Affairs (See Appendix for Maps). The Job Tax Credit Program (O.C.G.A. § 48-7-40.1) provides additional benefits to specified census tracts or additionally designated areas which are considered to be less developed or have a higher rate of poverty.

Identified Needs and Opportunities

Needs:

- Dependency upon a small number of industries/business types has resulted in vulnerability to downturns in the dominant industry type.
- Community Economic Development programs are insufficient to meet the varied needs of the community.
- Infrastructure investments in water and sewer are needed to remain competitive in business recruitment and community resources are inadequate to make the necessary investments.
- There is not enough affordable/workforce housing. This effects business recruitment because new employees cannot move to the area. They must commute from out of the county.
- Infrastructure investments in water/sewer/natural gas are needed to remain competitive in business recruitment and community resources are inadequate to make the necessary investments.
- Educational and workforce training opportunities are not readily available. Persons needing specialized training must travel to Americus, Columbus or Albany. The improvement in educational attainment in Stewart County's school system should be promoted and used in efforts to attract new employers to Lumpkin. Lumpkin's proximity to natural and cultural resources can be used to further economic development through tourism. Providence Canyon State Park, Hannahatchee Creek Wildlife Management Area, and Florence Marina all offer great potential for increasing tourism in the city.

Opportunities:

- Develop partnerships between government/ agencies/ authorities/ private sector entities involved in economic development to increase economic development resources and encourage marketing efforts for the community.
- Create accessible and low-cost services to transport workers directly to job sites.
- Improve the quality of the labor pool by providing access to training.

Natural Resources

Lumpkin should expand appropriate infrastructure to meet development needs and minimize the effects on sensitive areas. The Natural and Cultural Resources of Lumpkin and Stewart County are fundamental components in the development of the city and should be included in the planning process. Lumpkin should develop educational programs to promote conservation and protection of important resources for all segments of society. Lumpkin and Richland, along with Stewart County should also strengthen and improve existing regulations regarding development in sensitive areas. Lumpkin has water supply sources, water supply watersheds, groundwater recharge areas,

wetlands, steep slopes and cultural resources that need protection.

Water Resources Planning

Lumpkin realizes the importance of their location in the Middle Chattahoochee River Watershed and understands the significant role current and future development plays in water quality. Lumpkin participated in the regional water planning efforts of the Middle Chattahoochee River Water Planning Council as mandated by state law in 2008 “to manage water resources in a sustainable manner to support the state’s economy, to protect public health and natural systems, and to enhance the quality of life for all citizens.” (*Middle Chattahoochee Regional Water Plan*, September 2011) Lumpkin continues to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in government decisions.

Water Supply Watersheds

There are nine watersheds covering Stewart County: Chattahoochee River-Hitchitee Creek, Chattahoochee River-Cowikee Creek, Hannahatchee Creek, Kinchafoonee Creek-Slaughter Creek, Kinchafoonee Creek-Lanahassee Creek, Bear Creek, Hodchodkee Creek, Pataula Creek, and Ichawaynochaway Creek-Turkey Creek. The largest of these is the Hannahatchee Creek Watershed running from U.S. Hwy. 280 west to the Chattahoochee River. The smallest of these is the Kinchafoonee Creek-Lanahassee Creek Watershed running from the City of Richland to the Webster County line (See Appendix for Maps).

The City of Lumpkin has adopted a Water Supply Watersheds Protection Ordinance as required by the Environmental Protection Division under the Environmental Planning Criteria.

Groundwater Recharge Areas

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 (See Appendix for Maps). 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*).

Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that the City of Lumpkin adopt a Groundwater Recharge Area Protection Ordinance, and they have not done so. However, Stewart County and the Cities of Lumpkin and Richland should partner with one another to require all development in these areas follow established Best Management Practices for the protection of groundwater recharge areas.

Wetlands

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).

The National Wetlands Inventory conducted by U.S. Fish and Wildlife Services discovered wetlands scattered throughout Stewart County and its municipalities. In Stewart County, the City of Lumpkin and the City of Richland there are 12,251.13 acres of forested wetlands, 818.97 acres of non-forested emergent wetlands, 2,910.51 acres of scrub/shrub wetlands and 3,191.95 acres of open water (See Appendix for Maps). None of the wetlands identified are considered to be significant. As a result, the Georgia Environmental Protection Division has not required the municipalities within the county to adopt the Wetlands Protection Ordinance, and they have not done so.

While special protection measures for these wetlands are not needed at this time, the City of Lumpkin realizes the importance of wetlands and the many benefits their protection provides. Consequently, they have established policies regarding development in areas of significant environmental sensitivity.

Flood Plains

Flood plains are found along the many creeks and tributaries of the county. The majority of identified flood zones are in the northern section of the county and along the Chattahoochee River (See Appendix for Maps). Any development should be closely monitored in areas that are subject to flooding. Stewart County has been mapped for flood prone areas under the Federal Emergency Management Agency program, but neither Lumpkin nor Richland have been. As a result, only Stewart County participates in the National Flood Insurance Program.

Soil Types

The City of Lumpkin is 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 Lumpkin puts constraints and limitations on development. Classifications found in Lumpkin include Norfolk and Wagram. See the soils chart for discussions on recommended usage (See Appendix for Maps).

Soil Classification	Dominant Slope %	Drainage	Permeability	Use and Vegetation
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.
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.

Source: National Cooperative Soil Survey, U.S.A.

Slopes

The topography of Stewart County places constraints and limitations on appropriate areas for development. Most of the slopes within the county are less than 15%. Areas with slopes over 15% can be found in the northwestern section of the county around Omaha and Providence Canyon. There is also a band of slopes over 15% stretching from the southwestern corner of the county through the center of the county, just north of Lumpkin ending U.S. Hwy. 280 in the northeastern corner (See Appendix for Maps). Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts.

Protected River Corridors

The Chattahoochee River serves as the western boundary of Stewart County. Originating in the Blue Ridge Mountains of northeast Georgia, the Chattahoochee flows over four hundred miles before converging with the Flint River at Lake Seminole in the southwest corner of the state. The watershed around the river covers an area of over eight thousand square miles. Water flow rate near the region’s southern extremity is third highest in the state. The most heavily utilized of the state’s rivers, the Chattahoochee is an aquatic resources whose significance extends far beyond Stewart County.

Once an important means of transporting industrial goods, it is valued more today as a source of drinking water, with large municipal water withdrawals occurring in Columbus (and metropolitan Atlanta). The health of the region’s economy is also linked to the river, as it supports various economic sectors, including tourism. The river is a major ecological resource, serving as home to a wide variety of plant life and wildlife, including several threatened and endangered species.

Although the Chattahoochee River is vulnerable, it is not a state designated Protected River Corridor. The River is, however, designated as a River Valley regional resource. Thus, any Development of Regional Impact (DRI) size development within a mile of the river will be required to go through the DRI review process.

Prime Agricultural and Forest Land

Prime Agricultural land is defined as those soil types, which are ideally suited for production of crops. There are 296,960 acres of land in Stewart County. In the county, 59,254 acres are farmland with 12,699 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 238,200 acres in forestland in Stewart County with 232,300 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 and municipalities. Lumpkin should require that any forestry activities occurring in the city 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.

Table 14: Stewart County Agricultural Trends

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Forestland Total Acreage	Acres of Harvested Timber
Stewart County	108	59,254	12,699	238.2 (thousands)	55.8
River Valley Region	4,588	1,002,225	420,520	2360.2 (thousands)	509.8
Georgia	42,257	9,620,836	3,609,788	24744.7 (thousands)	4,731.3

Source: Georgia County Guide 2015 (data is from 2012)

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.

Table 15: Stewart County Endangered Species

Animal Occurrences		
Scientific Name	Common Name	Status
<i>Cyprinella callitaenia</i>	Bluestripe Shiner	Rare
<i>Etheostoma parvipinne</i>	Goldstripe Darter	Rare
<i>Gopherus polyphemus</i>	Gopher Tortoise	Threatened
<i>Graptemys barbouri</i>	Barbour's Map Turtle	Threatened
<i>Heterodon simus</i>	Southern Hognose Snake	Threatened
<i>Macrochelys temminckii</i>	Alligator Snapping Turtle	Threatened
<i>Notropis hypsilepis</i>	Highscale Shiner	Rare
<i>Peucaea aestivalis</i>	Bachman's Sparrow	Rare
<i>Picoides borealis</i>	Red-cockaded Woodpecker	Endangered
<i>Procambarus verrucosus</i>	Grainy Crayfish	Rare
<i>Pteronotropis euryzonus</i>	Broadstripe Shiner	Rare

Source: NatureServe Explorer



Gopher Tortoise: Endangered Species in Stewart County



Red Cockaded Woodpecker: Endangered species with habitat in Stewart County

Table 16: Stewart County Endangered Species

Plant Occurrences	
Scientific Name	Common Name
<i>Aesculus parviflora</i>	Bottlebrush Buckeye
<i>Arabis georgiana</i>	Georgia Rockcress
<i>Croomia pauciflora</i>	Croomia
<i>Parietaria pensylvanica</i>	Pennsylvania Pellitory
<i>Quercus arkansana</i>	Arkansas Oak
<i>Quercus similis</i>	Swamp Post Oak
<i>Rhododendron prunifolium</i>	Plumleaf Azalea
<i>Schoenoplectus etuberculatus</i>	Clearwater Bulrush
<i>Trillium decipiens</i>	Mimic Trillium
<i>Warea sessilifolia</i>	Sandhill-cress

Source: NatureServe Explorer



©Hugh and Carol Nourse

Croomia: Endangered species in Stewart County



Georgia Rockcress: Endangered species in Stewart County

Major Park, Recreation and Conservation Areas

Stewart County has many recreational resources as a result of its location along the Chattahoochee River. There is one Wildlife Management Area (WMA) and many scenic sites and viewsheds (See Appendix for Maps).

Hannahatchee Wildlife Management Areas

The Hannahatchee WMA is located off GA Hwy 27 between the City of Lumpkin and the City of Richland. The WMA area totals 5,600 acres of natural pine stands and mixed pine/hardwood stands of varying ages. Available activities include hunting, camping, fishing, hiking and birding.

Florence Marina

Florence Marina is located at the northern end of Lake Walter F. George. It offers access to a natural deep-water marina with a fishing pier, boat slips and boat ramp. Park amenities include cottages, campsites, a picnic shelter and a group shelter. The Kirbo Interpretive Center houses exhibits of local flora and fauna as well as information on the area's history and pre-history.

The park, like many in the region, has a delicate ecosystem. Wildlife and vegetation in the area depend upon Lake Walter F. George and are susceptible to pollution from residential and industrial development.

Wildlife within the park is varied, supporting fish, reptiles, birds and a wide variety of plant life. Heron and egrets are common sites, while bald eagles and other birds of prey can often be seen hunting for fish in the lake. To protect the delicate ecosystem both within and around the park, stakeholders must work together to ensure that sound development practices are used.

The cultural heritage and history of this site is such that the park has been designated one of the Protected Areas of Georgia, and as such is deemed to be a Regionally Important Resource. Thus, any Development of Regional Impact (DRI) size development within a mile of the park will be required to go through the DRI review process.



Egrets are common sights at Florence Marina



Florence Marina

Providence Canyon

Providence Canyon State Park is located between Lumpkin and Florence Marina. The development of the canyons in the 1,003-acre park are a result of erosion and poor agricultural practices during the 1800's. Park activities include hiking, backpacking, and picnicking. Park facilities include an interpretive center, 2 picnic shelters, a pioneer campground, and 6 backcountry campsites.

The same force which created this canyon, erosion, now makes it unstable and threatens its structural integrity. Careful control over human impact in the area will be needed to extend the life of this park as a unique environmental piece of Georgia's history and geology.

The cultural heritage and history of this site is such that the park has been designated one of the Protected Areas of Georgia, and as such is deemed to be a Regionally Important Resource. Thus, any Development of Regional Impact (DRI) size development within a mile of the park will be required to go through the DRI review process.



Providence Canyon State Park

Rood Creek Park

Rood Creek is located on Lake Walter F. George near Florence Marina. This park is operated by the Army Corps of Engineers. Park amenities include primitive camping sites, restrooms and lake access.



Rood Creek Park

Scenic Sites and Viewsheds

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

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, characterized by views of the Chattahoochee River, natural areas with moss-covered trees, abundant wildlife, rolling farmland, and historic farmhouses scattered throughout the area.

Identified Needs and Opportunities

Needs:

- Management planning for significant community resources is needed.
- Active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.
- Adequate public access to regulatory guidelines concerning natural resources.

- Plan to correct erosion, sedimentation, and stormwater runoff problems due to the Coastal Plain soils in Lumpkin.

Opportunities:

- Insure Lumpkin is in compliance with Part V, due to the EPD review of the rules and regulations.
- Lumpkin should look at adopting subdivision regulations or development standards to support their existing zoning.
- The existing ordinances are a good basis for the protection, improvement, enhancement, and/or promotion of significant community resources; however, these ordinances need to be reviewed in order to ensure adequate protection measures.
- Best management practices should be encouraged or required as part of the development process.

Cultural Resources

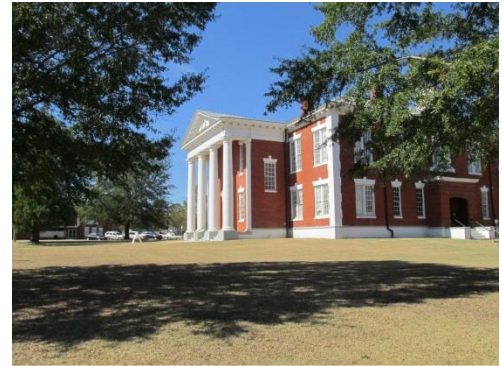
People have lived in the State of Georgia and what is now Stewart County for eleven thousand years. Europeans and Africans have had a presence and influence in the state for the last five hundred years. The remains of these groups, their habitation, and their activities are considered cultural resources.

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.

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).

There are thirteen individual National Register Historic Properties: the Armstrong House (Broad Street), Beddingfield 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.



Historic Stewart County Courthouse



Beddingfield Inn



Historic Stewart County Jail

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 (See Special Attention Area Map in Appendix).

Identified Needs and Opportunities

Needs:

- Management planning for significant cultural resources is needed.
- On-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of cultural resources.
- Adequate public access to regulatory guidelines concerning cultural resources.
- Historic resource conditions are endangered and/or declining.
- Historic Preservation Commission or Historic Preservation Ordinance.

Opportunities:

- Actively educate the public, local elected officials, developers, and economic developers about resource conservation and protection.
- Improve, enhance, and promote Lumpkin's cultural resources.
- Guide new development away from important resources to conserve resources and minimize waste.
- Strengthen and enforce resource protection regulations.
- Continue to enforce best management practices as part of the development process.

Intergovernmental Coordination

Coordination between jurisdictions provides local governments an opportunity to inventory existing communication mechanisms and processes that have profound impacts on the success of implementing local government's goals and objectives.

Opportunities exist between neighboring jurisdictions such as Chattahoochee County, Webster County, Randolph County, and Fort Benning. In order to reduce issues and take advantage of the potential opportunities, Stewart County should maintain open communication and dialogue with all neighboring jurisdictions.

Furthermore, Stewart County should strongly consider the impact of regional environmental conservation issues related to the longleaf pine ecosystem and endangered habitats of the gopher tortoise and red cockaded woodpecker. Partnering with neighboring jurisdictions to ensure conservation of natural resources can spur growth in the outdoor recreation industry and be a powerful economic engine for local communities.

The County should also encourage the sharing of resources among local governments. This will foster fiscal responsibility and ensure proper execution of needed improvements.

County officials must be actively involved in regional planning activities with the River Valley Regional Commission and other regional organizations and entities. Confirming that all elected officials, government staff, authority members and other appointed officials are certified by the appropriate agencies according to state law will mean that local people have access to the latest information, tools and best management practices that benefit the community.

Lastly, the Service Delivery Strategy, Pre-Disaster Mitigation Plan and Comprehensive Plan should be updated regularly. The SDS update will be completed in conjunction with this update of the Comprehensive Plan. The current Pre-Disaster Mitigation Plan was adopted by the Lumpkin City Council in August, 2014.

Identified Needs and Opportunities

Needs:

- Important to keep line of communication open with Chattahoochee, Muscogee, Webster and Randolph Counties and with Fort Benning.
- Coordinate closely with neighboring counties and cities in meeting the State and Federal storm water management requirements.
- Actively participate in regional planning efforts.

Opportunities:

- With projected growth for area counties and cities; an opportunity exists for communities to develop stronger working relationships and to share resources when necessary.
- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan full update process.



River Valley Regional Council Meeting



Jimmy Carter in Stewart County 1974. Photograph courtesy of Vanishing Georgia Collection, Georgia Archives

Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. At the same time, no one desires to have a scene like the old west boomtowns that were based solely on the production of certain goods and wealth, without regard for tomorrow. Many decisions must be made in order to encourage and improve the economic environment of the community while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Lumpkin would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

Existing Development Patterns

An analysis of existing development patterns provides an understanding of how land is used at a specific point in time. An existing land use map is the first step in gaining an understanding of not only what land uses exist and where they are, but how they interact. The purpose of this section is to map and review existing land use in Lumpkin, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Table 17: Existing Land Use Definitions Table

Existing Land Use	Definition
Residential	The predominant use of land within the residential category is for single-family dwelling units organized into general categories of net densities.
Multi-Family Residential	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
Agriculture/ Forestry	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting.
Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities or other similar uses. This category includes landfills.
Parks/ Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.
Public/ Institutional	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/ Communication/ Utilities	This category includes such uses as major transportation routes, public transit stations power, generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.
Undeveloped/Vacant	This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has been abandoned.

Table 18: Existing Land Use Table Stewart County

	Lumpkin Acreage	Richland Acreage	Unincorporated County Acreage	Total County Acreage
Agriculture/Forestry	210.58	988.98	274,596.27	275,795.83
Commercial	35.17	91.10	172.57	298.84
Public/Institutional	51.12	51.22	4,405.8	4,508.14
Industrial	0	48.63	4.33	52.96
Residential	240.03	291.63	1,993.73	2,525.39
Multi-Family Residential	3.50	12.94	0	16.44
Transportation/ Communication/Utilities	191.66	279.55	4,655.07	5,126.28
Parks/Recreation/ Conservation	1.16	20.19	6,484.75	6,506.10
Undeveloped/Vacant	290.51	289.51	1,640.23	2,220.25
Total	1,023.72	2,073.77	293,952.74	297,050.23

Source: RVRC Staff

Identified Needs and Opportunities

Needs:

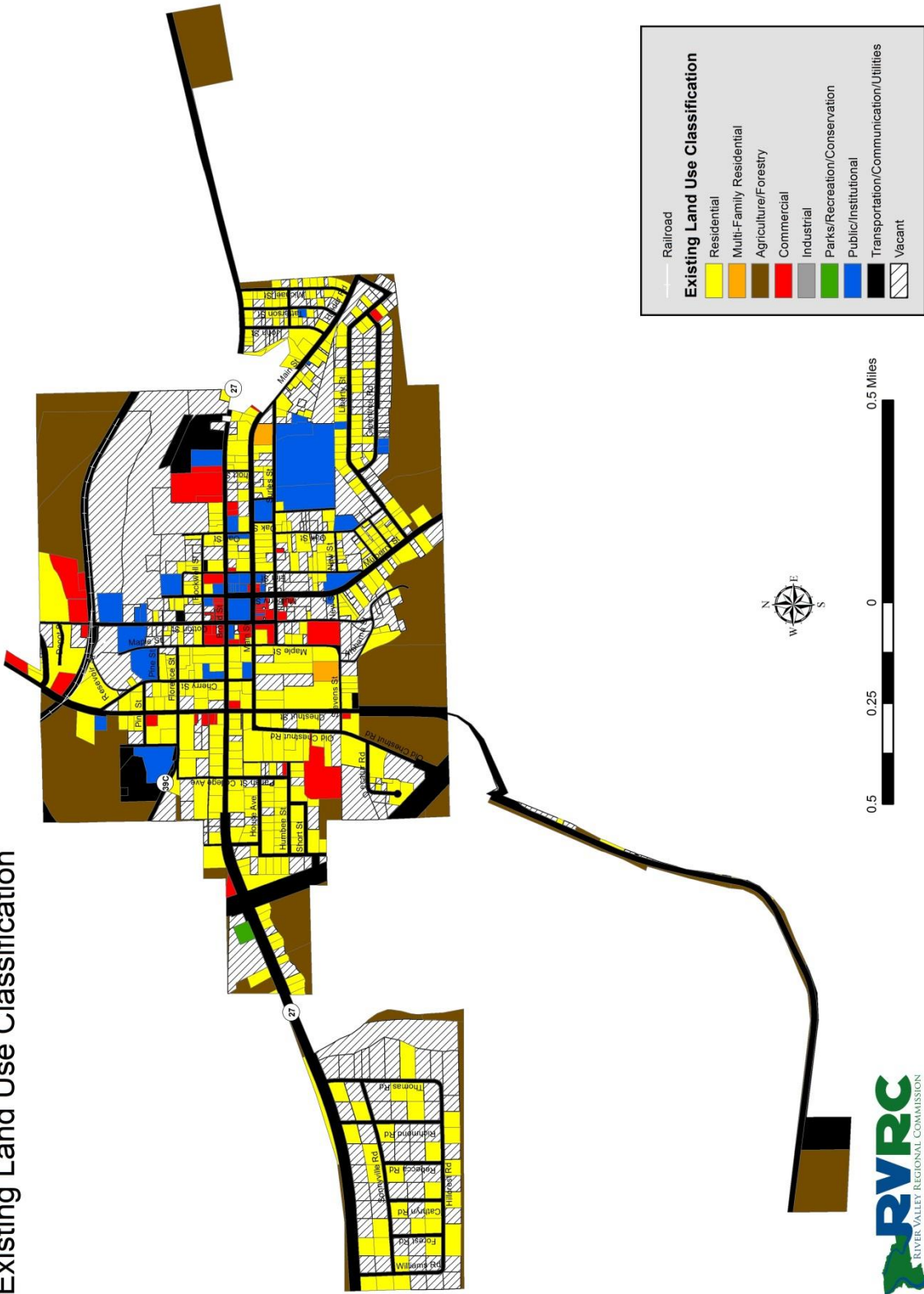
- The Agriculture/Forestry land use category comprises 90.5% of all land in the Stewart County. The City of Lumpkin is mostly comprised of agriculture, forestry, fishing and hunting as indicated on the existing land-use classification map.
- There is a lack of public facilities in Lumpkin other than government buildings, such as City Hall, Department of Family and Children’s Services, Senior Center, Public Health Department, etc. Because of this, there are no public spaces designed to encourage the attention and presence of people at all hours of the day and night in Lumpkin. However, Providence Canyon and Florence Marina have events throughout the year on weekends and evenings that are open to the public for a small fee.
- The City of Lumpkin does not have design guidelines to ensure appropriate new and infill development that complements the character of the community.

- Public hearings are held to solicit community input on a variety of issues including community plans and rezoning requests. Attendance has been poor in the past, which allows for limited public participation. Increased involvement will allow for a superior product, which more closely reflects the needs of the residents.
- Code enforcement needs to be more strictly enforced. Lumpkin has a Building Inspector.

Opportunities:

- The Agriculture/Forestry land use category comprises 90.5 percent of all land in Stewart County. Lumpkin should make improvements to encourage eco-friendly tourism endeavors on this land.
- Use public spaces designed to encourage the attention and presence of people at all hours of the day and night in Lumpkin.
- City of Lumpkin should adopt regulations to ensure appropriate new and infill development that complements the character of the community.
- The City of Lumpkin should find other ways to engage the community and solicit input on a variety of issues including community plans and rezoning requests. Increased involvement will allow for a superior product which more closely reflects the needs of the residents.
- Enforcing building codes in the City of Lumpkin will remove developments that are blighting influences in the community.
- Adopting subdivision regulations or other development standards would allow local governments to be proactive in determining the type of future housing developments will come into the City of Lumpkin.

Lumpkin, Georgia Existing Land Use Classification



Future Land Use

An analysis of probable future development patterns is based on an understanding of how local officials and citizens want land used. The first step in this process is the development of a future land use map. Such a map allows analysis of existing and potential resources, current and possible land uses, and where and how they may interact. Due to the decrease in population, there should be only limited pressure placed on Lumpkin's infrastructure and public facilities caused by future development. Lumpkin has the community facilities and infrastructure capacity to handle future needs.

This section will map and review proposed land use in the City of Lumpkin, look at areas in need of attention, areas in need of protection and areas with development opportunities.

Areas Requiring Special Attention

Significant Natural Resources

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. Lumpkin contains several significant environmental features that affect development including steep slopes, and groundwater recharge areas.

Most land in the City of Lumpkin has slopes between 2% - 15%. These slopes are considered appropriate for development. However, some areas in the northeastern section of the city have slopes greater than 15%. In these areas, new development should have erosion and sedimentation control measures in place during construction.

Lumpkin is built on the Cretaceous – Tertiary aquifer system, a significant area for Groundwater Recharge. Development over this aquifer should be well-designed, so as not to adversely affect the groundwater used by residents.

The soil configuration of a community can put constraints and limitations on development. The soil classifications found in Stewart County include Bill, Lakeland, Luverne, Norfolk, Rains, Troup, Vaucluse and Wagram. These are considered adequate for development.

Significant Cultural Resources

There are few cultural resources in Lumpkin. However, residents are within easy driving distance of cultural resources in neighboring jurisdictions. These resources add to the quality of life for all Lumpkin residents. The county library in Richland provides citizens the of Lumpkin with access to educational experiences. Lumpkin residents also enjoy many of the cultural resources and experiences available in surrounding jurisdictions, such as the City of Columbus, Randolph County, Webster County and Sumter County without the added tax burden. These resources should be

supported by the local government whenever possible.

The City of Lumpkin understands the significance of cultural resources and places high importance on conserving the area's history, tradition, and culture through preservation. The Lumpkin City Council recognizes the far-reaching benefits of preservation. As a result, they make the conservation of the area's history, tradition, and culture through preservation a priority. However, Lumpkin has not enacted a historic preservation ordinance or appointed a historic preservation commission. As a result, 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 (See Special Attention Area Map in Appendix).

Areas Where Development is Likely to Occur or Areas Where Development May Outpace Availability of Facilities and Services

Lumpkin has been losing population over the last twenty plus years. Thus, growth pressures are currently minimal. However, access to major State and Federal highways and the potential of a proposed nuclear power plant north of Omaha, may draw development to the City of Lumpkin. The areas around Lumpkin where water, sewer, and gas are available will be attractive for new investment.

Table 19: Stewart County Future Land Use Definitions

Future Land Use	Definition
Residential	This category is established to preserve land areas for single dwelling unit structures and to promote residential areas with low densities. These areas are intended to be geographically defined and protected from the encroachment of uses not performing a function necessary to a residential environment. Certain nonresidential uses which are more compatible with residential uses may be permitted on review by the planning commission. Public water is required.
Multi-Family Residential	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
Agriculture/Forestry	The agricultural/forestry category is established to maintain those areas with land characteristics, such as soil moisture, temperature and content suitable for farming, forestry operations and other agricultural uses from encroachment by untimely and unplanned residential, commercial or industrial development; to permit the continuation of agricultural uses in areas where development is anticipated, but where the present application of zoning controls for future, more intensive uses would be unreasonable and premature; to prevent the subdivision of land for residential development that requires public services such as paved roads, water and sanitary sewer; and to preserve the rural, open space character of certain areas. Certain agricultural uses are referred to as a conditional use and are subject to approval by the planning commission.
Commercial	The commercial category is established to provide suitable areas for a broad range of retail, wholesale and service uses. General compatibility with abutting different uses is required, this may be achieved through buffering, screening and/or development plan review. Development in these districts should be located on major thoroughfares, arterial streets or collector streets and the associated street network. The location and development of these commercial activities shall be encouraged so as to minimize traffic hazards and interference with adjacent uses.
Industrial	The industrial category is established to provide areas for the development of industrial and assembly plants and their related activities. It is also the intent of this district that noise, odor, dust and glare associated with uses permitted in this district be confined as much as possible. It is also the intent of this district that traffic generated by uses permitted including raw materials, finished products and employees, be minimal but that transportation facilities and routes be easily accessible. Development in these districts should be served by sanitary sewer or have provision for on-site disposal.
Parks/ Recreation/ Conservation	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.
Public/Institutional	Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.
Transportation/ Communication/ Utilities	This category includes such uses as major transportation routes, public transit stations power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.

Areas with Significant In-fill Development Opportunities

These areas are portions of the city that are likely to experience infill development in the coming years. Within the City of Lumpkin, infill development will be concentrated in the downtown. This development will be in the form of new businesses and additional retail development. Prominent intersections also provide prime areas in which vacant lots could be developed into new businesses. Infill development in established neighborhoods is also very likely. Building homes on vacant lots within existing neighborhoods will increase the density of the area, saving the city the cost of expanding and maintaining infrastructure often associated with new neighborhood developments.

Brownfields

In general terms, brownfields are abandoned or underused industrial or commercial properties where redevelopment is complicated by actual or perceived environmental contamination. There is no requirement on size, location, age or past use for brownfields. Some examples of brownfields include abandoned gas stations and unused former manufacturing plants.

Some issues involving brownfields are the potential to cause harm to the population and the environment, reduction in employment opportunities and tax revenue, increased illegal dumping and reduction in the property value for the surrounding area. Redeveloping brownfields can remove these impediments. It can restore property to productive use, increase property values, improve public health and the environment, and utilize existing public infrastructure, and increase job opportunities and local tax revenues.

There are no brownfields listed for Stewart County or its municipalities on the Environmental Protection Agency's Superfund list.

Areas of Disinvestment

All communities have areas of disinvestment or areas in need of improvement and Lumpkin is no different. As Lumpkin grows, new development will have impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. Hopefully, market forces will lead to improvements within the infrastructure. However, in some cases, a public/private partnership will be needed to facilitate the necessary improvements. This section summarizes the locations of some of the likely impacts of growth, including areas where growth should be avoided. Also included are areas in need of additional investment because of aesthetics, pollution, or disinvestment. These are areas where future growth should be directed. The Areas Requiring Special Attention Map shows the locations of these various areas.

In Lumpkin the areas of disinvestment are characterized by manufactured or stick built buildings that are in need of rehabilitation. Overgrown vegetation on vacant lots and street and drainage issues can also be problematic in these areas. One of the more structurally and aesthetically challenged areas is Martin Luther King, Jr. Boulevard with its abandoned agricultural facilities. The

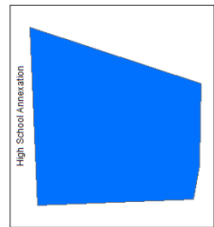
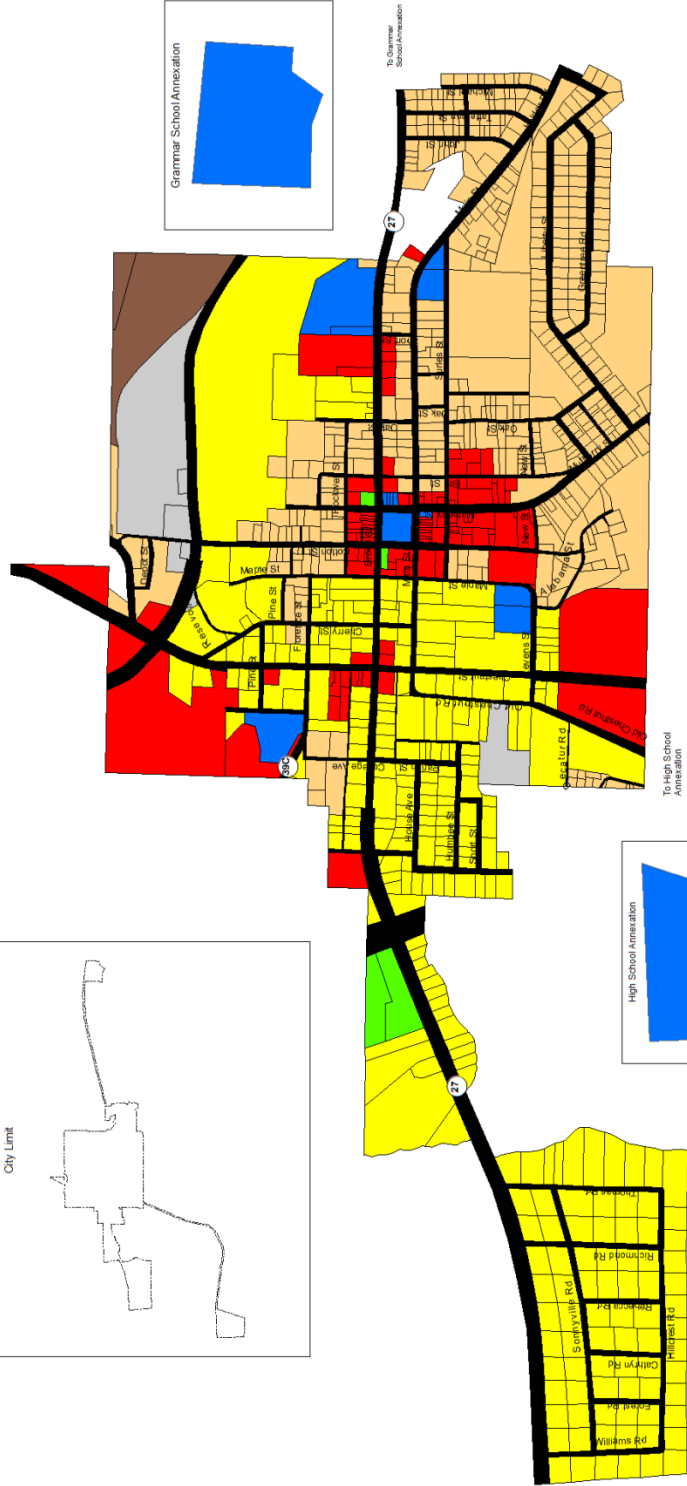
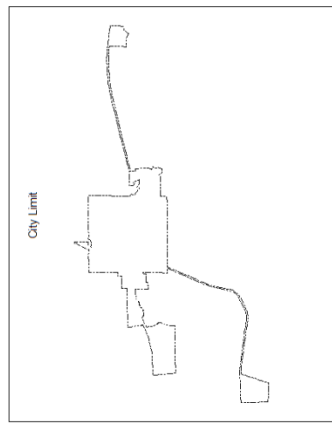
Courthouse Square in Lumpkin also has a high vacancy rate, with many structures in need of major renovation/rehabilitation. The old school site on Surles Street is also currently vacant, with the buildings in disrepair.

In addition to physical areas of disinvestment, Stewart County as a whole, along with the municipalities suffers from poverty levels all above the national average, some significantly so, as indicated by figures taken from the 2011-2015 U.S. Census American Community Survey. According to the U.S. Census Bureau's American Factfinder, 38.4 % of Stewart County's residents are living below the poverty level, compared to the state's average of 18.4% and the U.S. average of 15.5%. By reinvesting in communities and creating a better quality of life through jobs, educational opportunities and recreational options these numbers can be reduced, and help promote the long term development of Stewart County.

In both the short and long term, Stewart County, Lumpkin and Richland need to continue to engage the public concerning redevelopment efforts that benefit the community as a whole.

Lumpkin, Georgia

Future Landuse Classification



To High School Annexation

To Grammar School Annexation

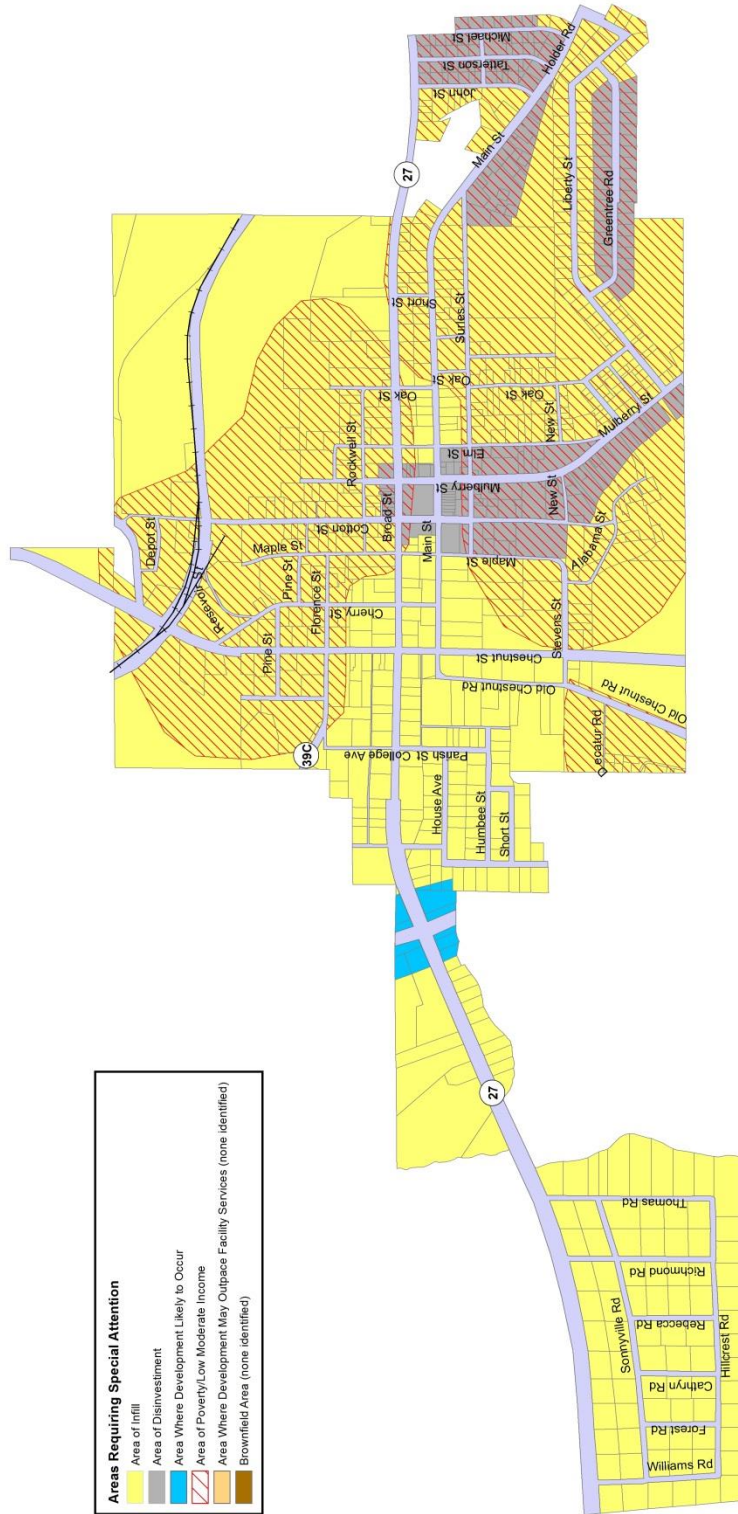
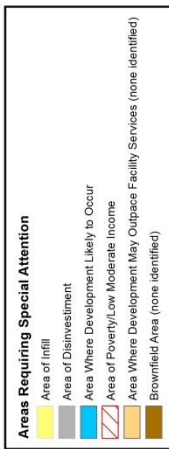
Legend

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



Lumpkin, Georgia

Areas Requiring Special Attention



Conservation, Natural and Cultural Resources, State Parks, and Preserves

Vision

Lumpkin will protect its natural and cultural resources, state parks, conservation areas, and other significant preserves. Lumpkin'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.



Description of Character Area

- Limited development in this area in order to maintain its existing rural nature.
- Conservation easements will be encouraged.
- Roadways will be widened only when absolutely necessary.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmental sensitivity.

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed include agriculture/forestry, parks/ recreation/ conservation, and public/institutional in a very limited manner i.e. wells, cemeteries, churches.

Quality Community Objectives for this Area

Traditional Neighborhood, Open Space Preservation, Environmental Protection, Regional Cooperation

Implementation Measures/Strategies:

- A. Conserve, maintain and promote the natural, historic and cultural resources of the City of Lumpkin.
 - a. Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.

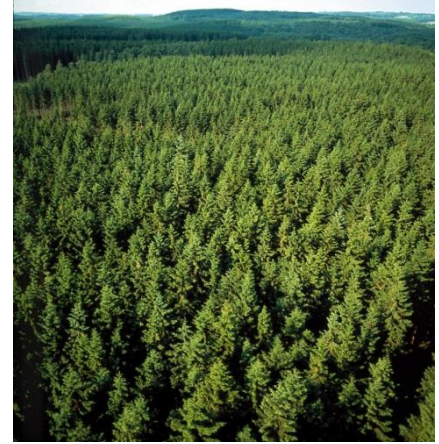
- b. Encourage and promote land use and development that respects the natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- B. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
- a. Encourage local schools to use these facilities as outdoor classrooms.
 - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
 - c. Encourage the further development of Providence Canyon, Florence Marina, and the Old Stewart County Jail.
 - d. Support regional tourism alliances with other jurisdictions and other facilities (such as Bagby State Park or Plains) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
- C. Conserve, maintain and promote the natural, historic, and cultural resources in order to make Lumpkin an attractive place in which to live, work and enjoy.
- a. Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
 - b. Discourage the obstruction of scenic views and sites in the city.
- D. Promote and Enhance the Outdoor Recreation Industry.
- a. Encourage the further development of the Hannahatchee Wildlife Management Area.
 - b. Encourage the development of additional campsites.
 - c. Encourage additional boat ramps along the Chattahoochee River.
 - d. Encourage the development of Private Hunting Lodges.
 - e. Encourage large property owners to lease their land to hunters.
 - f. Encourage the development of service facilities to meet the needs of this sector of the economy.
 - g. Establish natural habitats for a variety of wildlife.
 - h. Encourage the safe, wise and legal use of firearms and other hunting techniques.

- i. Develop and promote additional competitions and festivals targeted to this market.

Rural/Residential/Agricultural/Forestry

Vision

Agriculture and forestry will continue to be a part of the City of Lumpkin's economy. Lumpkin will promote new housing developments in areas of the city that have infrastructure available. Existing residential areas in Lumpkin will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Lumpkin and its people.



Description of Character Area

- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, housing will connect to greenspace and trails, available to pedestrians and cyclists for both tourism and recreational purposes.
- Very large minimum lot size requirements will be used to limit development density and protect the farmland and rural character.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed include Agriculture/Forestry, Low Density Residential, Transportation/Communication/Utility, and Public/Institutional in a limited manner.

Quality Community Objectives for this Area

Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, Protection of Environmentally Sensitive Areas

Implementation Measures

- A. Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
 - a. Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- B. Protect residential areas and their residents from incompatible land uses and their activities.
 - a. Discourage incompatible land uses, adjacent or within residential areas.
 - b. Encourage safe, effective, and aesthetically pleasing residential developments.
 - c. Prohibit the disposal of hazardous waste within the City of Lumpkin.

- C. Improve and expand the existing housing stock for all income levels.
 - a. Support continued improvement of existing housing conditions through all available public and private means.
 - b. Strive for the elimination of housing discrimination and promote fair housing practices.
 - d. Discourage residential development in areas designated as having critical environmental hazards, such as floodplains and severe slopes.
 - e. Promote and encourage more affordable housing opportunities.
 - f. Encourage owners of substandard units to improve their properties through the use of every available means.

Residential Neighborhood

Vision

The residential neighborhoods in the City of Lumpkin will be majority owner-occupied and serve as a continuing example of well-maintained, stable neighborhoods with sidewalks and limited vacant properties.



Description of Character Area

- The City of Lumpkin will encourage infill development on vacant sites close to the center of city.
- Sites with existing infrastructure in place will be used for new development, matching character of the surrounding neighborhood in lieu of development on green-field sites.
- Traffic calming measures, such as narrower street widths and pedestrian crossings will be used.
- The City of Lumpkin will have a distribution of affordably priced homes.

Land Uses or Zoning categories to be allowed

Land Use categories to be allowed include low and medium density residential. High density residential is to be allowed in designated areas.

Quality Community Objectives for this Area

Traditional Neighborhoods, Transportation Alternatives, Housing Opportunities, Growth Preparedness

Implementation Measures

- A. Protect residential areas and their residents from incompatible land uses and activities.
 - a. Discourage incompatible land uses within residential neighborhoods.
 - b. Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
- B. Encourage and support construction of new housing citywide to meet local housing demand.
 - a. Develop and support more housing opportunities to help the city become more desirable as a place of residence.
 - b. Encourage innovative housing that is compatible with each city's policies.

- c. Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the existing neighborhood, so long as all other basic development criteria may be met.
- d. Promote affordable housing.

Declining Neighborhood

Vision

The decline of neighborhoods in the City of Lumpkin will be stopped before it becomes necessary to demolish existing buildings and redevelop the neighborhood.



Description of Character Area

- New development will match typical densities of older centers of the community.
- Infill development on vacant sites closer to the center of the community will be encouraged.
- Sites with existing infrastructure in place will be used for new development, matching the character of the surrounding neighborhood in lieu of development on green-field sites.
- Well-designed development that blends into existing neighborhoods (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc.) will be encouraged.
- Facilities for bicycles, including bikeways or bike lanes, storage racks, etc. will be included.
- Sidewalks will be used for easy access to nearby areas where residents travel daily.
- There will be a distribution of affordably priced homes throughout the city.
- Houses will be located near the street, with large front porches that encourage interaction with neighbors.
- New residential development that matches the mix of housing types and styles of older homes will be required.
- New developments will reflect traditional neighborhood design (TND) principles, such as smaller lots, buildings oriented to street, a mix of housing types, and pedestrian access to neighborhood commercial centers.
- The availability of infrastructure will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Existing neighborhoods will be retrofitted to improve pedestrian and bicycle access and connectivity with nearby commercial areas.

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed include low and medium density residential. High density residential is to be allowed in designated areas.

Quality Community Objectives for this Area

Traditional Neighborhood, Transportation Alternatives, Housing Opportunities

Implementation Measures

- A. Improve and expand the existing housing stock for all income levels.
 - a. Support continued improvement of existing housing conditions through all available public and private means.
 - b. Strive for the elimination of housing discrimination and promote fair housing practices.
 - c. Encourage owners of substandard housing units to improve their properties through use of every available means including providing public technical assistance and seeking public financial support.
- B. Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
 - a. Encourage and support the development of a Joint Code Enforcement Program between Stewart County and the City of Lumpkin which will provide for a Building Inspector/Code Enforcement program.
 - b. Support enforcement of existing building codes and nuisance ordinances.
 - c. Support continued improvement of existing housing conditions through all available means.
 - d. Encourage and support owners of substandard housing units to improve their properties through the use of every available means, including public technical assistance and seeking public financial support.

Redevelopment Areas

Vision

The City of Lumpkin will eliminate the problem of substandard housing and other substandard buildings.



Description of Character Area

- Vacant sites, with existing infrastructure, closer to the center of Lumpkin will be developed.
- Developments, both commercial and residential, will be integrated architecturally into the area and developed at a scale sufficient in size and height to provide image identification of the traditional town of Lumpkin.
- New street layouts will match and connect to existing streets in Lumpkin in order to improve connectivity throughout the town.
- Existing residential areas in Lumpkin will be retrofitted to improve pedestrian and bicycle access and thus the connectivity to the downtown areas.
- New or redeveloped houses will be located near the street, with large front porches to encourage interaction with neighbors.
- Landscaped buffers between the roadway and pedestrian walkways will be used.
- New development that will reflect traditional neighborhood design principles, such as smaller lots, buildings oriented to the street, a mix of housing types, and pedestrian access to neighborhood commercial center will be available.
- Infrastructure availability will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed include low and medium density residential, commercial and limited public/institutional. High density residential is to be allowed in designated areas.

Quality Community Objectives for this Area

Traditional Neighborhood, Transportation Alternatives, Housing Opportunities

Implementation Measures

- A. Protect residents and investors from significant hazards to life, health and property.
 - a. Encourage and support the removal of deteriorating, unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.

- b. Encourage and support the development of an ordinance that will require owners of deteriorating, unoccupied structures to either demolish or remove the structure or pay a fine sufficient to pay the cost of demolishing/removing the structure.
 - c. Encourage owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking public financial support.
- B. Improve the existing built environment.
- a. Encourage and promote development and construction of desirable infill development designed to fit the context of the existing neighborhoods, so long as all other basic development criteria may be met.
 - b. Encourage landscaping of new parking lots to minimize visual impact.
 - c. Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.
- C. Improve and extend the street and highway system to promote safe, efficient and well-maintained access for property throughout the character area.
- a. Provide for timely maintenance and improvement of streets.
 - b. Minimize conflict between local and through traffic.
 - c. Encourage the development of bike paths and sidewalks throughout the neighborhoods.

Downtown/Historic Area

Vision

The City of Lumpkin will have vibrant and active downtowns that have been fully restored. All buildings will be occupied with businesses and the streets will be occupied with customers seven (7) days a week.



Description of Character Area

- The traditional downtown area of Lumpkin will be maintained as the focal point of Stewart County. Downtown Lumpkin will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing, and entertainment.
- Downtown Lumpkin will improve the appearance of sidewalks and streets and provide amenities such as benches, street lights, sidewalks, street furniture and aesthetically pleasing landscaping.
- Vacant sites closer in to the center of the Lumpkin will be used for infill development and will be developed to match the character of surrounding neighborhoods.
- Developments in Downtown Lumpkin will contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed include residential and commercial.

Quality Community Objectives for this Area

Transportation Alternatives, Heritage Preservation, Sense of Place, Appropriate Business Opportunities

Implementation Measures

- A. Promote and preserve the existing sense of place in the cities and county.
 - a. Develop tours of historic places such as Downtown Lumpkin.
 - b. Maintain existing structures such as the Historic Bedingfield Inn.
- B. Support economic development that is compatible with existing businesses and the tourist industry.
 - a. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
 - b. Promote an adequate, efficient and appropriate mix of goods and services in the Central Business District.

- c. Encourage the rehabilitation of storefronts in the Central Business District.
- C. Promote the Central Business Districts in the City of Lumpkin as the primary commercial and cultural center of Stewart County.
 - a. Encourage and support the efforts of the City of Lumpkin to make improvements to their downtown including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
 - b. Support the location and maintenance of desirable and suitable entertainment facilities downtown.
 - c. Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Central Business Districts.
 - d. Encourage adaptive re-use of historic structures.
 - e. Preserve historic and cultural buildings and monuments.
 - f. Provide weekly clean-up services in the downtown area.
- D. Encourage citizens to shop locally.
 - a. Make business hours more compatible to fit the needs of local shoppers.
 - b. Encourage merchants to sell items that are bought most frequently.
 - c. Encourage merchants to sell items unique to Lumpkin and/or the State of Georgia.

Highway/Commercial Corridor

Vision

The commercial corridors in the City of Lumpkin will be busy and attractive. Many businesses, both locally owned and national franchises, will be located here.



Description of Character Area

- Buildings will be architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the corridor and the surrounding area.
- Commercial structures (shopping, warehouses, offices, etc.) will be located near the street front, with parking in rear of buildings, making the community more attractive and more pedestrian-friendly.
- New parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
- New parking will be located at the rear or side of buildings to minimize visibility from the street.
- New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Landscaped tree islands and medians will be used to break up large expanses of paved parking.
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas. There will be restrictions on the number and size of signs and billboards.
- Roadways will be landscaped.

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed in this area include commercial, industrial limited residential, and limited public/institutional.

Quality Community Objectives for this Area

Growth Preparedness, Appropriate Business, Employment Opportunities, Regional Solutions

Implementation Measures

- A. Promote and enhance the highway and commercial corridors in Lumpkin.
 - a. Encourage the implementation of a Gateways Program in Lumpkin.
 - b. Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
 - c. Encourage and support the development of a Sign Ordinance for the City of Lumpkin.
 - d. Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
 - e. Encourage and support the development of a Joint Code Enforcement Program between Stewart County and the City of Lumpkin which will provide for a Building Inspector/ Code Enforcement program.
 - f. Encourage and support the development of a uniform building permit process including application forms and review criteria.
- B. Support economic development that is compatible with the highway service industry.
 - a. Promote an adequate, efficient and appropriate mix of goods at the main intersections along GA 520/US280 and US Hwy 27.
 - b. Encourage development on sites that are served by water and sewer.

Other/Special

Vision

The City of Lumpkin will continue to have a hospital and nursing home as well as public schools, public housing, cemeteries, parks, swimming pools, and other public buildings in the county.



Description of Character Area

- Landscaped buffers between the roadways and pedestrian walkways will be constructed.
- Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
- Parks and swimming pools will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Public Housing developments will offer a mix of housing types (single-family homes, town homes, live/work units, lofts, over-the shop, and apartments).
- Public Housing developments will have a healthy mix of uses (corner groceries, barbershops, drugstores) within easy walking distance of residences.
- Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
- Cemeteries will have fences and be landscaped.
- New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed in this area include public/institutional.

Quality Community Objectives for this Area

Transportation Alternatives, Educational Opportunities, Growth Preparedness

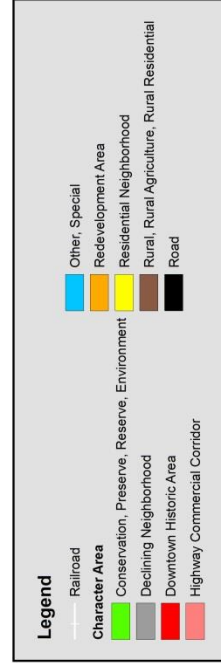
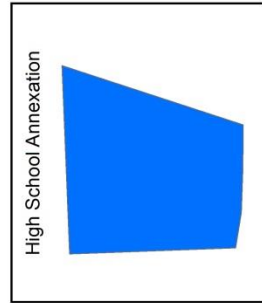
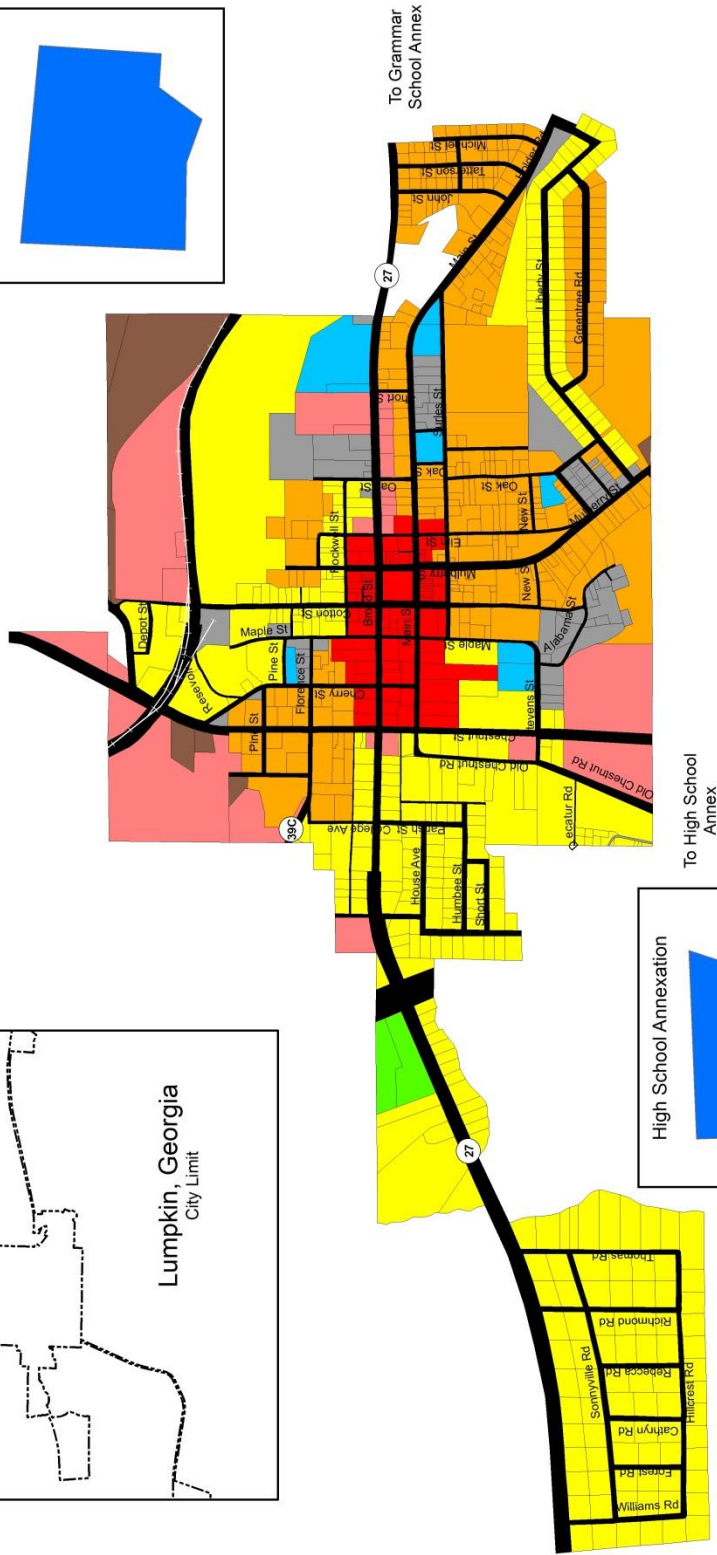
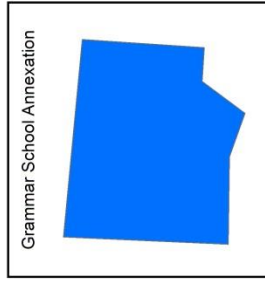
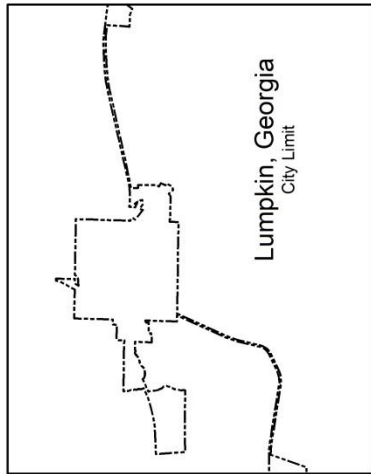
Implementation Measures

- A. Improve and extend the public water systems to better serve the current and future population.
 - a. Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.

- b. Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.
- B. Maintain existing sewerage systems and serve all adjacent development areas.
 - a. Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
 - b. Encourage those sanitary sewer system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
 - c. Encourage coordination between Lumpkin and Richland for the expansion of the public sewer systems.
- C. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
 - a. Provide for safe, efficient movement of people, goods and services in and around the City of Lumpkin.
 - b. Minimize conflicts between local and through traffic using available means.
 - c. Provide for timely maintenance and improvement of streets.
 - d. Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
- D. Encourage and Support the provision of educational opportunities for residents of Lumpkin.
 - a. Encourage and support the expansion of Adult Education opportunities in Lumpkin.
 - b. Encourage and support the expansion of services at the libraries in Lumpkin.
 - c. Encourage and support the activities of the City of Lumpkin School System to educate the children of Lumpkin.
- E. Support and encourage the provision of recreational and fine arts opportunities for the residents of Lumpkin.
 - a. Encourage the collaboration between the Stewart Board of Education and the Lumpkin City Council on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
 - b. Encourage and support the development of a Lumpkin Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.
 - c. Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.

- F. Encourage and support the efforts of the Stewart Webster Hospital, Four Counties Health Care and the Stewart Webster Rural Health Clinic.
 - a. Work to re-establish the local LPN school and other health field training through Columbus Technical College.
 - b. Encourage the Stewart County Board of Education to offer health care curriculum at the local high school

Lumpkin, Georgia Character Area/Future Development



COMMUNITY VISION AND POLICIES

Lumpkin Vision Statement

A successful Lumpkin is a vibrant, safe, cohesive Lumpkin.

We want the City of Lumpkin to be a safe, desirable and clean community for everyone. We want a friendly, helpful, congenial community that instills civic pride in those who live here. We want a Lumpkin where there is more industry with jobs available for everyone. We want an improved city government that is totally transparent with robust community involvement. These things are important for the betterment of Lumpkin as a whole.

Quality Community Objectives

Lumpkin has reviewed the Georgia Department of Community Affairs' Quality Community Objectives. These objectives were adopted to guide this Comprehensive Plan Update and the future growth, development and redevelopment of the city. These objectives will assist community leaders in making local government decisions that affect the county's future land use patterns, environmental and historical resources, and economic development. These objectives will provide the framework needed in order to make well-informed decisions.

Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public

infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds; including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Community Goals and Policies

Lumpkin has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Lumpkin's Vision and addressing identified Needs and Opportunities. These policies will guide Lumpkin City Council in future development decisions. The framework for decisions to be made about the future development of the city by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement followed by policies for guidance.

POPULATION

Goals: Make residents more aware of county, state and federal resources to improve their quality of life.

- Investigate other means of notifying residents of important public information.
- Make government services readily available.
 - Investigate other means of informing the public of pertinent information.
- Develop incentives for younger families to move to the area.
 - Partner with RVRC, Council of Governments, DBA, and USDA to develop incentives for young families.

ECONOMIC DEVELOPMENT

Goals: Promote and maintain a stable economic environment for Lumpkin.

- Provide more middle income housing.
 - Ensure that all residents know about the Regional Transportation Center.
 - Partner with RVRC, Council of Governments, DBA, and USDA to develop incentives for businesses.
- Apply for all available grants.
 - Get audits completed in preparation to apply for grants.
- Partner with Columbus Technical College to increase presence and availability of classes to all citizens of Lumpkin.
- Cooperate and support the workforce development initiatives promoted by the Workforce Innovation and Opportunity Act through the River Valley Regional Commission.
- Support the expansion of broadband infrastructure and access to technology.

HOUSING

Goals: Improve housing options and conditions in Lumpkin.

- Partner with Habitat for Humanity and the Housing Authority to provide needed housing.
 - Ensure that all residents know about USDA and DCA housing programs.
- Assist in securing grant funding for housing activities.
- Ensure code enforcement officer continues to have up to date information.

NATURAL AND CULTURAL RESOURCES

Goals: Increase Public awareness of natural and cultural resources and conservation.

- Encourage the City of Lumpkin to put in or to support the bike route through Lumpkin.
 - Support local natural resources and state parks for tourism.
 - Ensure the city is in compliance with best management practices for sensitive environmental areas.
- Ensure zoning and subdivision ordinances are up to date and enforced.

- Identify and protect Natural and Cultural Resources.
- Develop a Historic Preservation Ordinance/Development Guidelines.
- Inform elected and appointed officials of local conservation activities.
- Develop educational programs for the local schools about natural and cultural resources and conservation.
- Make property owners aware of state and federal financial incentives for natural and cultural resource conservation.
- Assist in securing grant funds for eligible conservation activities.

COMMUNITY FACILITIES

Goals: Provide essential recreational facilities that are well-maintained and accessible to all residents.

- Partner with the school system to ensure recreational facilities are constructed and maintained.

Goals: Maintain environmentally sound infrastructure to protect the public safety, health and welfare.

- Make sure water and sewer systems are up to date and well-maintained.

Goals: Provide essential public safety and emergency services to protect the public health, safety and welfare of Lumpkin residents.

- Continue to support and maintain volunteer fire departments and EMS facilities and personnel.
- Continue to support law enforcement personnel.

Goals: Provide essential governmental facilities that are well-maintained and accessible to all Lumpkin residents.

- Provide for handicap accessible buildings and public meeting spaces, where feasible, or provide alternative arrangements for public services and meeting locations.
- Implement a maintenance program for the general upkeep of governmental facilities.

Goals: Provide an environmentally sound and economically feasible means of solid waste collection and disposal.

- Continue efforts to follow the goals and objectives laid out in the solid waste management plan.

LAND USE

Goals: Promote Stewart County as a healthy, attractive and efficient community.

- Make sure zoning and subdivision ordinances are up to date and in compliance with state laws.
- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Follow best management practices for environmentally sensitive areas.
- Improve drainage issues in the city.
- Investigate possible use and funding source for redevelopment of Westville site.

TRANSPORTATION

Goals: Provide for safe, efficient and well-maintained access to property in the county and for through-routes for local and regional travelers.

- Support efforts to bring the Sam Shortline from Cordele to Omaha and Florence Marina.
- Continue to cooperate with the Georgia Department of Transportation in the design and implementation of proposed projects on state and federal highways.
- Provide necessary improvements for roadways in Lumpkin to handle current and future usage.
- Continue to update the roads and prioritize road paving based on the number of households served and severity of need.
- Continue to alleviate drainage problems on city roads.

INTER-GOVERNMENTAL COORDINATION

Goals: Maintain an open and cooperative relationship with surrounding jurisdictions and concerned entities.

- Ensure all inter-governmental agreements are up to date.
- Continue to execute service provision agreements in a timely manner.
- Continue to settle any disputes or disagreements in a cordial and organized fashion.

- Partner with the county and neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefit all residents.
- Participate in regional planning efforts promoted by the River Valley Regional Commission and other regional organizations.

REPORT OF ACCOMPLISHMENTS

Activity	Status	Explanation
Community Facilities		
Continue rehabilitation of City Hall	Completed	
Correct drainage problems in eastern part of City limits	Not Accomplished	This item was not accomplished due to lack of funding. In the next work program, the City will identify specific streets where drainage work will occur in 2017.
Purchase Chassis for Fire Truck	Completed	
Purchase & install new public safety signs	Completed	
Re-open City swimming pool	Not Accomplished	This is not a priority for the City at this time. This item will be removed from the next Work Program.
Renovate old Lumpkin H.S. & Gym for recreation facility	Not Accomplished	This is not a priority for the City at this time. This item will be removed from the next Work Program.
Rehabilitate Natural Gas System	Underway	The City has been steadily working to improve the gas system. Fifteen (15) insertions are left to complete. This should be done by 2018.
Support addition of bike lanes on GA Hwy 39	Underway	RVRC staff is proposing that GDOT officially designate the Fair on the Square route as a permanent bicycle route. This should be completed in 2017.
Encourage the library to expand services provided	Not Accomplished	Due to lack of funding for building rehabilitation, the library in Lumpkin was closed. All citizens in Stewart County are now served by the library in Richland.
Inventory all public facilities and establish regular maintenance and replacement schedule	Completed	

Activity	Status	Explanation
Economic Development		
Rehabilitate and renovate town square	Underway	The City completed a Walkability Audit for the Square identifying needed improvements. This project will be completed in 2020.
Support creation of Stewart County Chamber of Commerce	Not Accomplished	This is not a priority for the City. This item will be removed from the next Work Program.
Support building of new hotel in Lumpkin, including additional infrastructure	Not Accomplished	This is not a priority for the City. This item will be removed from the next Work Program.
Support construct of new restaurant in Lumpkin, including additional infrastructure	Not Accomplished	This is not a priority for the City. This item will be removed from the next Work Program.
Implement Greywater Project with local nursery	Not Accomplished	This business closed. This item will be removed from the next Work Program.
Encourage expansion of horticulture industry in Stewart County	Not Accomplished	This is not a priority for the City. This item will be removed from the next Work Program.
Implement a Façade Improvement Program in the downtown area	Postponed	This program will be re-started in 2019.
Develop and implement a Gateways Program at entrances to city	Not Accomplished	The City received Transportation Enhancement funds to complete this project. Due to lack of progress, the money was given to the Beddingfield Inn for needed improvements.

Activity	Status	Explanation
Housing		
Add link to DCA and HUD Housing websites that provides information on Affordable Housing Initiatives to city residents.	Not Accomplished	The City of Lumpkin does not currently have an active website. This item will be removed from the next Work Program.
Adopt the Unsafe Building Ordinance in order to eliminate structures both commercial, industrial and residential that are beyond repair.	Completed	

Activity	Status	Explanation
Land Use		
Develop, adopt and enforce subdivision regulations	Postponed	The City's zoning ordinance provides sufficient guidelines for the development pressures Lumpkin faces. This item will be re-evaluated in 2020.
Revise local ordinances or regulations to provide at least one or more areas that allow mixes of residential and commercial uses.	Completed	
Review and update development ordinances	Postponed	This item will be completed in 2018.
Develop a Joint Sign Ordinance with Richland and Stewart County	Not Accomplished	This item is not a priority for the City. It will be removed from the next Work Program.
Create a Uniform Building Permit process, including application forms and review criteria	Completed	
Review and update Solid Waste Management Plan	Not Accomplished	This is no longer required by the State of Georgia. It will be removed from the next Work Program.
Review and Update Comprehensive Plan	Underway	This will be completed in February, 2017.
Develop design guidelines to ensure appropriate new and infill development	Not Accomplished	The City's zoning ordinance provides sufficient guidelines for the development pressures Lumpkin faces. Developing additional regulations is not a priority for the City. This item will be removed from the next Work Program.
Complete inventory of land available for development	Underway	This item will be completed in 2017.

Activity	Status	Explanation
Natural and Historic Resources		
Re-establish the driving tour of the City	Completed	
Develop and Adopt Historic Preservation Ordinance	Completed	
Adopt Part V Environmental Planning Criteria for wetlands and groundwater recharge areas	Completed	

Activity	Status	Explanation
Transportation		
Make city more pedestrian friendly by repairing sidewalks and bike lanes	Underway	The City has completed a Walkability Audit of the Square to identify areas in need of improvement.

Activity	Status	Explanation
Intergovernmental		
Review and update SDS	Underway	This will be completed in 2017.
Work with Stewart County, Quitman County and Randolph County on promoting the three County Transit System	Completed	

COMMUNITY WORK PROGRAM

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Community Facilities				
Rehabilitate Natural Gas System	2018	Lumpkin	\$250,000	General Funds GEFA
Add bike lanes on GA Hwy 39	2017	Lumpkin RVRC	\$100,000	TIA GDOT
Add the new school to the sewer system.	2017	Lumpkin Stewart BOE	\$100,000	General Funds Stewart BOE
Rehabilitate the old school for work force development training.	2018	Lumpkin Stewart BOE	\$250,000	General Funds Stewart BOE Stewart County USDA CDBG
Establish “Tiny Libraries” in Lumpkin.	2017	Lumpkin	\$1,000	General Funds Private Funds
Purchase equipment for the firefighters, EMS, and police.	2017	Lumpkin	\$50,000	General Funds USDA FEMA
The City will identify streets in need of drainage improvements.	2017	Lumpkin	\$250,000	General Funds TIA GDOT

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Economic Development				
Rehabilitate and renovate town square	2020	Lumpkin RVRC	\$1 million	General Funds Private Funds
Implement a Façade Improvement Program in the downtown area	2019	Lumpkin RVRC	\$25,000	General Funds
Develop a plan for the re-use of the Westville site.	2020	Lumpkin	\$30,000	General Funds DNR USDA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Housing				
Insure Fair Housing Information is available for residents at City Hall.	2017	Lumpkin	\$0	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Land Use				
Develop, adopt and enforce subdivision regulations	2020	Lumpkin	\$20,000	General Funds
Review and update development ordinances	2018	Lumpkin	\$20,000	General Funds
Review and Update Comprehensive Plan	2017	Lumpkin	\$0	General Funds
Inventory of land available for development will be completed as part of the Comprehensive Planning Process.	2017	Lumpkin RVRC	\$0	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Natural and Historic Resources				
Assist the Stewart County Historic Society to rehabilitate the Old Jail.	2020	Lumpkin RVRC	\$500,000	General Funds Private Funds DNR USDA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Transportation				
Make city more pedestrian friendly by repairing sidewalks and bike lanes	2020	Lumpkin RVRC	\$100,000	General Funds TIA GDOT
Rehabilitate the Gas Station at the corner of GA Hwy 27/Broad Street and Cotton Street for use as a Trail Center.	2020	Lumpkin RVRC	\$250,000	General Funds DNR USDA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Intergovernmental				
Review and update SDS	2017	Lumpkin RVRC	\$0	General Funds
Review and update the Pre-Disaster Mitigation Plan	2019	Lumpkin	\$20,000	General Funds GEMA

Appendix: Retail Market Potential



Retail Market Potential

Lumpkin City, GA
 Lumpkin City, GA (1347980)
 Geography: Place

Prepared by Esri

Demographic Summary		2016	2021
Population		2,571	2,552
Population 18+		2,301	2,263
Households		478	470
Median Household Income		\$29,385	\$30,448

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	1,085	47.2%	100
Bought any women's clothing in last 12 months	894	38.9%	88
Bought clothing for child <13 years in last 6 months	608	26.4%	96
Bought any shoes in last 12 months	1,126	48.9%	91
Bought costume jewelry in last 12 months	360	15.6%	80
Bought any fine jewelry in last 12 months	347	15.1%	82
Bought a watch in last 12 months	234	10.2%	92
Automobiles (Households)			
HH owns/leases any vehicle	402	84.1%	98
HH bought/leased new vehicle last 12 mo	33	6.9%	73
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	1,990	86.5%	102
Bought/changed motor oil in last 12 months	1,473	64.0%	130
Had tune-up in last 12 months	754	32.8%	109
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	1,321	57.4%	88
Drank regular cola in last 6 months	1,213	52.7%	117
Drank beer/ale in last 6 months	704	30.6%	72
Cameras (Adults)			
Own digital point & shoot camera	498	21.6%	74
Own digital single-lens reflex (SLR) camera	127	5.5%	64
Bought any camera in last 12 months	137	6.0%	104
Printed digital photos in last 12 months	61	2.7%	91
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	847	36.8%	102
Have a smartphone	930	40.4%	69
Have a smartphone: Android phone (any brand)	472	20.5%	76
Have a smartphone: Apple iPhone	279	12.1%	47
Number of cell phones in household: 1	180	37.7%	117
Number of cell phones in household: 2	149	31.2%	83
Number of cell phones in household: 3+	96	20.1%	79
HH has cell phone only (no landline telephone)	192	40.2%	96
Computers (Households)			
HH owns a computer	259	54.2%	71
HH owns desktop computer	159	33.3%	73
HH owns laptop/notebook	170	35.6%	66
HH owns any Apple/Mac brand computer	22	4.6%	31
HH owns any PC/non-Apple brand computer	251	52.5%	77
HH purchased most recent computer in a store	123	25.7%	68
HH purchased most recent computer online	35	7.3%	56
Spent <\$500 on most recent home computer	63	13.2%	91
Spent \$500-\$999 on most recent home computer	70	14.6%	77
Spent \$1,000-\$1,499 on most recent home computer	20	4.2%	44
Spent \$1,500-\$1,999 on most recent home computer	8	1.7%	37
Spent \$2,000+ on most recent home computer	10	2.1%	53

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

October 06, 2016



Retail Market Potential

Lumpkin City, GA
 Lumpkin City, GA (1347980)
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	929	40.4%	80
Bought brewed coffee at convenience store in last 30 days	357	15.5%	99
Bought cigarettes at convenience store in last 30 days	383	16.6%	133
Bought gas at convenience store in last 30 days	975	42.4%	128
Spent at convenience store in last 30 days: <\$20	133	5.8%	71
Spent at convenience store in last 30 days: \$20-\$39	126	5.5%	61
Spent at convenience store in last 30 days: \$40-\$50	209	9.1%	119
Spent at convenience store in last 30 days: \$51-\$99	134	5.8%	132
Spent at convenience store in last 30 days: \$100+	656	28.5%	124
Entertainment (Adults)			
Attended a movie in last 6 months	982	42.7%	72
Went to live theater in last 12 months	156	6.8%	52
Went to a bar/night club in last 12 months	218	9.5%	57
Dined out in last 12 months	770	33.5%	75
Gambled at a casino in last 12 months	158	6.9%	50
Visited a theme park in last 12 months	249	10.8%	61
Viewed movie (video-on-demand) in last 30 days	175	7.6%	45
Viewed TV show (video-on-demand) in last 30 days	94	4.1%	32
Watched any pay-per-view TV in last 12 months	278	12.1%	92
Downloaded a movie over the Internet in last 30 days	71	3.1%	43
Downloaded any individual song in last 6 months	311	13.5%	66
Watched a movie online in the last 30 days	175	7.6%	48
Watched a TV program online in last 30 days	159	6.9%	46
Played a video/electronic game (console) in last 12 months	213	9.3%	89
Played a video/electronic game (portable) in last 12 months	88	3.8%	84
Financial (Adults)			
Have home mortgage (1st)	494	21.5%	69
Used ATM/cash machine in last 12 months	877	38.1%	78
Own any stock	86	3.7%	49
Own U.S. savings bond	61	2.7%	50
Own shares in mutual fund (stock)	78	3.4%	47
Own shares in mutual fund (bonds)	44	1.9%	39
Have interest checking account	516	22.4%	80
Have non-interest checking account	583	25.3%	90
Have savings account	927	40.3%	75
Have 401K retirement savings plan	230	10.0%	69
Own/used any credit/debit card in last 12 months	1,415	61.5%	83
Avg monthly credit card expenditures: <\$111	228	9.9%	85
Avg monthly credit card expenditures: \$111-\$225	156	6.8%	98
Avg monthly credit card expenditures: \$226-\$450	115	5.0%	79
Avg monthly credit card expenditures: \$451-\$700	60	2.6%	49
Avg monthly credit card expenditures: \$701-\$1,000	52	2.3%	52
Avg monthly credit card expenditures: \$1,001+	64	2.8%	31
Did banking online in last 12 months	478	20.8%	58
Did banking on mobile device in last 12 months	198	8.6%	61
Paid bills online in last 12 months	621	27.0%	63

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

October 06, 2016



Retail Market Potential

Lumpkin City, GA
 Lumpkin City, GA (1347980)
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	335	70.1%	101
Used bread in last 6 months	451	94.4%	100
Used chicken (fresh or frozen) in last 6 months	313	65.5%	95
Used turkey (fresh or frozen) in last 6 months	76	15.9%	100
Used fish/seafood (fresh or frozen) in last 6 months	241	50.4%	92
Used fresh fruit/vegetables in last 6 months	393	82.2%	96
Used fresh milk in last 6 months	415	86.8%	99
Used organic food in last 6 months	64	13.4%	68
Health (Adults)			
Exercise at home 2+ times per week	420	18.3%	64
Exercise at club 2+ times per week	114	5.0%	38
Visited a doctor in last 12 months	1,731	75.2%	99
Used vitamin/dietary supplement in last 6 months	1,059	46.0%	87
Home (Households)			
Any home improvement in last 12 months	114	23.8%	89
Used housekeeper/maid/professional HH cleaning service in last 12	37	7.7%	59
Purchased low ticket HH furnishings in last 12 months	62	13.0%	81
Purchased big ticket HH furnishings in last 12 months	91	19.0%	91
Bought any small kitchen appliance in last 12 months	103	21.5%	97
Bought any large kitchen appliance in last 12 months	71	14.9%	117
Insurance (Adults/Households)			
Currently carry life insurance	1,069	46.5%	109
Carry medical/hospital/accident insurance	1,457	63.3%	97
Carry homeowner insurance	1,166	50.7%	108
Carry renter's insurance	107	4.7%	57
Have auto insurance: 1 vehicle in household covered	150	31.4%	102
Have auto insurance: 2 vehicles in household covered	124	25.9%	91
Have auto insurance: 3+ vehicles in household covered	103	21.5%	99
Pets (Households)			
Household owns any pet	303	63.4%	118
Household owns any cat	131	27.4%	122
Household owns any dog	258	54.0%	132
Psychographics (Adults)			
Buying American is important to me	1,212	52.7%	124
Usually buy items on credit rather than wait	221	9.6%	82
Usually buy based on quality - not price	395	17.2%	96
Price is usually more important than brand name	725	31.5%	120
Usually use coupons for brands I buy often	526	22.9%	121
Am interested in how to help the environment	364	15.8%	97
Usually pay more for environ safe product	262	11.4%	89
Usually value green products over convenience	264	11.5%	109
Likely to buy a brand that supports a charity	835	36.3%	104
Reading (Adults)			
Bought digital book in last 12 months	134	5.8%	44
Bought hardcover book in last 12 months	355	15.4%	74
Bought paperback book in last 12 month	599	26.0%	83
Read any daily newspaper (paper version)	529	23.0%	88
Read any digital newspaper in last 30 days	448	19.5%	58
Read any magazine (paper/electronic version) in last 6 months	1,961	85.2%	94

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

October 06, 2016



Retail Market Potential

Lumpkin City, GA
 Lumpkin City, GA (1347980)
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	1,579	68.6%	92
Went to family restaurant/steak house: 4+ times a month	513	22.3%	81
Went to fast food/drive-in restaurant in last 6 months	2,085	90.6%	101
Went to fast food/drive-in restaurant 9+ times/mo	968	42.1%	107
Fast food/drive-in last 6 months: eat in	894	38.9%	107
Fast food/drive-in last 6 months: home delivery	88	3.8%	50
Fast food/drive-in last 6 months: take-out/drive-thru	1,068	46.4%	100
Fast food/drive-in last 6 months: take-out/walk-in	388	16.9%	87
Television & Electronics (Adults/Households)			
Own any e-reader/tablet	382	16.6%	52
Own e-reader/tablet: iPad	143	6.2%	41
Own any portable MP3 player	427	18.6%	60
HH owns 1 TV	101	21.1%	103
HH owns 2 TVs	131	27.4%	106
HH owns 3 TVs	88	18.4%	86
HH owns 4+ TVs	88	18.4%	97
HH subscribes to cable TV	130	27.2%	55
HH subscribes to fiber optic	6	1.3%	17
HH has satellite dish	245	51.3%	202
HH owns DVD/Blu-ray player	265	55.4%	92
HH owns camcorder	48	10.0%	72
HH owns portable GPS navigation device	93	19.5%	71
HH purchased video game system in last 12 mos	19	4.0%	50
HH owns Internet video device for TV	15	3.1%	45
Travel (Adults)			
Domestic travel in last 12 months	820	35.6%	71
Took 3+ domestic non-business trips in last 12 months	173	7.5%	68
Spent on domestic vacations in last 12 months: <\$1,000	255	11.1%	103
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	144	6.3%	107
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	37	1.6%	45
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	60	2.6%	67
Spent on domestic vacations in last 12 months: \$3,000+	49	2.1%	39
Domestic travel in the 12 months: used general travel website	64	2.8%	41
Foreign travel in last 3 years	175	7.6%	32
Took 3+ foreign trips by plane in last 3 years	31	1.3%	30
Spent on foreign vacations in last 12 months: <\$1,000	32	1.4%	33
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	28	1.2%	37
Spent on foreign vacations in last 12 months: \$3,000+	31	1.3%	27
Foreign travel in last 3 years: used general travel website	43	1.9%	33
Nights spent in hotel/motel in last 12 months: any	694	30.2%	74
Took cruise of more than one day in last 3 years	103	4.5%	53
Member of any frequent flyer program	81	3.5%	22
Member of any hotel rewards program	125	5.4%	38

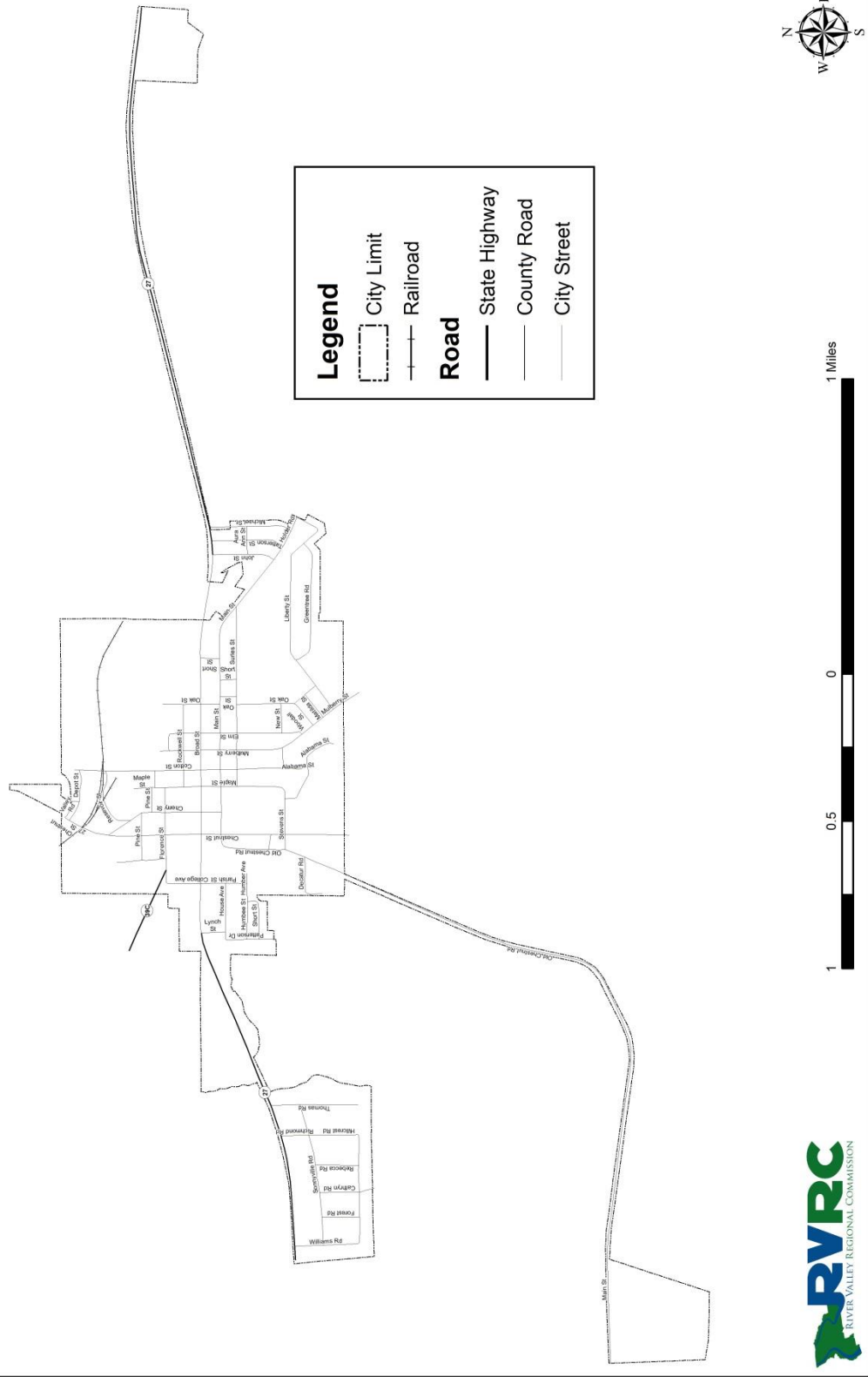
Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

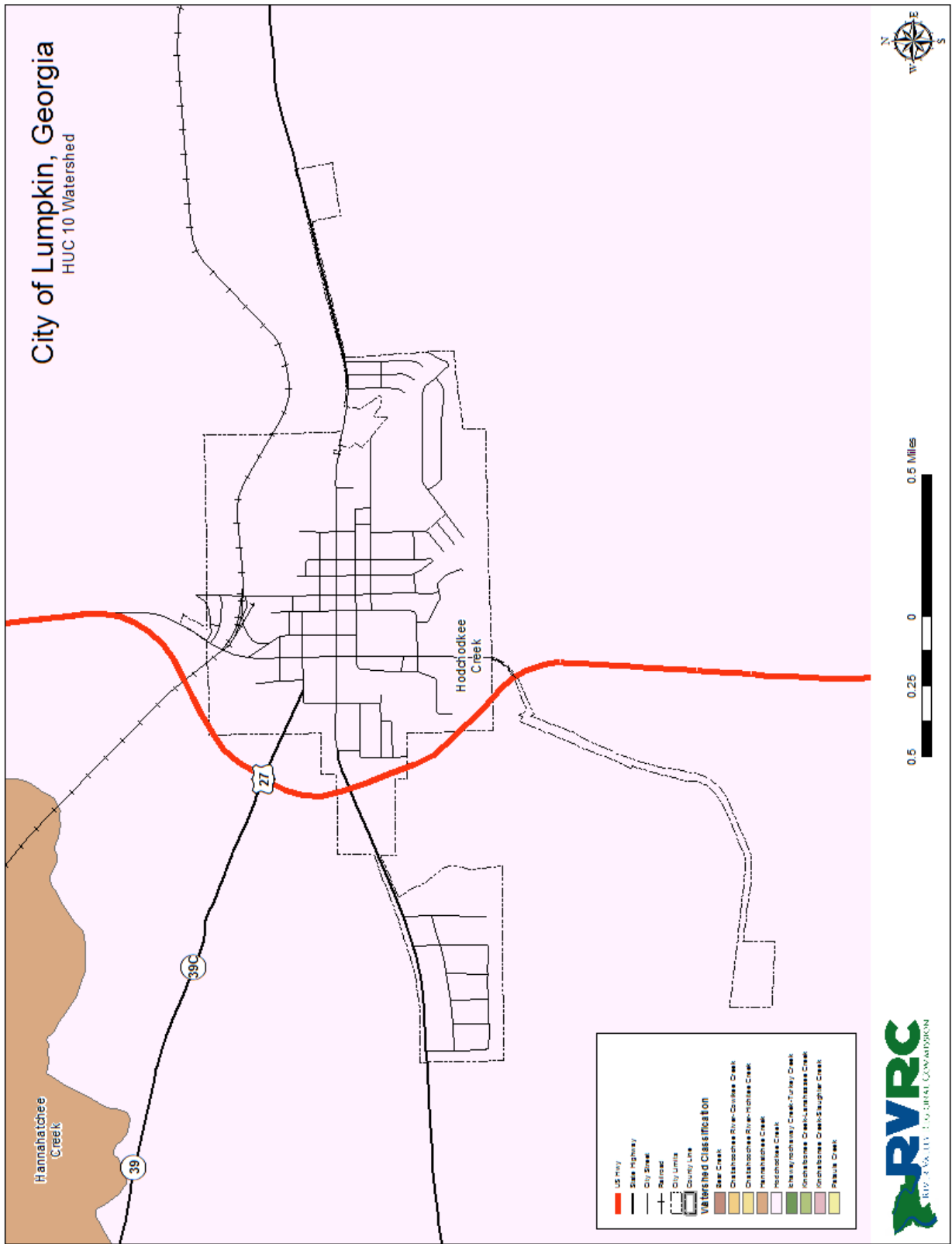
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

October 06, 2016

Appendix: Maps

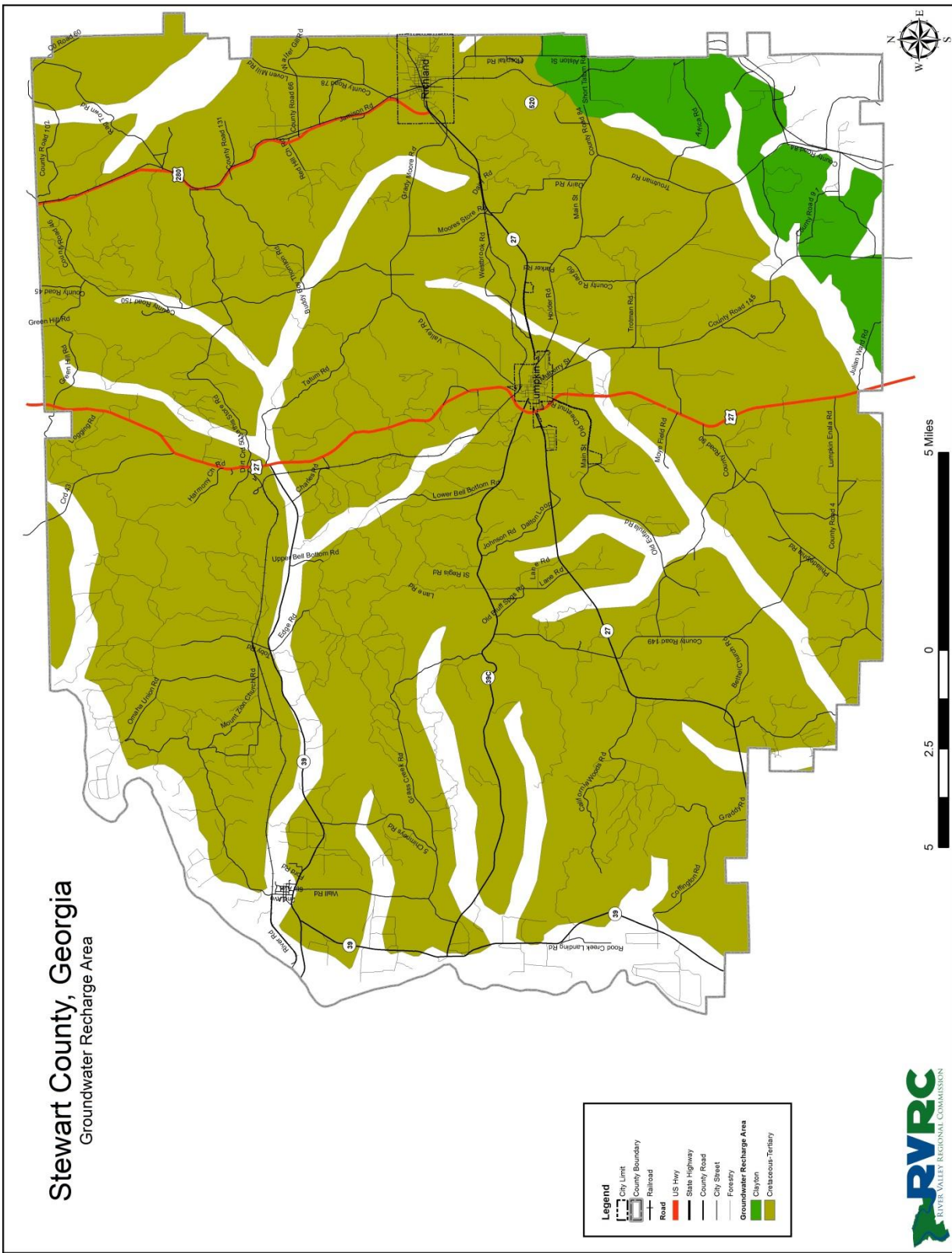
Lumpkin, Georgia Transportation





Stewart County, Georgia

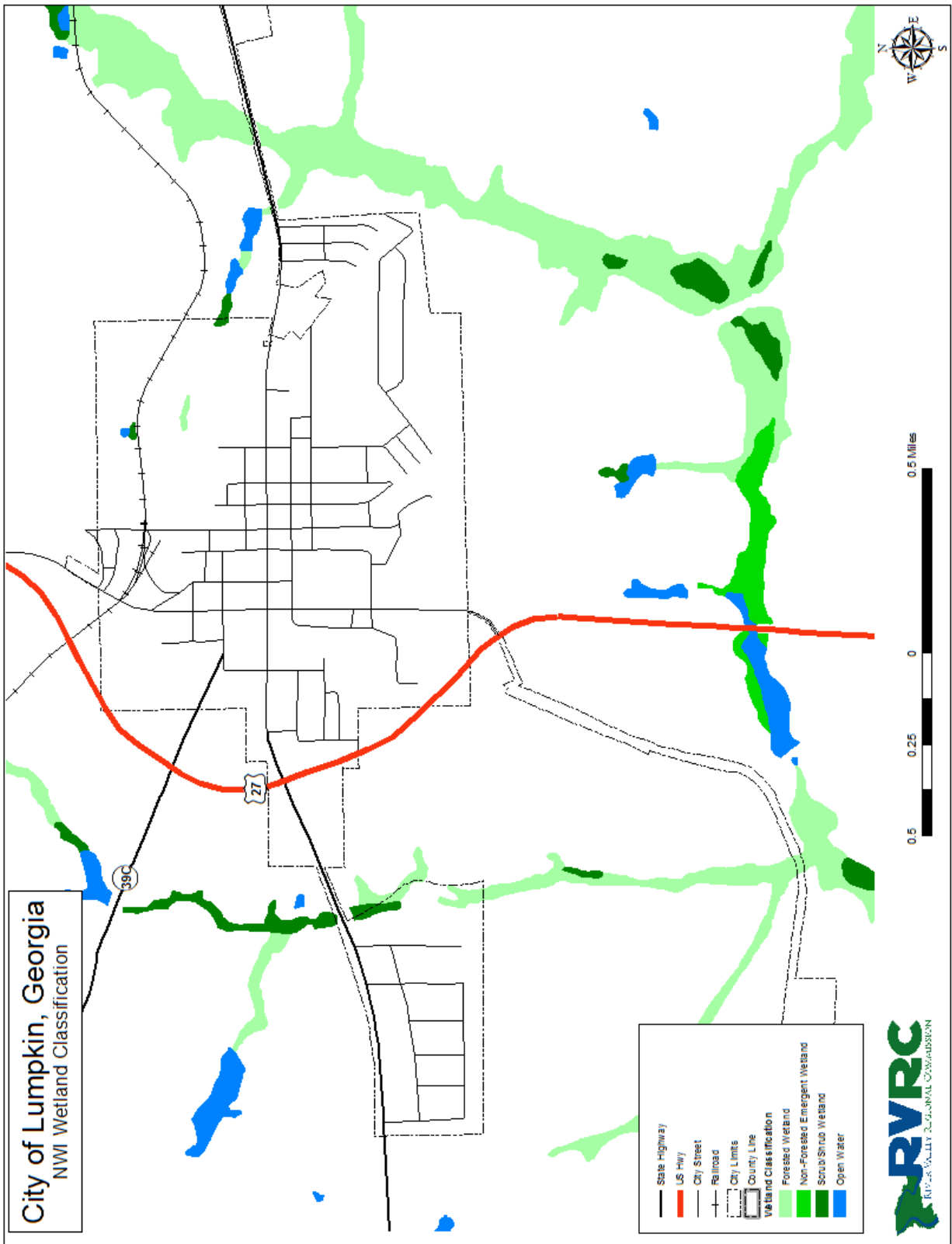
Groundwater Recharge Area



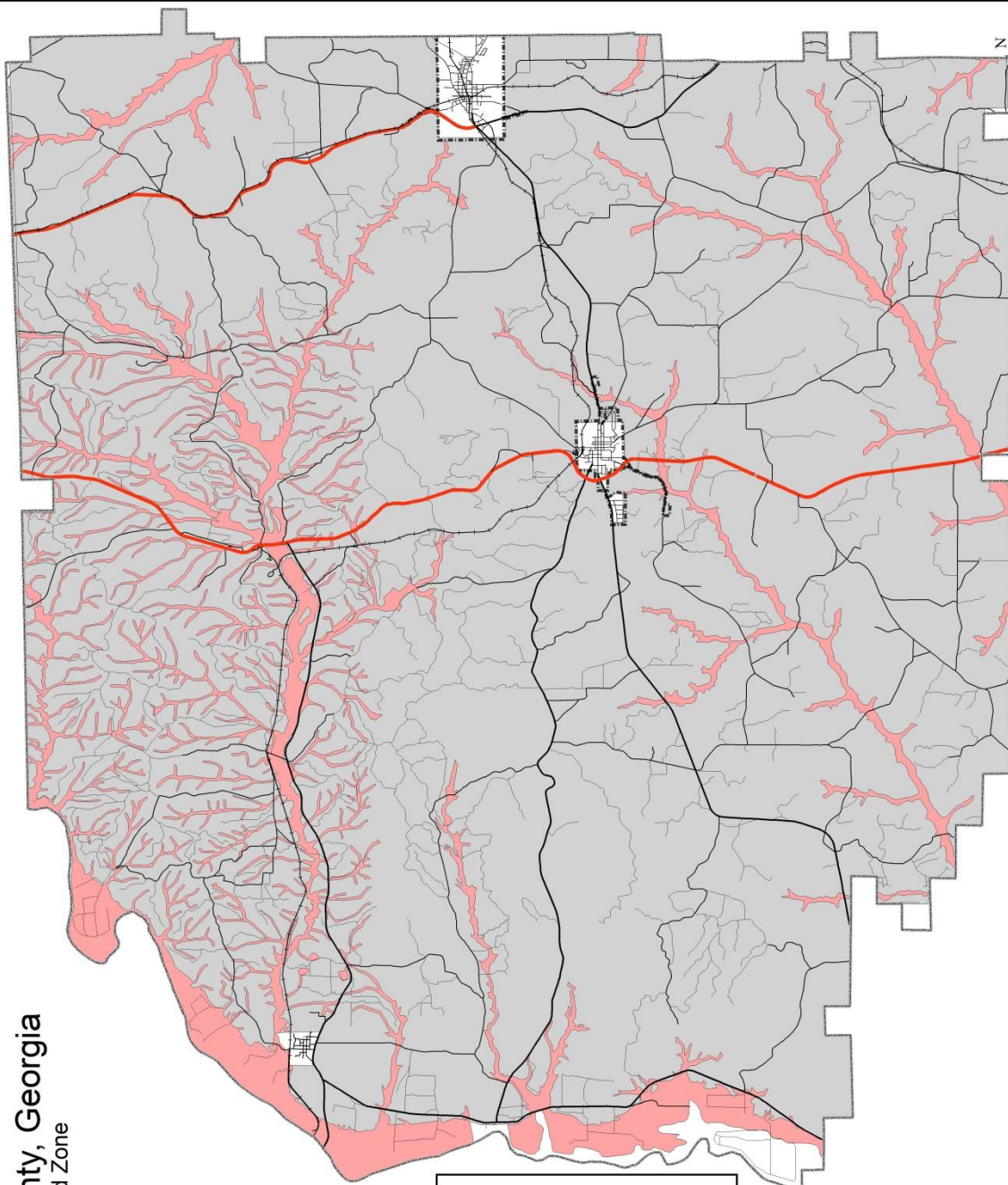
Legend

- City Limit
- County Boundary
- Railroad
- Road
- US Hwy
- State Highway
- County Road
- City Street
- Forestry
- Groundwater Recharge Area
- Clayton
- Cretaceous-Tertiary





Stewart County, Georgia Q3 Flood Zone

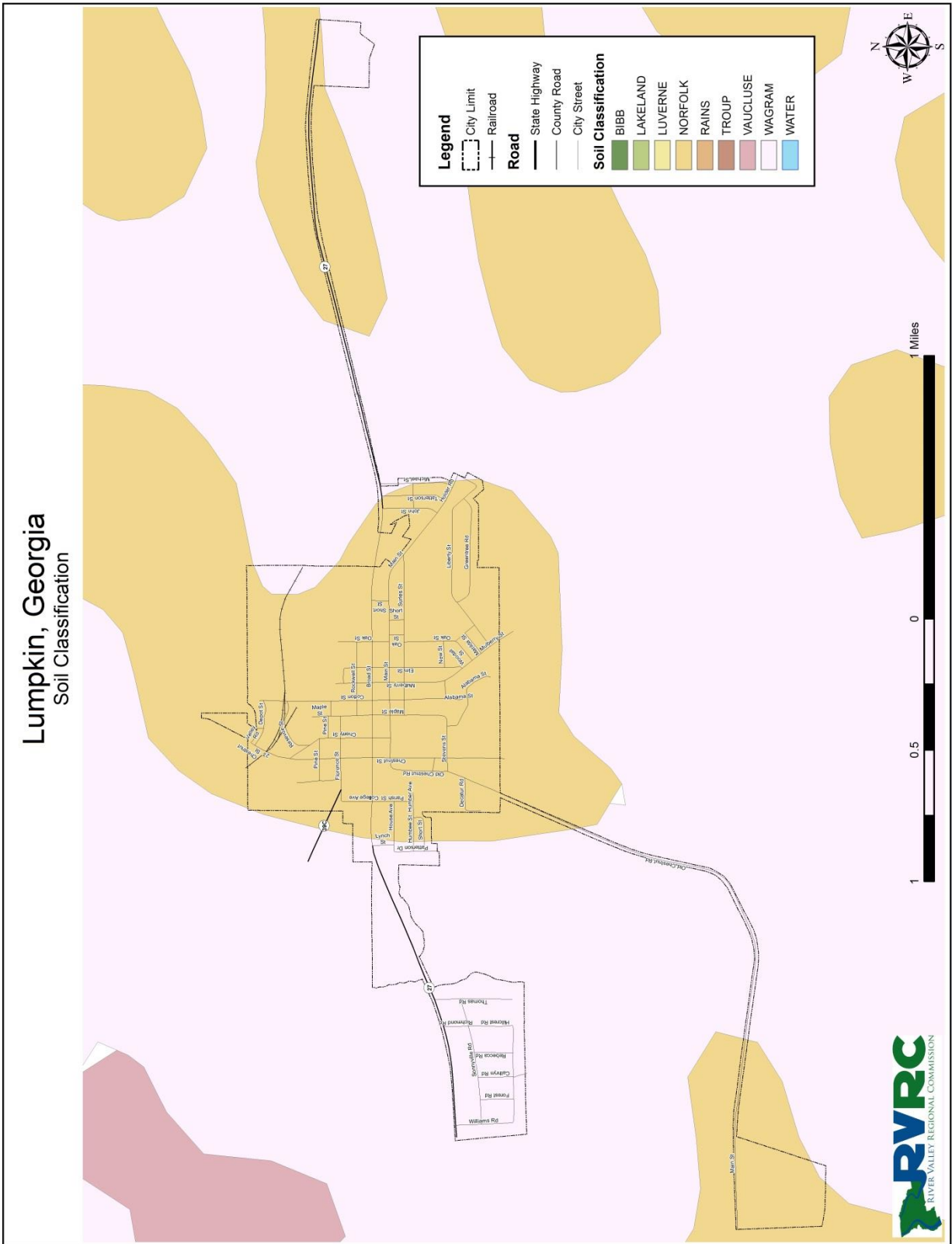


Legend

- County Boundary
- Railroad
- Road**
 - US Hwy
 - State Highway
 - County Road
 - City Street
 - Forestry
 - City Limit
- Q3 Flood Zone**
 - (Zone A) No Base Flood Elevation Determined
 - (Zone AE) Base Flood Elevation Determined
 - (Zone X500) 500 Year Flood Area
 - (Zone X) Outside 500 Year Flood Area
 - Area Not Included

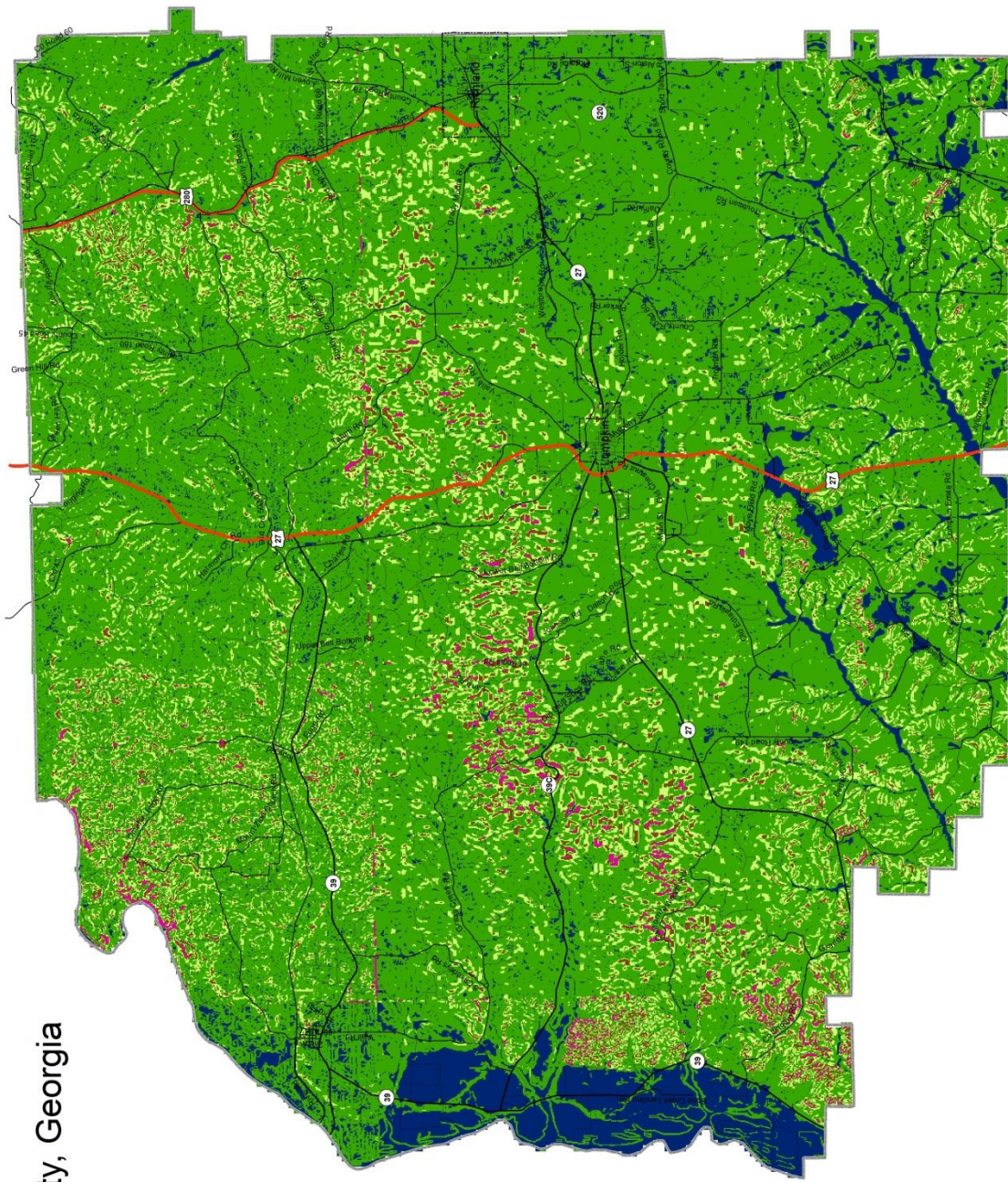


Lumpkin, Georgia Soil Classification



Stewart County, Georgia

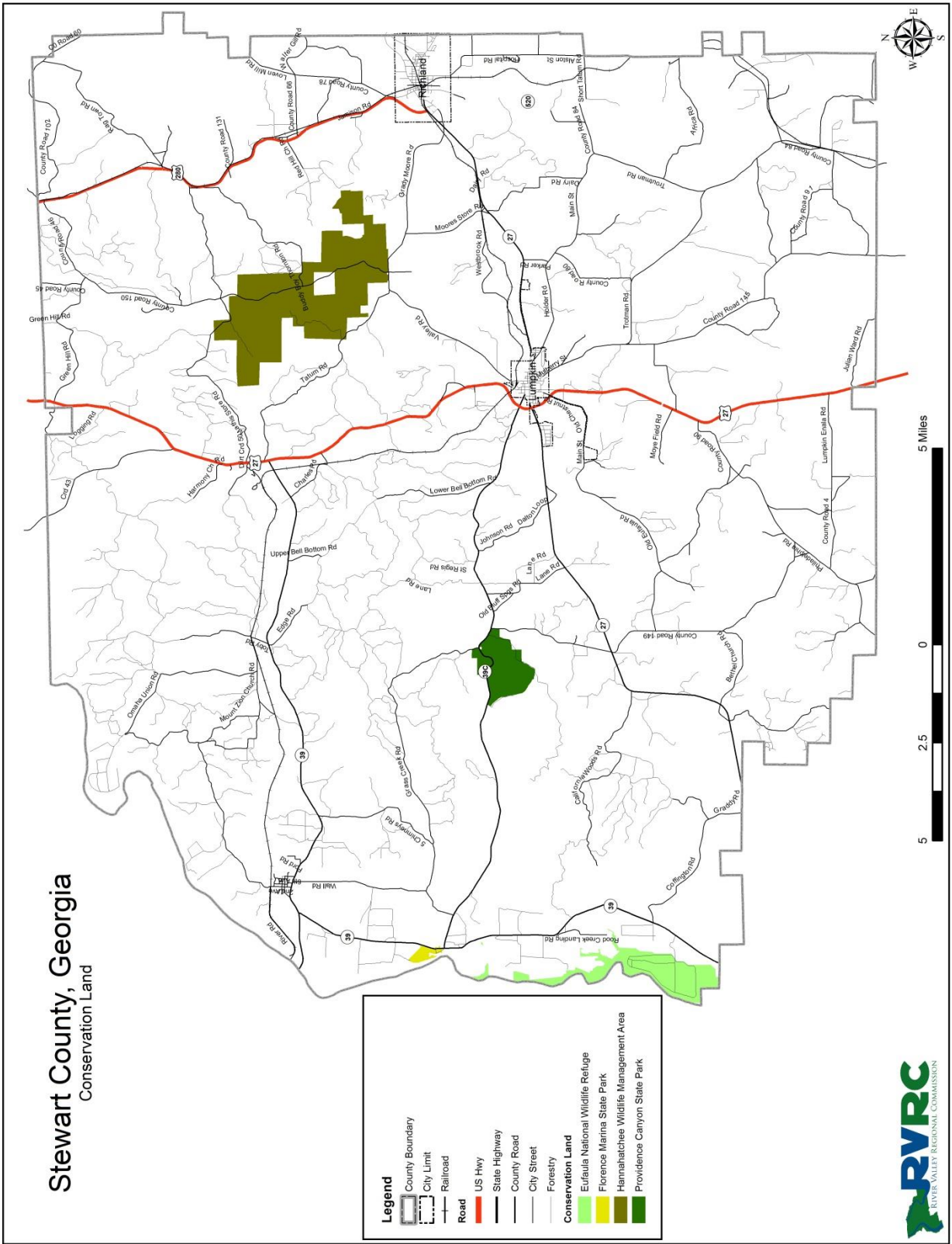
Slope



Legend

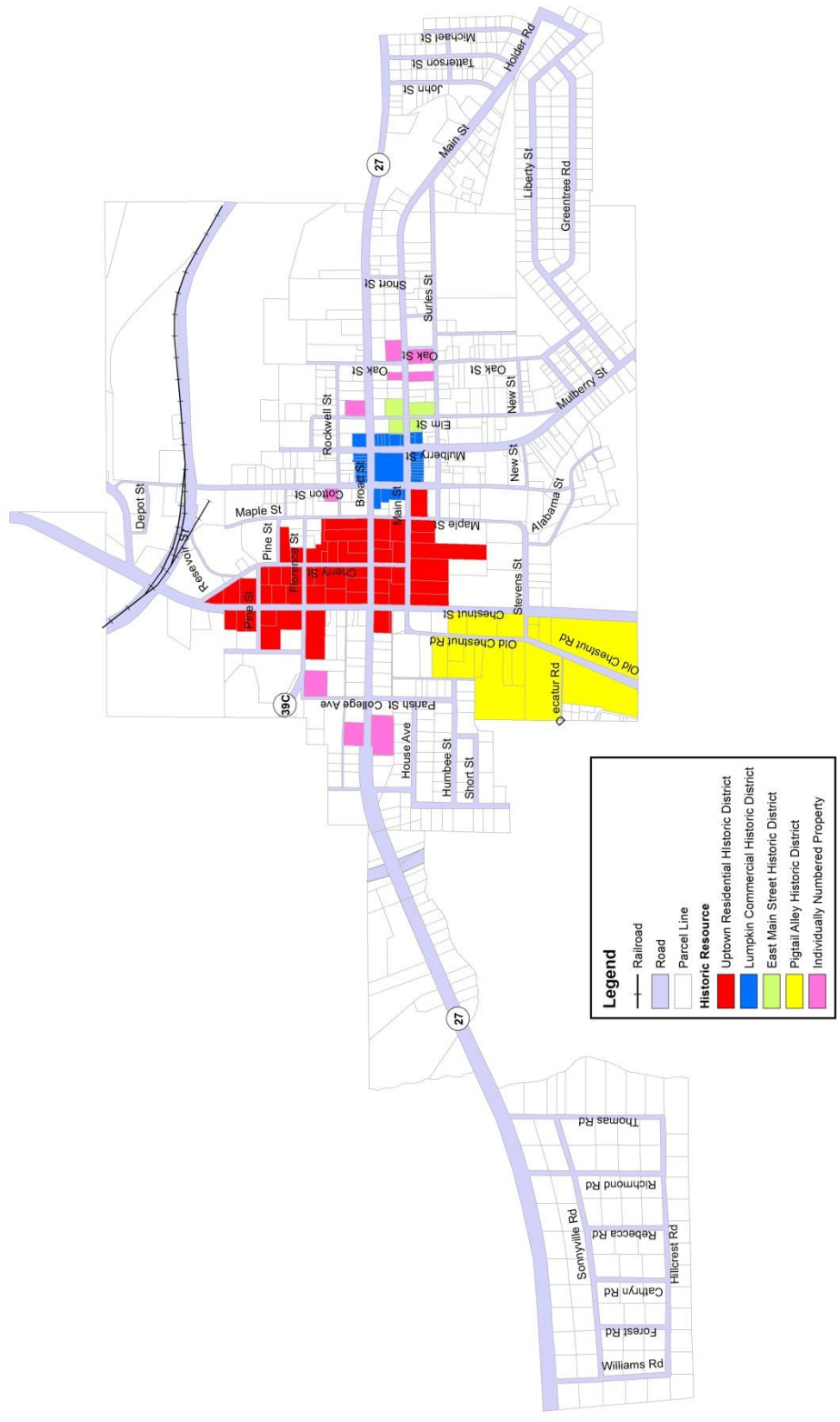
- County Boundary
- City Limit
- Road
 - US Hwy
 - State Highway
 - County Road
 - City Street
 - Forestry
 - Railroad
- Slope
 - 0 - 2%
 - 2% - 15%
 - 15% - 22%
 - 22% - 29%
 - > 29%



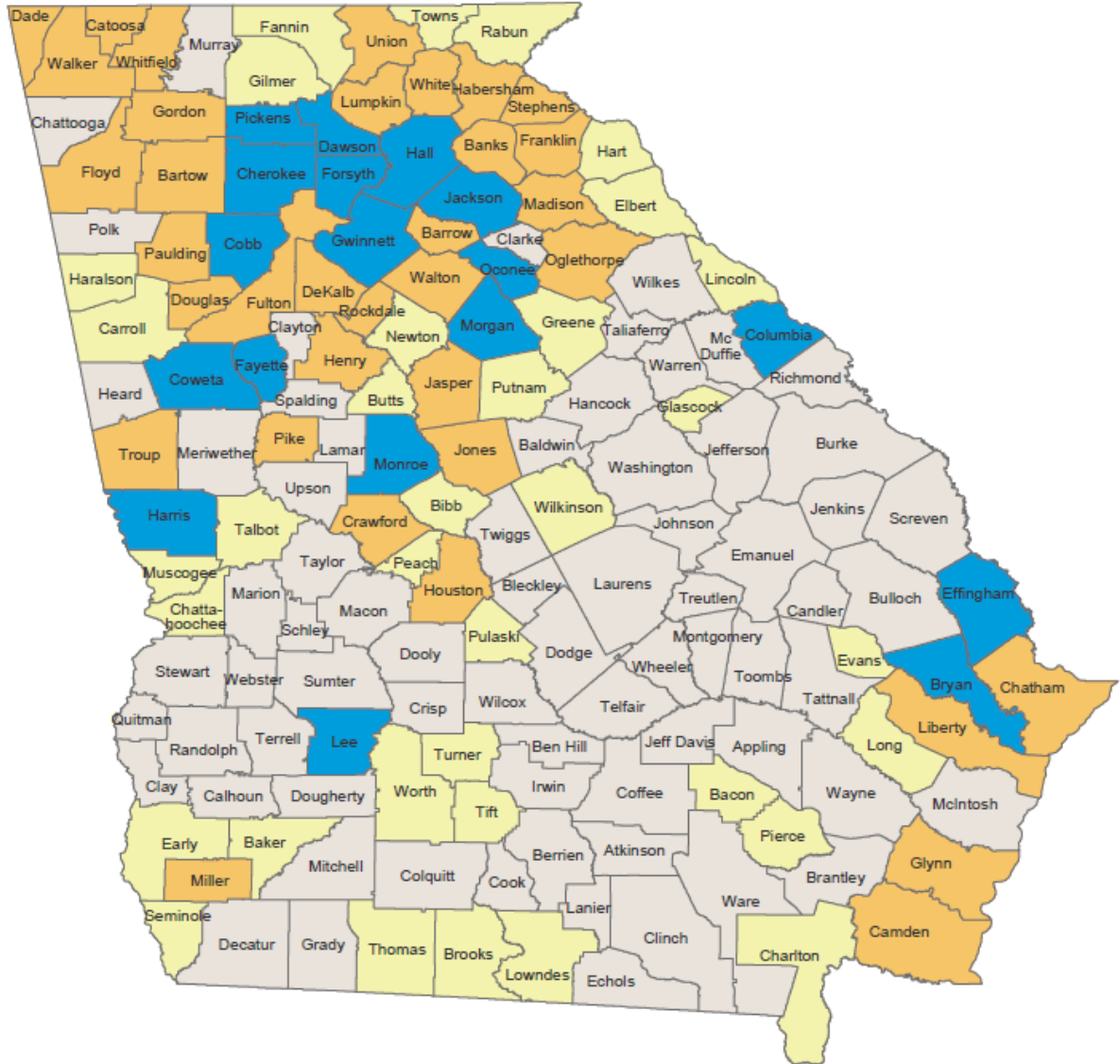






Lumpkin, Georgia

Special Attention Area



2017 Job Tax Credit Tiers



	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:
<http://www.dca.ga.gov/economic/TaxCredits/index.asp>



Appendix: Walkability Audit

**Walk Audit Observation Tool
Stewart County – Lumpkin
Comprehensive Plan**



Please use the following scale to rate the areas observed.
Add additional comments in the available space.

A. EXCELLENT: Area is very walk-friendly and safe
B. GOOD: Area is moderately walk-friendly and safe
C. FAIR: Area is somewhat walk-friendly and safe
D. POOR: Area is not walk-friendly or safe

1. Physical Environment

Look at the physical environment and how it affects the behavior of children and adults, such as overgrown landscape, abandoned areas, dark concerns, etc.

Rating	Comments
C	Condition of Sidewalks: Fair Handicap Accessibility: Fair Painted Crosswalks: Poor Shaded Areas: Good
C	Condition of Sidewalks: Fair Handicap Accessibility: Fair Painted Crosswalks: Poor Shaded Areas: Good
C	Condition of Sidewalks: Good Handicap Accessibility: Fair Painted Crosswalks: Poor Shaded Areas: Fair

2. Behaviors:

Pay attention to the behavior of Motorists, Pedestrians, Bicyclists, and Safety Personnel (including Law Enforcement, crossing guards, etc.)

Rating	Comments
C	
C	
C	

3. Barriers:

Look at barriers such as limited sight for drivers and pedestrians, blind spots, hidden entrances, etc.

Rating	Comments
C	
C	
C	

4. Marketing and Infrastructures

Look at sidewalks, street crossings, speed signs that need improvement or to be added.

Rating	Comments
C	
C	
C	Test. Replace damaged areas.

5. Safety

How safe does the walking area look? Does it look a safe place for residents to walk or bike?

Rating	Comments
C	Handicap accessible areas and sidewalk work needed.
C	Needs more handicap accessible areas and some areas ground down on the sidewalk.
C	No crosswalks. Need more handicap access ramps. Need bike lanes.

6. Goals

Based on your observations, what would you like to see happen in this community?

Rating	Comments
C	Benches, new signage, and pocket parks.
C	Add benches around the square, pocket parks, more signage needed.
C	Sidewalk repair, crosswalks, Complete Streets Concept conversions, pocket parks.

Appendix: Public Hearings and Public Meetings

#782

SWJ PC THURSDAY, MAY 26, 2016 - B 3

2017.

Public Meeting

Stewart County and the cities of Lumpkin and Richland will hold a joint public meeting on Tuesday, June 7, 2016 at 6:30 p.m. at the Courthouse located in the square in Lumpkin, GA to review Comprehensive Plan Update activities and a schedule of completion.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Stewart County as well as Lumpkin and Richland are committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Stewart County Assistant Clerk. The Assistant County Clerk, Anne Holloway, can be reached at 229-838-6769 (ext. 201). For more information about the public hearing, please contact Allison Slocum with the River Valley Regional Commission at 706-256-2910.



By: Ian Harrison
TORONTO (AP) A
series that once looked lopsided is now even.
Kyle Lowry scored 35 points, including a drive-

Lowry, DeRozan lead Raptors to 105-99 win over Cavs

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

June 7, 2016

Name Contact Information / Email / Phone No. Which community are you interested in?

David Barrett 229-838-5122 gmsine1@bellsouth.net

~~David Barrett~~ msdebstone@yahoo.com

Barbara Culligan me@mailma 1217 Yahoo.com 229-838-6312

Jimmy Babb jpbabb@bellsouth.net 229-321-0245

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

June 7, 2016

Stewart County Courthouse

6:30 p.m.

- I. Welcome and Announcements
- II. Review of Process
 - A. Identification of Leadership Team
 - B. Identification of Stakeholders
 - C. Public Participation Techniques
 - D. Plan Elements
 - E. Plan Schedule and Benchmarks
 - F. Community Needs and Opportunities
- III. Review of Existing Land Use Maps
- IV. Question and Answers
- V. Adjourn

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

July 12, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Robyn Fant	P.O. Box 1017 Lumpkin 31815 Fantrobyp@gmail.com 229-215-9539	City of Lumpkin
Barbara Cullifer	P.O. Box 1017 Lumpkin, GA 31815 229-838-6312	City of Lumpkin
Debbie Stone	125 House Ave Lumpkin, GA 31815 msdebstone@yahoo.com	City of Lumpkin
RANDY BUTTS	PO Box 158 Lumpkin, GA 31815 LUMA@WADSWORTH.NET	CITY OF LUMPKIN
Joseph B. Williams	20070 US Hwy 432, GA 31805 Joseph.B.Williams@BellSouth.net	
Jimmy Lee	jimmylee1947@icloud.com 706 587 0455 PO Box 37 Cumbo, GA 31821	

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

August 2, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Roby L. Min	r.morris@rivervalleyrc.org 706-256-2910	All
William B. Allen	astarum@rivervalleyrc.org	"
Joseph B. Williams	JosephWilliams@bellsouth.net 706-752-4003	
Rosine Ross	mrossigns@yahoo.com	
Elizabeth	richlandfire31825@gmail.com	
Kathy Blackburn	Kathyblackburn@live.com	
William Bill Cop	Richland city council	
Samantha Pace	paces@wga.edu	
Natasha Jordan	Paj@6238a-nj6238@yahoo.com	
Victoria Barrett	vbarrett@wvga.org	
Kenneth Young	KennethYoung@yahoo.com	Hall

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

August 2, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Robyn Fant	P.O. Box 1017 Lumpkin, Ga 31815 fantr@stewart.mn.ga.us	City of Lumpkin
Barbara Cullifer	P.O. Box 1017 Lumpkin GA 31815 meprowe1217@yahoo.com	City of Lumpkin
Debbie Stone	125 House Ave. Lumpkin, Ga 31815 msdebstone@yahoo.com	City of Lumpkin
Jimmy Lea	PO Box 37 Circula GA 31821	jimmy.lee@icloud.com

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

August 2, 2016

Lumpkin City Hall

6:30 p.m.

- I. Welcome and Announcements
- II. Create Vision Statements
- III. List Community Goals and Policies
- IV. Question and Answers
- V. Adjourn

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

September 13, 2016, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Rick Morris	r.morris@rivervalleyga.org	All
Randy Butts	229-838-6333 Lumpkin Area @ BellSouth.net	All
Edwina Turner	stewartcountyfc@gmail.com	All
Samantha Paele	229-938-1000 paele@ug.edu	All

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

September 13, 2016, 2016

Name Contact Information / Email / Phone No. Which community are you interested in?

Robyn Fardt

Barbara Puffer

Debra Aboe

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

September 13, 2016

Richland Hotel

6:30 p.m.

- I. Welcome and Announcements
- II. Review Work from Last Session
- III. Review Character Areas
- IV. Update Land Use Maps
- V. Question and Answers
- VI. Adjourn

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

October 11, 2016, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
<i>Jay P. Williams</i>		
<i>Jenny Sue</i>		

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

October 11, 2016, 2016

Name Contact Information / Email / Phone No. Which community are you interested in?

Debbie Stone		Lumpkin
Barbara Cullifer		Lumpkin
RANPALL BUTTS		Lumpkin
Victoria Barnett		Richland
Kenneth Jolley		Richland

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

October 11, 2016

Lumpkin City Hall

6:30 p.m.

- I. Welcome and Announcements
- II. Review Work from Last Session
- III. Transportation
 - Traffic Count Data and Locations
 - Problem Locations
 - Walkability Assessment Date
- IV. Housing
 - Review Housing Data
 - Problem Locations
- V. Economic Development
 - Review Economic Development Data
 - Business Highlights
- VI. Questions and Answers
- VII. Adjourn

FREE
 ESTIMATES

 www.grahamcockfuneralchapel.com
 142 SOUTHLAND RD., AMERICUS • 924-9888

conditioning system, stating that it was still in need of service and repair. Mr. [Name] attended the meeting.

Richland Continued from Page 1

...were instructed to properly maintain them. We appeal to all businesses and property owners not to let this happen here.

Not every business or property owner has adequate funding for these improvements so we must put our heads together to keep from losing them. Talk to us; plan with us. We must not lose our historic downtown. Most of us have great memories of every building downtown.

Help us! We will hold an open-Town Hall Meeting on Monday, February 6, 2017 at 6:00 PM in the City Hall Annex (the old Ricochet Cafe building). Make your plans to attend. It is critical that business owners and property owners attend, but equally important for everyone who loves Richland to be there.

We can only grow when great minds and ideas are shared. Bring your requests and suggestions. Main Street can and will listen.



OBITUARIES

Fitzgerald Evans "Jerry" Kelly

Carter Shropshire, Miles Michael Shropshire, Elizabeth Jade Shropshire and Evans Feagin Spence.

She was preceded in death by her parents, John Charles Evans and Jessie Fitzgerald Evans, and her loved grandson, Randall Carter Butts, Jr.

A Graveside Service was held at Fitzgerald Cemetery in Omaha, Georgia on January 12th at 2:00 pm with Reverend Dan Smith officiating.

In Lieu of flowers, the family is requesting memorials be made to Fitzgerald Family Cemetery Memorial, P.O. BOX 758, Lumpkin, Georgia 31815

Baldwin Funeral Home was in charge of all arrangements. Visit the online guest book on the Baldwin Funeral Home web site at www.baldwinfuneralhome.com.

Baldwin Funeral Home, 50 Overby Dr., P. O. Box 394, Richland, GA 31825 229-887-2750

Public Meeting

Stewart County and the cities of Lumpkin and Richland will hold a joint public meeting on Sunday, January 22, 2017 at 3:00 p.m. at the Richland Annex Building located at 342 Broad Street, Richland, GA 31825 to review a draft Comprehensive Plan Update.

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan and provide opportunity for residents to make suggestions, additions or revisions to the draft Comprehensive Plan Update. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use/Development Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Needs and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Formal written comments on the draft Comprehensive Plan Update will be accepted until January 24, 2017 at the following address:

River Valley Regional Commission
 ATTN: Stewart County Comprehensive Plan
 P.O. Box 1908
 Columbus, GA 31902-1908

Stewart County, City of Lumpkin and the City of Richland, is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Richland City Clerk. The City Clerk, Wanda Wilson, can be reached at 229-887-3323. For more information about the public hearing, please contact Allison Slocum or Rick Morris with the River Valley Regional Commission at 706-256-2910.

J.J. JAXON COMPANY

MONUMENTS • MARKERS • SLABS • CEMETERY LOT IMPROVEMENTS

Serving the area for over 65 years



118 N. Orange Avenue • Eufaula, AL

Call Sandy Sanderson

1-800-365-2966 • 334-687-8031

Email: jjaxonco@bellsouth.net • Web: www.jjaxoncompany.com

**Stewart Webster Journal
 Patriot Citizen**

P. O. Box 250, Richland, GA 31825
 Phone: (229) 887-3674 e-mail: swjpc@bellsouth.net
 web: www.swjpc.com

BALDWIN FUNERAL HOME

Baldwin Funeral Home has purchased Smith Funeral Home. All pre-arranged services of Smith Funeral Home have been transferred to Baldwin Funeral Home

Allow Baldwin Funeral Home to Assist in Time of Passing

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

January 22, 2017

Name	Contact Information / Email / Phone No.	Which community are you interested in?
<i>Allison Acorn</i>	<i>RVRC</i>	
<i>Robert McTear</i>	<i>City Richland</i>	
<i>Patty Moran</i>	<i>RVRC</i>	
<i>Laura B. Smith</i>	<i>229-887-2528</i>	
<i>Gloria Smith</i>	<i>229-887-2528</i>	
<i>Mary Morris</i>	<i>229-321-0600</i>	

Appendix: Leadership Team and Stakeholders

Stewart County Comprehensive Plan 2016 Stakeholder List

David Barrett	gmsinc1@bellsouth.net	229-938-5122
Adolph McLendon	cityofrichland@bellsouth.net	229-321-2489
Debbie Stone	msdebstone@yahoo.com	
Barbara Culliver	memama1217@yahoo.com	229-838-6312
Jimmy Babb	jpbabb@bellsouth.net	229-321-0245
Victoria Barrett	vbarrett@cwvga.org	229-854-4889
Joe Lee Williams	jwilliams@stewartcountyga.gov	229-943-3149
Randy Butts	lumpkinadmin@bellsouth.net	229-838-4333
Edwina Turner	stewartcountyfc@gmail.com	229-321-2167
Ashley Turner	asturner@wcbradley.com	706-289-1572
Joseph Williams	josephbwilliams@bellsouth.net	706-5752403
Rossie Ross	mrosssigns@yahoo.com	
Eddie Lester	richlandfire31825@gmail.com	
Kathy Blackburn	kathyblackburn@live.com	
William Coy	cityofrichland@bellsouth.net	
Samantha Pace	paces@uga.edu	
Natasha Jordan	naj6238@yahoo.com	
Kenneth Josey	kenneth.josey@yahoo.com	
Robyn Fant	fantr@stewart.k12.ga.us	229-815-9539
Jimmy Lee	jimmylee1947@icloud.com	