



## COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): RC: River Valley Regional Commission

Submittal Type: City of Lumpkin Comp Plan

Preparer: River Valley RC

Cover Letter Date: February 7, 2022

RC     Local Government     Consultant: Specify

Date Submittal Initially Received by RC: February 7, 2022

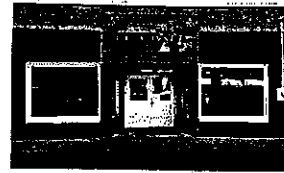
Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

City of Lumpkin

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Barbara Cullefer, Mayor Pro tem  
Nikita Seay, Council  
Billie Ann Mallory, Council

Flossie Brown, Council  
Mitzi House, Council  
Anne Holloway, City Clerk

Jimmy Babb, Mayor

February 7, 2022

Jim Livingston, Executive Director  
River Valley Regional Commission  
228 West Lamar Street  
Americus, Georgia 31709

RE: City of Lumpkin Comprehensive Plan 2022-2026  
Submittal of Draft Update

The City of Lumpkin Council has completed the draft update of our comprehensive plan for the period 2022-2026. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional Commission and the Department of Community Affairs.

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

I certify that appropriate staff and decision-makers have reviewed the Middle Chattahoochee Regional Water Plan and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) applicable to our community and taken both into consideration in updating our plan.

If you have any questions concerning this submittal do not hesitate to contact Anne Holloway City Clerk, at 229-838-4333 or [lumpkincity@bellsouth.net](mailto:lumpkincity@bellsouth.net).

Sincerely,

A handwritten signature in cursive script that reads "James P. Babb". The signature is written in dark ink and is positioned above the printed name.

James P. Babb,  
Mayor

2022

# City of Lumpkin

## COMPREHENSIVE PLAN



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**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 2022-2027 be adopted.

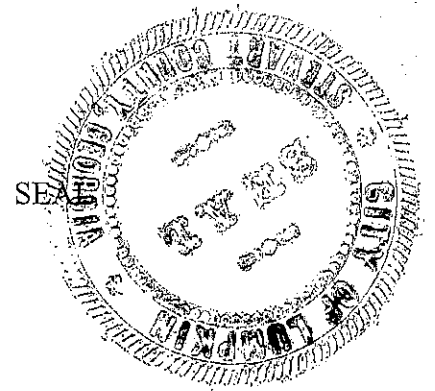
Duly considered and approved by the Lumpkin City Council in session this 28<sup>th</sup> day of February, 2022.

CITY OF LUMPKIN  
CITY COUNCIL

James Ball  
Mayor

ATTEST

Anne Holloway  
City Clerk



# City of Lumpkin Comprehensive Plan 2022

## Lumpkin Vision Statement

A successful Lumpkin is a vibrant, safe, home affordable, infrastructure ready, cohesive Lumpkin. We want the City of Lumpkin to be a safe, desirable, and clean community for everyone. We want a friendly, helpful, welcoming community that instills civic pride in those who live here. We want a Lumpkin where there is more industrial and commercial activity, historic, ecological and art tourism with jobs available for everyone. We want parks and recreational facilities for adults and children to enjoy while being connected to walkable and safe pathways in and around town. 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.

## Community Priorities

1. Economic Development
2. Roads/Streets
3. Education
4. Water
5. Sewer

Source: 2021 Stewart County Comp Plan Survey

## 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.



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## 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 city officials including the city manager, city clerk, the mayor and one resident Maryanne Cromer. The leadership team developed a list of stakeholders with the City of Richland and Stewart County from whom to solicit input regarding the comprehensive plan update (See Appendix for Stakeholder List).



## **Citizen Notification and Public Meetings**

The first and final public meetings were the only in person meetings. The additional Covid-19 challenges of encouraging community involvement in the comprehensive planning process were addressed by utilizing online surveys. Links to the survey were posted on the Stewart County website, Department of Public Health website and the websites of Richland and Lumpkin. The local newspaper included a public notification. The 28-question survey was open from May 10, 2021, through August 23, 2021 and received 207 responses.

The respondents represented all areas of the community, with responses paralleling population density within the community. Forty percent of respondents reported living in Lumpkin, 37 percent in Richland and 23 percent in the unincorporated portions of the county. The community was also well represented in length of residency and generational demographics. Nearly 72 percent of respondents have called Stewart County home for over 16 years. Eleven percent reported having been residents between 7 and 15 years, and nearly 18 percent indicated having been Stewart County residents for fewer than six years. Public notices were placed at city halls and the county commissioners' office. Advertisements were run in the newspaper. The leadership team, stakeholders, and residents were asked to assist in promoting citizen involvement opportunities. (



## **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 May 11, 2021, 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 Stewart County, Lumpkin's, and Richlands, Needs and Opportunities as listed in the 2016 Plan and asked what needs to be changed.

A final public hearing was held January 21, 2022, at the Stewart County Courthouse. The purpose of the meeting was to allow citizens to review and comment on the Comprehensive Plan Update. All draft documents, such as the vision statements, needs and opportunities were available for review. Staff addressed any comments related to the vision, goals, needs and opportunities, Report of Accomplishments, and the new Community work Program. Any comments collected at the conclusion of the meeting were summarized and responded to in a timely manner. Any comments submitted after the meeting were also addressed.

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 population growth in Muscogee County and continued utilization of Fort Benning could stabilize or slightly increase the population of Stewart County. If Georgia Power chooses Stewart County as the location of its next nuclear or gas 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 Stewart County or Lumpkin thus boosting population numbers.

**Table 1: Stewart County and Cities Population: 1990-2020**

Community	1990	2000	2010	2020	Percent Change Since 2010-2020
Richland	1,668	1,794	1,473	1,370	6.9%
Lumpkin	1,250	1,369	1,348	891	33%
Stewart County	5,654	5,225	6,058	5,314	12.3%
State of Georgia	6,478,216	8,186,453	9,687,653	10,711,908	10.6%

Sources: U.S. Census Bureau, 1990, 2000, 2010; 2020

**Table 2: Stewart County and Cities Population: 2030-2040**

Community	2030	2040
Richland	1,275	1,187
Lumpkin	600	402
Stewart County	4,660	4,087
State of Georgia	11,650,233	12,292,423

Source: RVRC and Georgia County Guide: Years 2030, 2040

## Community Facilities

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. Often, 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.

Property owned and operated by the city of Lumpkin include 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	Water	Ground	420
Lumpkin	Water & Sewer	(W)Ground (S) Oxidation Pond	567
Richland	Water & Sewer	(W)Ground (S) Oxidation Pond	563

Source: Local Government Survey 2021

**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	400,000	N/A	Ground	1230 gpm	2,979
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 2021

**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
<b>TOTAL:</b>	800,000	275,000

Source: Local Government Survey 2021

## Identified Needs and Opportunities

### Needs:

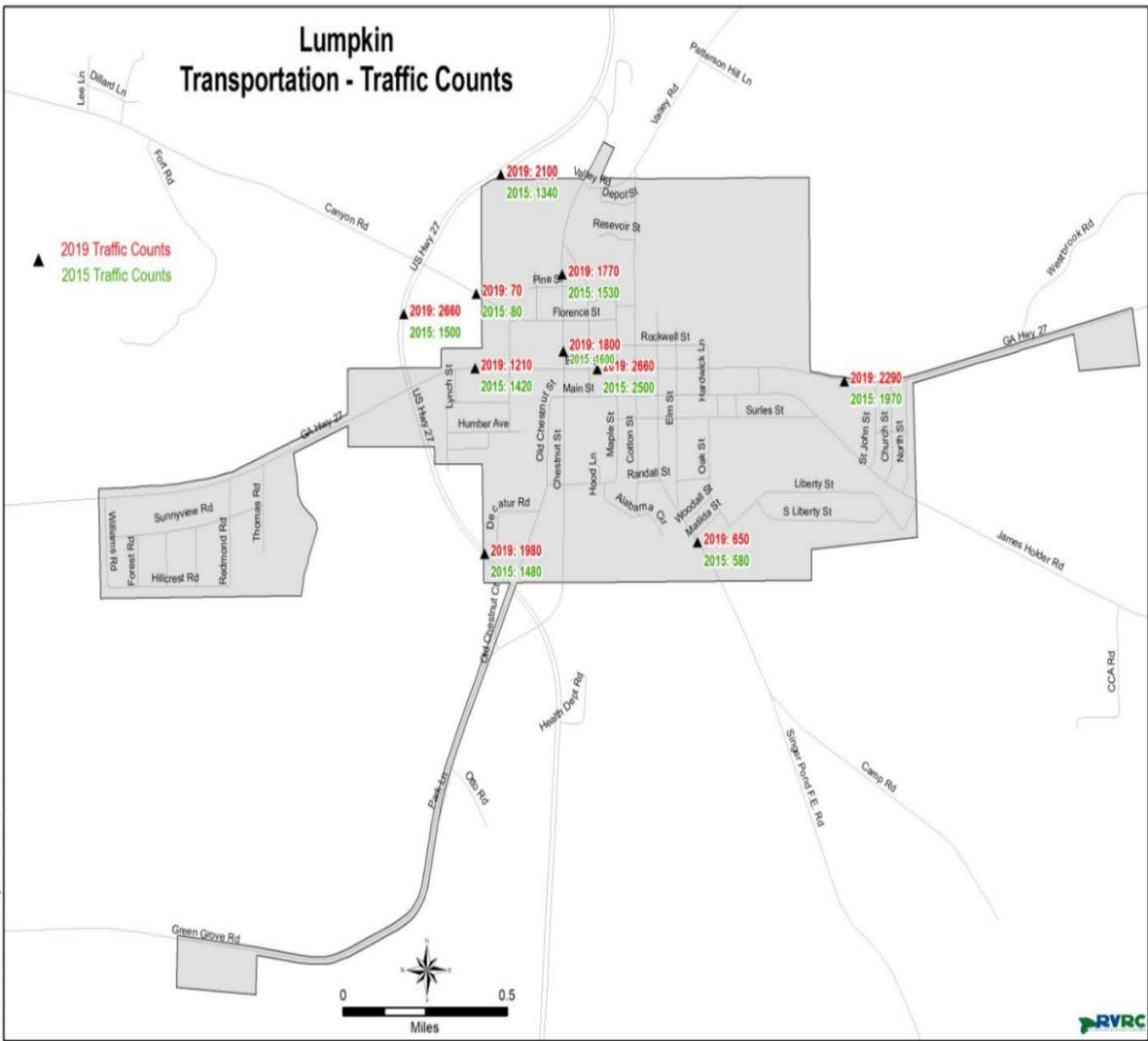
- R.V park to capitalize on increasing tourism visits
- Correct drainage problems on Broad Street
- Sewage problems on Main Street
- There are drainage problems in areas of the City of Lumpkin which need to be corrected. Priority is to correct drainage problems on and around Broad Street.
- Lumpkin needs operating equipment to better address community needs. The equipment need include but is not limited to a small bulldozer, chipper, tractor, back hoe, and dump truck.

### Opportunities:

- The City of Lumpkin is physically locating services and infrastructure in impact areas to benefit the citizens and make for easy access to existing parks via walking, bicycle, car, etc.) Improvements include walking trail additions, addition of new and safe sports equipment, merry-go-round, and swing set. The tennis court has also been renovated.
- There is an opportunity for all local governments in Stewart County to partner with the school system to meet the recreational needs of all citizens. Thus, Stewart County, Lumpkin, and Richland partnered with the Stewart County School Board to use the old high school/middle school building as a community center and is also the location of the new recreation department plus other agencies.



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 20 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 currently. They are not expected to be at capacity soon.

In 1992, the highest traffic count in Lumpkin was 3,140 average daily trips on Broad Street. For that same spot in 2020, the average daily trip figure was 2,520. In 1992, the average daily trip along GA Hwy. 27 coming from the east was 1,791. By 2020, the number of average daily trips had decreased to 1,650. The highest traffic Count for U.S. 27 in Stewart County for 2020 is 3,680 and is four miles north of Lumpkin.

## **Proposed Interstate 14**

A project that has been talked about since 2004, and that is still being discussed is Interstate 14. Construction of the proposed interstate will be very expensive project and will require Congressional support. The U.S. Senate in August of 2021 approved the amendment to the pending infrastructure package expanding the congressional designation of a corridor across Texas, Louisiana, Mississippi, Alabama, and Georgia. Completion of the interstate, once approved, is estimated to take twenty (20) years. The approval of the amendment has given the I-14 Interstate project some new life. If I-14 Interstate project is ever built, the proposed corridor will have a major impact on the RVRC counties.



## 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**

<b>Road by Function</b>	<b>Linear Miles</b>
<b>Unpaved</b>	39.7
<b>Interstate</b>	0
<b>State Route</b>	105
<b>County Road</b>	288
<b>City Street</b>	32
<b>Total Mileage</b>	426

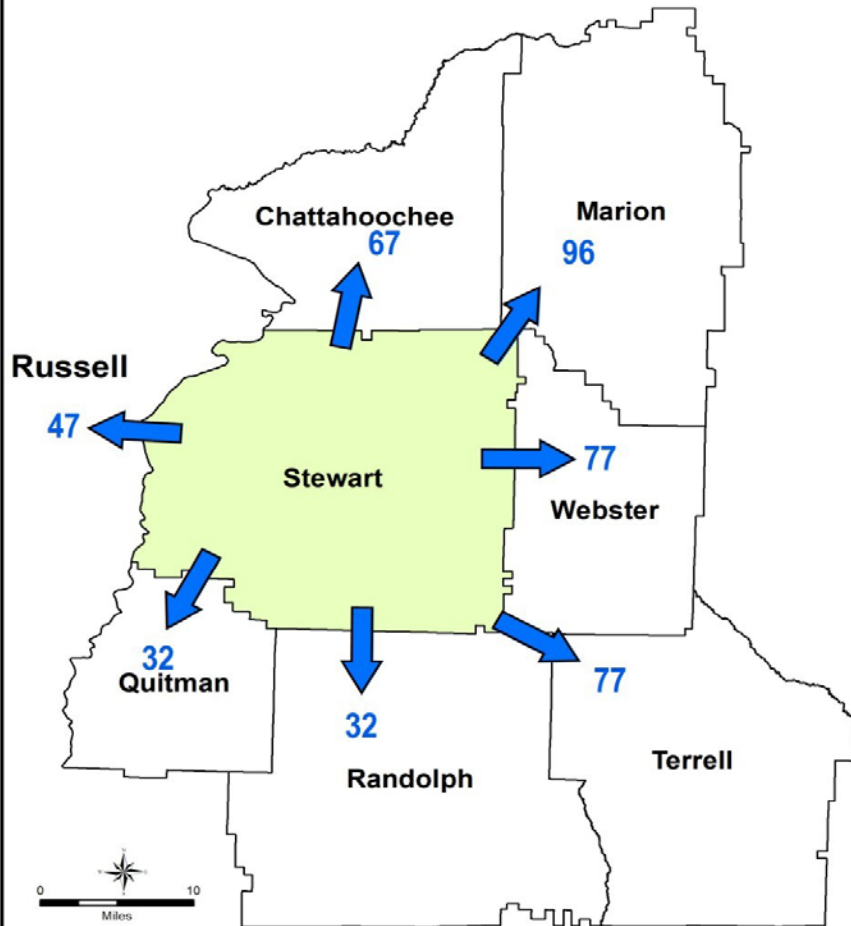
Source: Georgia County Guide 2020

**Table 7: Freight Railroad Systems Operating in Stewart County**

<b>Freight Railroads</b>	<b>Rank</b>	<b>Length</b>	<b>Location</b>	<b>Operating</b>
<b>Heart of Georgia</b>	Short Line	231 Miles/ 32 miles located in Stewart County	Omaha, Richland to Stewart County and Webster County Line	GDOT

Source: Georgia State Rail Plan 2020

# Stewart County Worker Flow 2019



STEWART\Other Maps\WorkerFlow2019.mxd

Source: US Census American Community Survey 2015 to 2019.

Note: Commute outside county of residence number based on 2006-2010 county by county commuter trip data.



## Identified Needs and Opportunities

### Needs:

- All streets in the City of Lumpkin are paved; however, many need to be repaved and widened or need drainage improvements.
- Broad Street and Alabama Street need repaving and drainage improvements

### 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. The Carter Butts Memorial Trail is a local trail system.
- Pataula Transit runs through Stewart County. But only 10 % of people know about. A Pataula Transit official needs to be invited to a city council meeting.

## 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 available. The 2015-2019 American Community Survey estimates the total number of houses in Lumpkin to be 567. It is noteworthy that this represents a small decrease of 4 housing units from 2010. The average household size for Lumpkin is currently 2.82 persons per household in 2021, 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 2019 is 25 percent.

The estimated 2019 total housing stock is 567 units, of which 382 are single family detached and 9 units are single family attached single units, 50 multi-family units, and 126 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 2019, rental housing units decreased by 1 percent from 40% in 2015 to 39% in 2019. The state of Georgia 2019 housing stock is 38% renter occupied.

Housing costs in Lumpkin are relatively low when compared to the region and the state, with a median 2015-2019 ACS home value of \$ 38,500 compared to the State's median 2015-2019 ACS value of \$176,000. 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-six percent (26%) of Lumpkin's homeowners are cost burdened and 55% of Lumpkin's renters are cost burdened. Compared to the State of Georgia, Lumpkin's housing

numbers do not fare well from a homeowner standpoint. Lumpkin homeowners have a slightly higher percentage (26%) of being cost burdened than the state average of 21%. Lumpkin renters have a much higher percentage, 55%, of being cost burdened than the State of Georgia average which is 45%.

Housing data was taken from one source. For the city of Lumpkin and the State of Georgia the most recent and best information came from the 2015-2019 American Community Survey.

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 - 2019**

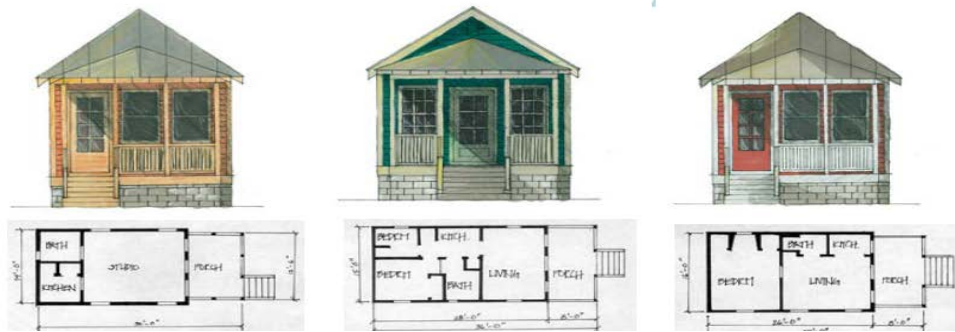
Jurisdiction	Stewart County			Lumpkin			Richland		
Year	2000	2010	2019	2000	2010	2019	2000	2010	2019
Housing Units Vacant	347	521	566	69	86	143	92	104	139
Housing Units Owner Occupied	1,464	1,341	1135	365	334	257	416	371	401
Housing Units Renter Occupied	543	521	656	187	151	167	208	220	212
<b>Total</b>	<b>2354</b>	<b>2383</b>	<b>2357</b>	<b>621</b>	<b>571</b>	<b>567</b>	<b>716</b>	<b>695</b>	<b>752</b>

Sources: U.S. Census Bureau, 2000, 2010, 2015-2019 American Community Survey, ESRI Business Analyst, River Valley RC Staff

**Table 9: Housing Types 2010-2019**

Category	2010	2019
<b>TOTAL Housing Units</b>	571	567
<b>Single Units (detached)</b>	417	382
<b>Single Units (attached)</b>	0	9
<b>Double Units</b>	13	18
<b>3 to 9 Units</b>	2	4
<b>10 to 19 Units</b>	0	28
<b>20 to 49 Units</b>	9	0
<b>50 or more Units</b>	0	0
<b>Mobile Home or Trailer</b>	130	126
<b>All Other</b>	0	0

Sources: U.S. Census Bureau, 2010, 2015-2019 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.
- Promote in-fill development and do an inventory of vacant lots and the size of those lots.
- Amend zoning regulations that allow at least one or more areas of town that allow mixes of residential and commercial uses.
- Lumpkin has a substantial number of beautiful older houses in need of repair. These houses should be inventoried and protected if possible.

### Opportunities:

- Lumpkin has a building inspector/code enforcement officer.
- 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 \$29,732 with 1,816 households and a population of 5,444 over the age of 18 (American Community Survey Five Year Estimates 2015-2019).

Stewart County had a June 2021 unemployment rate of 4%, according to Georgia Department of Labor statistics. The State of Georgia unemployment rate is also 4% for June of 2021 and a national unemployment rate of 5.4%. There is a total of 1,485 civilian employed population 16+ in age. Stewart County residents in the labor force mostly work in the service sector (36.2%), followed by the government sector (17.5%), retail trade (7.2%), manufacturing (17.9%); transportation/warehousing (7.9%) (ESRI Business Analyst, 2021).

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 2015-2019, the daily net out-migration from the county is 933 people. Stewart County is almost evenly split between those that work inside the county and those that migrate outside Stewart County to work. Forty-four percent of county residents work outside of the county, while 38% of Stewart County residents work inside the county. Approximately 19.0% of Stewart County residents work outside of the State. The fact that 44% 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 to better attract employers. Actions taken to improve Stewart County include a series of water and sewer infrastructure improvements, broadband improvements, and availability of Pataula Regional Transit, 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	2015-2019 ACS Estimate	Percent
Total	1,494	100%
Worked in State and County of Residence	561	37.6%
Worked in State and Outside County of Residence	651	43.6%
Worked Outside State of Residence	282	18.9%

Source: U.S Census ACS Estimate 2015-2019

**Table 11: Stewart County Workers by Employment Type**

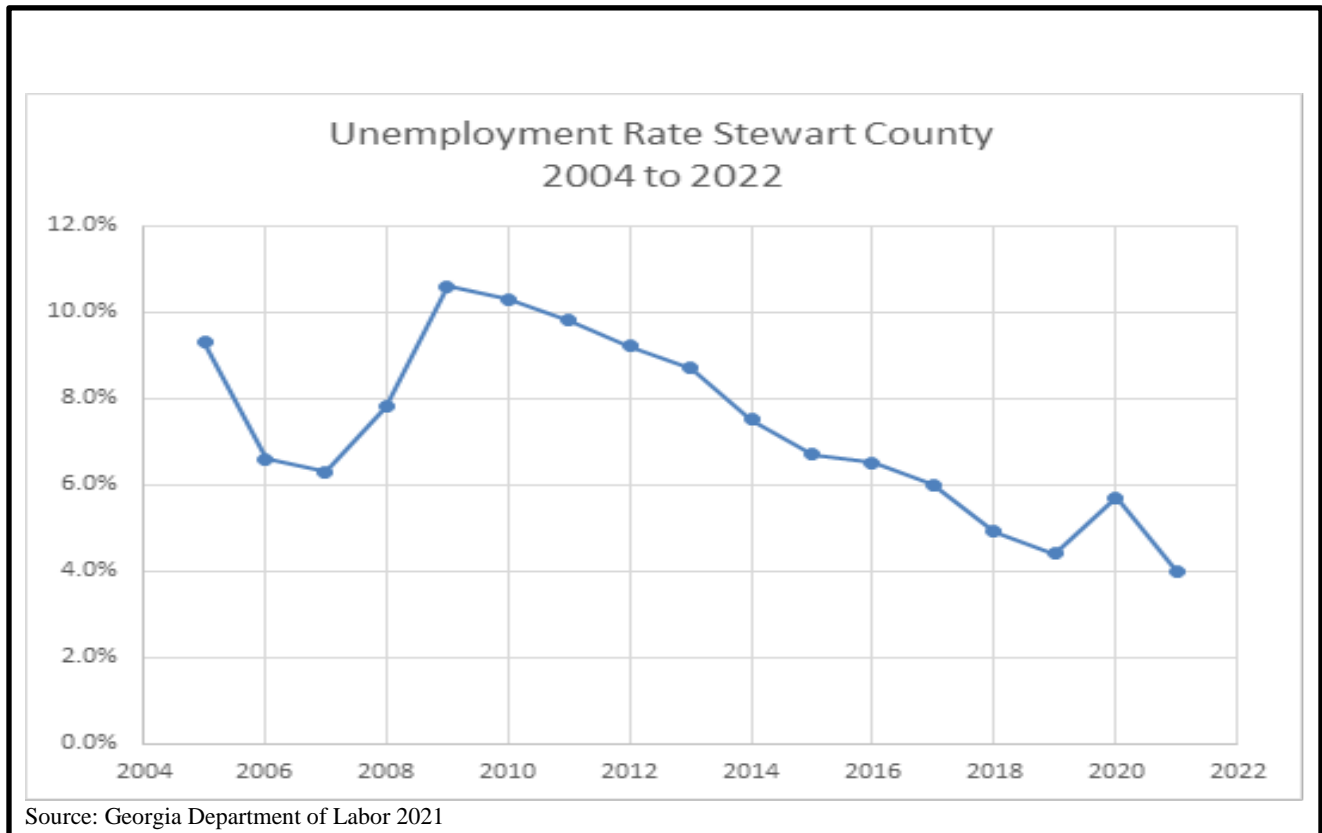
<i>SIC Codes</i>	<i>Number &amp; Percentage of Workforce</i>
Agriculture and Mining	46 / 2.6%
Construction	81 / 4.6%
Manufacturing	313 / 17.9%
Transportation	138 / 7.9%
Communication	49 / 2.8%
Utility	0
Wholesale Trade	10 / 0.6%
Retail Trade	126 / 7.2%
Finance, Insurance, Real Estate	47 / 2.6%
Services	633 / 36.2%
Government	307 / 17.5%

Source: ESRI Business Analyst 2021

**Table 12: Stewart County Unemployment Rate**

<b>Time Period</b>	<b>Labor Force</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Unemployment Rate</b>
<b>Preliminary June 2021</b>	2,538	2,436	102	4%
<b>Revised May 2021</b>	2,563	2,468	95	3.7%
<b>Annual Average</b>				
<b>2020</b>	2,367	2,509	142	5.7%
<b>2019</b>	2,388	2,497	109	4.4%
<b>2018</b>	2,255	2,371	116	4.9%
<b>2017</b>	2,164	2,302	138	6%
<b>2016</b>	2,000	2,138	138	6.5%
<b>2015</b>	2,120	1,979	141	6.7%
<b>2014</b>	2,189	2,025	164	7.5%
<b>2013</b>	2,289	2,089	200	8.7%
<b>2012</b>	2,319	2,105	214	9.2%
<b>2011</b>	2,337	2,108	229	9.8%
<b>2010</b>	2,402	2,154	248	10.3%
<b>2009</b>	2,317	2,071	246	10.6%
<b>2008</b>	2,322	2,141	181	7.8%
<b>2007</b>	2,272	2,129	143	6.3%
<b>2006</b>	1,979	1,848	131	6.6%
<b>2005</b>	1,951	1,770	181	9.3%

Source: Georgia Department of Labor 2021



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, 2021). 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 111 Stewart County residents went to fast food/drive-in restaurant 9+times a month which is higher than the U.S. average. With an MPI of 124, Stewart County residents bought/changed motor oil in the last 12 months. With an MPI of 132, Stewart County residents spent 100+dollars at a convenience store in the last 30 days. With an MPI of 99, fewer Stewart County residents visited a doctor in the last 12 months. For the full ESRI Retail Market Potential Analysis for Stewart County, see the Appendix.

Stewart County is a Tier 1 Job Tax Credit County (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 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.
- 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.
- Continue Infrastructure investments in water, sewer, roads, and natural gas are needed to be 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. Improve the quality of the Stewart County labor pool by providing access to pending broadband improvements.
- Lumpkin's proximity to natural and cultural resources can be used to further economic development through eco-tourism. Providence Canyon State Park, Hannahatchee Creek Wildlife Management Area, Florence Marina, and the Chattahoochee River all offer great potential for increasing eco and art tourism in Stewart County, Lumpkin, and Richland.

## **Opportunities:**

- Develop partnerships between government/ public agencies/ authorities/ private sector entities, and area foundations to increase economic development and marketing resources.
- Create accessible and low-cost services such as Pataula Transit to transport workers directly to job sites.

# **Broadband**

## **Broadband Internet Service Element for Stewart County**

Broadband, or high-speed internet, has become essential to business, education, healthcare, agriculture, and overall quality of life for Georgians. Unfortunately, approximately 10% of the state is currently unserved. There are 507,000 homes and businesses in the state that currently lack access to high-speed broadband, and 70% of the unserved locations are in predominantly in rural communities. Over 30% of Georgia's rural communities do not have access to broadband service.<sup>1</sup>

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the

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<sup>1</sup> June 2020 data from the Georgia Broadband Initiative's *2020 Broadband Report* and *Unserved Georgia Map* statistics.

Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

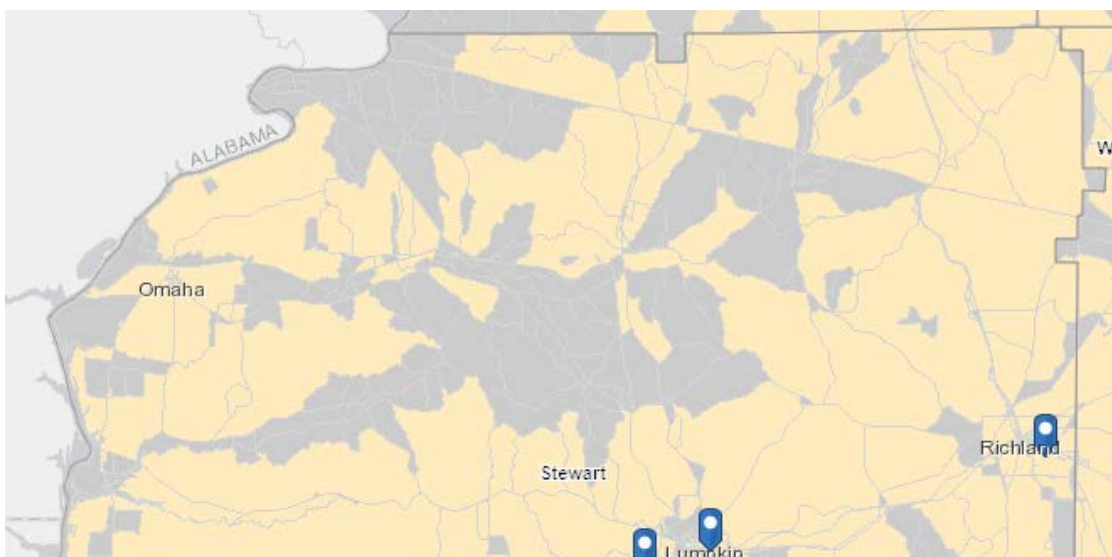
Accurate mapping of broadband availability is critical to identifying unserved locations and implementing the Initiative. The Georgia Broadband Map precisely identifies homes and businesses that do not have access to broadband services. It represents a location-level methodology that precisely maps the availability of broadband services to every home and business in the State, which includes all 159 counties. The map was created by overlaying all the locations of homes and businesses in the State of Georgia with broadband provider service availability for those locations within the State. There are over five million locations used in the mapping process. The Georgia Broadband Map also serves as a tool that can be annually updated in order to track changes in broadband availability for years to come.

Only populated census blocks with more than 80% of the addresses served at this defined minimum speed (25 Mbps/3 Mbps) are delineated as 'served'. When 20% of homes and businesses in a census block cannot subscribe to these services, the entire census block is deemed unserved. Population and location data are from the 2010 Census and commercially available business listings (2014) with at least three employees and \$150,000 annual sales. These insights assist with broadband planning efforts by allowing better direction of investments to reach unserved areas of the State.

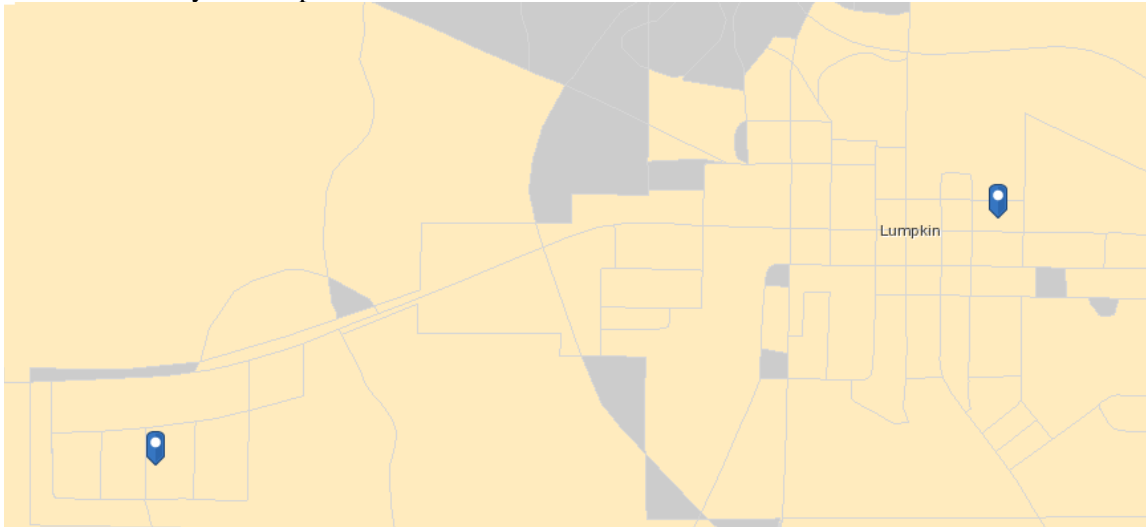
The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the graphic may very well over-estimate broadband service availability, particularly in areas with large census blocks. Nevertheless, this map depicts those areas of the county where fixed, terrestrial broadband services are available with minimum threshold download speeds of 25 Mbps and upload speeds of at least 3 Mbps, and where the minimum service level will be targeted.

The yellow shading in the accompanying graphics represents areas which 20% of homes and businesses in a census block cannot subscribe to services at the threshold speed of 25 Mbps/3 Mbps. Nearly 100% of Stewart County's population lives in an unserved census block (2,548 locations). There are 20 locations in three census blocks with broadband access at the minimum service level, but service is offered to less than 80% of the locations in those blocks. There are two served locations in one southwestern Lumpkin census block on Georgia Highway 27 near Providence Canyon. However, 91% of the population in that block are in the 20 unserved locations. Downtown Lumpkin has one census block on Georgia Highway 27/Broad Street with two served locations and three unserved (60%). In Richland, there is a single census block off Georgia Highway 27/Nicholson Street with 16 served locations and 87 unserved (84%).

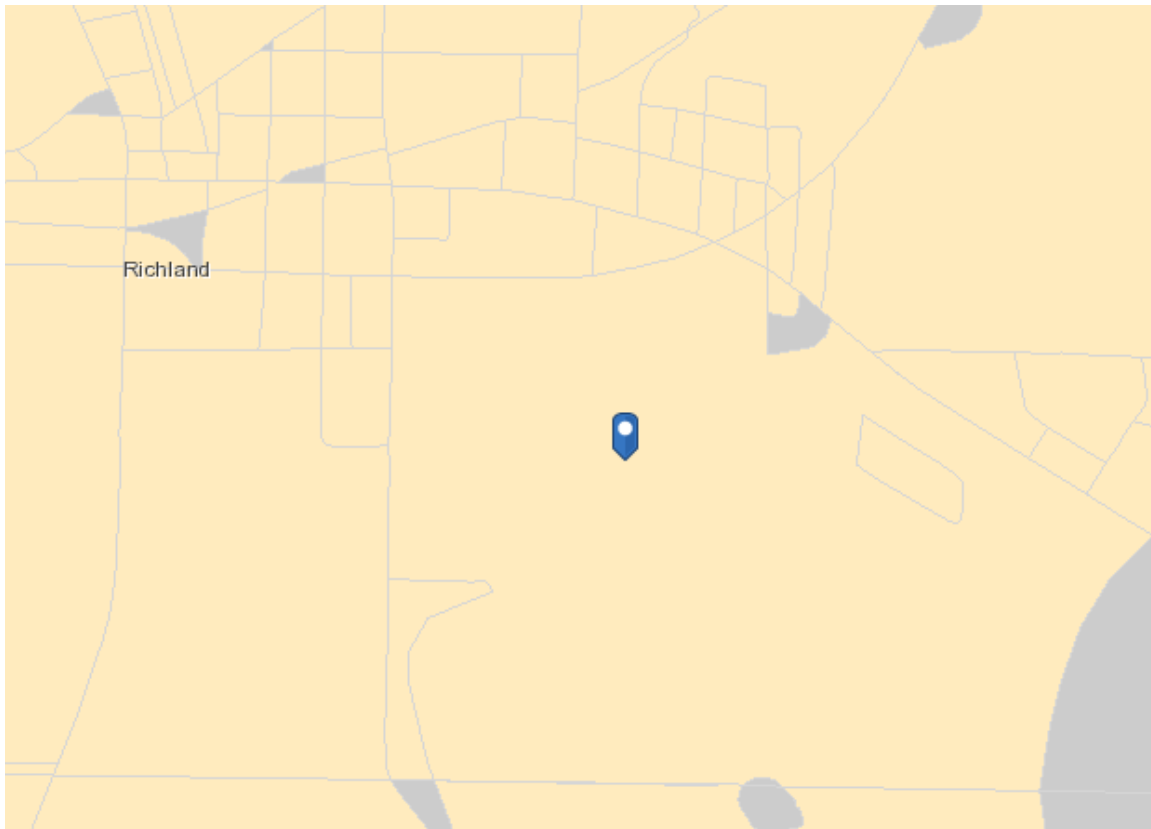
Broadband Availability in Stewart County



### Broadband Availability in Lumpkin

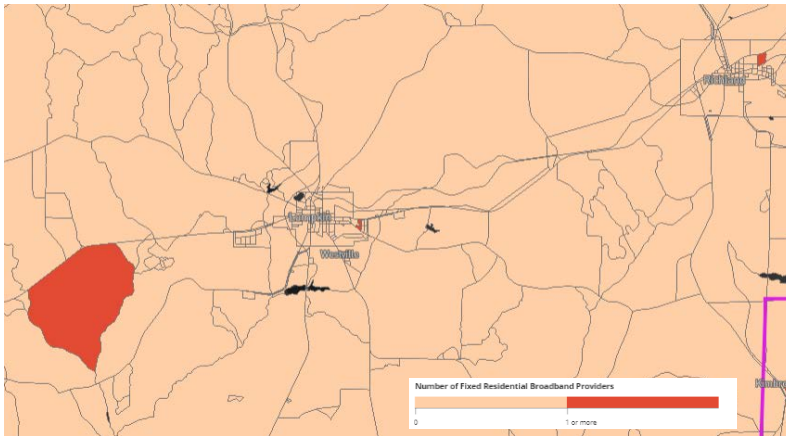


### Broadband Availability in Richland



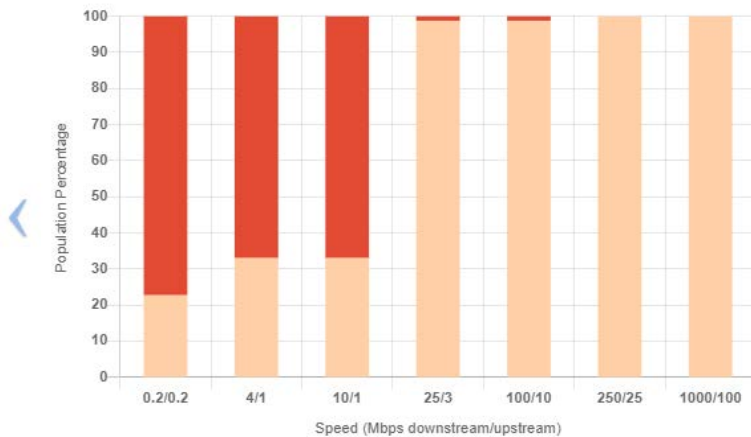
■ Served   ■ Unserved   ■ No Locations   ■ Served Below Thresholds  
Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2020.

### Fixed Residential Broadband Providers, Stewart County



#### Broadband

**Technology** ADSL, Cable, Fiber, Fixed Wireless, Other  
**Speed** ≥ 25/3 Mbps  
**Date** June 2020 (latest public release)



Source: Federal Communications Commission Fixed Broadband Deployment Area Summary Map, (December, 2019 latest public release).

The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (December, 2019) shows two satellite providers offer 25 Mbps/3 Mbps residential service and one offers 2 Mbps /1.3 Mbps to 100% of Stewart County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at 100 Mbps/10 Mbps and 25 Mbps/3 Mbps is available from a single provider to just over one percent, leaving 99% of the population with no fixed residential broadband service at the threshold level.

Asymmetric digital subscriber line (ADSL) broadband service is only available at the 25 Mbps/3 Mbps and 100 Mbps/10 Mbps levels to .05% of the population from a single provider. Even at slower, below-threshold speeds, ADSL is only offered by one provider. A single provider offers 4 Mbps/1 Mbps service to 2% and offers .2 Mbps/1 Mbps to 68% of the population. ADSL is a type of digital subscriber line technology that enables faster data transmission over copper telephone lines than a conventional voiceband modem can provide.

One cable provider offers service to one percent of the population at the 100/10 Mbps level and below. Cable internet service is provided over cable television infrastructure. [No providers offer fiber service in Stewart County.](#) Fiber-optic communication is the transmission of

voice and data via pulses of light through an optical fiber.

One provider offers fixed wireless service at 10 Mbps/1 Mbps and below to 66% of the population. Fixed wireless is internet communication between two sites or buildings without satellite or telephone infrastructure.

<b>Broadband Providers Reporting Service in one or more Stewart County Census Tracts</b>			
<b>Provider</b>	<b>Tech</b>	<b>Down (Mbps)</b>	<b>Up (Mbps)</b>
Windstream Holdings, Inc.	ADSL	100	25
Mediacom Communications Corp.	Cable	100	10
ViaSat, Inc.	Satellite	35	3
Hughes Network Systems, LLC	Satellite	25	3
AT&T Inc.	Fixed Wireless	10	1
AT&T Inc.	ADSL	10	.6
AT&T Inc.	ADSL	6	.512
VSAT Systems, LLC	Satellite	2	1.3

Source: Federal Communications Commission Fixed Broadband Deployment Location Summary Map, (December, 2019 latest public release). Note: Services not available from all providers at all in every Census Tract.

With so many residents not served by the Initiative’s minimum threshold service level or lacking a choice of providers, the community needs to be positioned to facilitate, and to take advantage of any opportunity to facilitate, enhanced service delivery. By reducing obstacles to infrastructure investment and streamlining permitting processes, the community expects to be well-positioned for future funding and partnerships that will support deployment at the level necessary for business, education, healthcare, agriculture, and overall quality of life.

## **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).

**Table 13: Soil Suitability**

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"> <li>• Mostly cleared and used for general farm crops.</li> <li>• Where cultivated--corn, cotton, peanuts, tobacco, and soybeans. Where wooded--pines and mixed hardwoods.</li> </ul>
Wagram	0-15	Well-drained Negligible to Medium Runoff	Moderate	<ul style="list-style-type: none"> <li>• Cropland</li> <li>• 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.</li> </ul>

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, 51,077 acres are farmland with 3,445 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 233,000 acres in forestland with 227,200 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 to ensure the scenic and environmental value of this large land area.

**Table 14: Stewart County Agricultural Trends 2017**

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
<b>Stewart County</b>	104	51,077	3,445	6.7	233,000	70,800
<b>Georgia</b>	42,439	9,953,730	3,628,707	36.45	24,521,000	4,638,900

Source: Georgia County Guide 2020 (data is from 2017)

### 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**

<b>Animal Occurrences</b>
---------------------------

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



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:**

- Make development entities aware of community natural and cultural resource locations and development guidelines by placing a link on the Lumpkin website

### **Opportunities:**

- Ensure Lumpkin adopted Part V, due to the EPD review of the rules and regulations.

- Lumpkin should look at adopting subdivision regulations or use development standards as a guideline to support their existing zoning.
- 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:**

- Make development entities aware of community natural and cultural resource locations, development guidelines, and best management practices by placing a link on the Lumpkin website
- Historic resource conditions are endangered and/or declining.
- Historic Preservation Commission or Historic Preservation Ordinance.

### **Opportunities:**

- Improve, enhance, and promote Lumpkin's cultural resources.

## **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 2027. The Stewart, Richland and Lumpkin Comprehensive Plan in 2022, and the Stewart County Pre-Disaster Mitigation Plan in 2027

## **Identified Needs and Opportunities**

### **Needs:**

- Communicate with Stewart County, Richland and with Fort Benning.
- Actively participate in regional planning efforts such as attending Middle Chattahoochee, and Upper Flint River Regional Water Plan meetings
- Complete Comprehensive Plan in 2022

### **Opportunities:**

- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan full update process. Update SDS Plan by 2027
- Federal Funding and State Funding available for the cities and counties of Georgia to do infrastructure, broadband and economic resource projects.





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: Lumpkin Existing Land Use Definitions Table**

Existing Land Use	Definition
<b>Residential</b>	The predominant use of land within the residential category is for single-family dwelling units organized into general categories of net densities.
<b>Multi-Family Residential</b>	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
<b>Agriculture/ Forestry</b>	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting.
<b>Commercial</b>	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.
<b>Industrial</b>	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.
<b>Parks/ Recreation/ Conservation</b>	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.
<b>Public/ Institutional</b>	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.
<b>Transportation/ Communication/ Utilities</b>	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.
<b>Undeveloped/Vacant</b>	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
<b>Agriculture/Forestry</b>	210.58	988.98	274,596.27	275,795.83
<b>Commercial</b>	35.17	91.10	172.57	298.84
<b>Public/Institutional</b>	51.12	51.22	4,405.8	4,508.14
<b>Industrial</b>	0	48.63	4.33	52.96
<b>Residential</b>	240.03	291.63	1,993.73	2,525.39
<b>Multi-Family Residential</b>	3.50	12.94	0	16.44
<b>Transportation/ Communication/Utilities</b>	191.66	279.55	4,655.07	5,126.28
<b>Parks/Recreation/ Conservation</b>	1.16	20.19	6,484.75	6,506.10
<b>Undeveloped/Vacant</b>	290.51	289.51	1,640.23	2,220.25
<b>Total</b>	<b>1,023.72</b>	<b>2,073.77</b>	<b>293,952.74</b>	<b>297,050.23</b>

Source: RVRC Staff

## Identified Needs and Opportunities

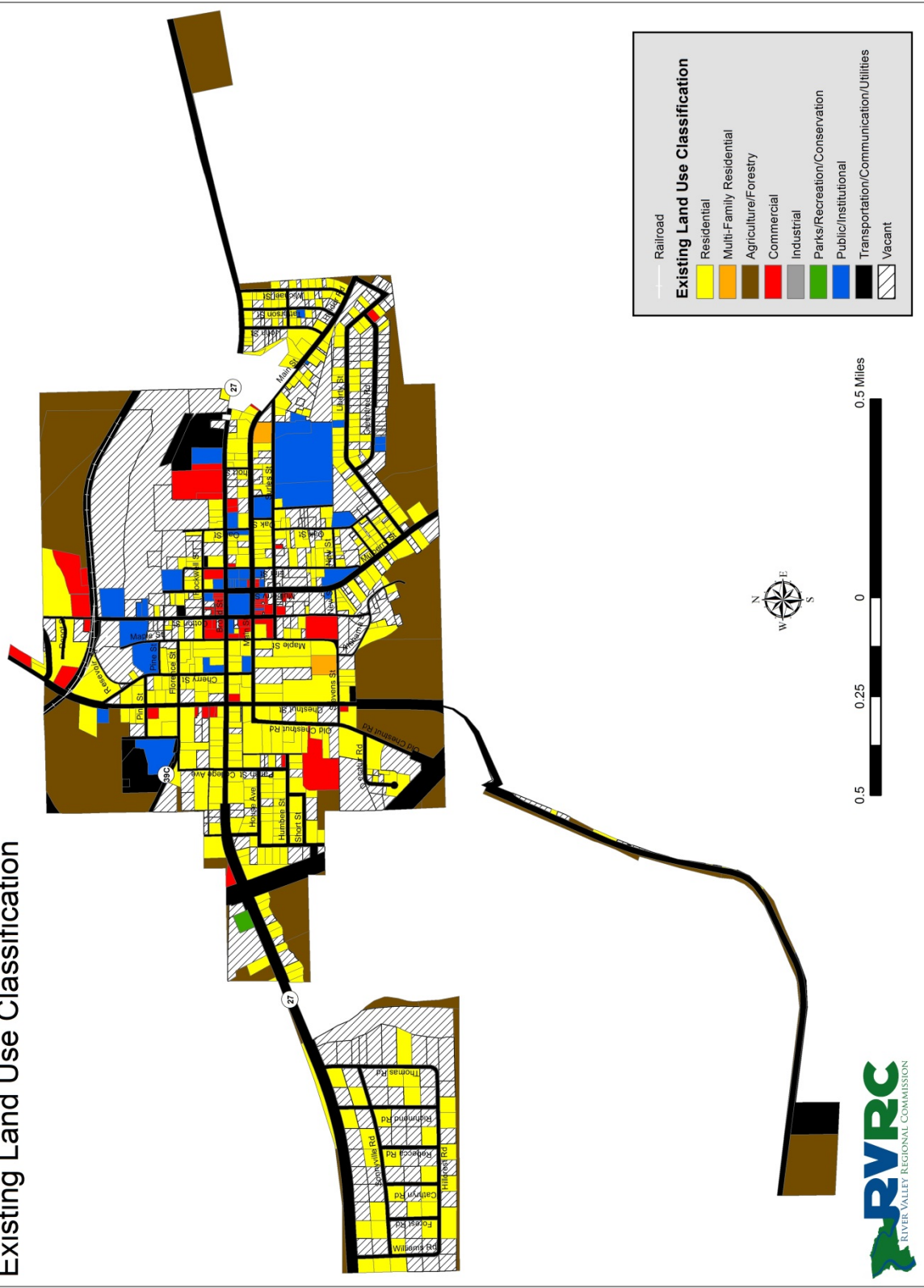
### Needs:

- There is a lack of public facilities in Lumpkin other than government buildings. Because of this, there are no public spaces designed to encourage the attention and presence of people during the day and evening hours in Lumpkin. Lumpkin needs to identify areas for pocket parks.
- The City of Lumpkin needs to use design guidelines to ensure appropriate new and infill development that complements the character of the community. There is 291 acres of undeveloped /vacant land in Lumpkin.
- The city of Lumpkin needs to identify residential areas that are appropriate for higher residential densities.
- Add tiny homes to the Lumpkin zoning ordinance land use list
- Find a spot in Lumpkin for a RV park.

**Opportunities:**

- There are 291 acres of undeveloped land in Lumpkin and 211 acres of agricultural/forestry land. Lumpkin has an opportunity to encourage eco-friendly tourism endeavors on this land.
- 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.
- Lumpkin has a building inspector. Enforcing building/environmental codes in the city of Lumpkin will remove developments that are blighting influences in the community.
- The addition of appropriate development regulations would allow local governments to be proactive in determining the type of future housing developments will come into the City of Lumpkin.
- Land is affordable for those moving into Stewart County.

# 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: Lumpkin Future Land Use Definitions**

Future Land Use	Definition
<b>Residential</b>	The predominant use of land within the residential category is for single-family dwelling units organized into general categories of net densities.
<b>Multi-Family Residential</b>	The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.
<b>Agriculture/Forestry</b>	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, commercial timber or pulpwood harvesting.
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<b>Industrial</b>	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.
<b>Parks/ Recreation/ Conservation</b>	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.
<b>Public/Institutional</b>	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.
<b>Transportation/ Communication/ Utilities</b>	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



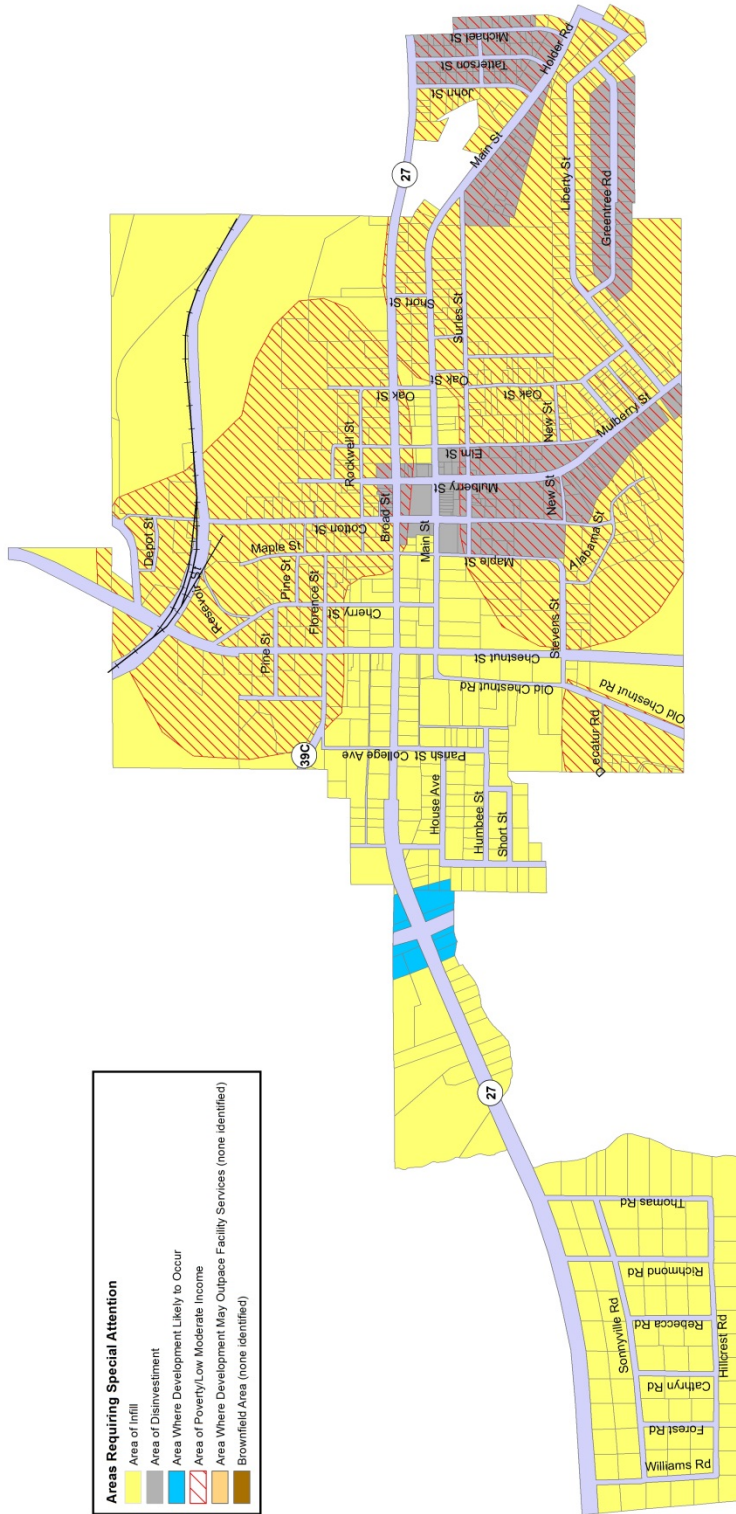




# Lumpkin, Georgia

## Areas Requiring Special Attention

- Areas Requiring Special Attention**
- Area of Infill
  - Area of Disinvestment
  - Area Where Development Likely to Occur
  - Area of Poverty/Low Moderate Income
  - Area Where Development May Outpace Facility Services (none identified)
  - Brownfield Area (none identified)



### **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

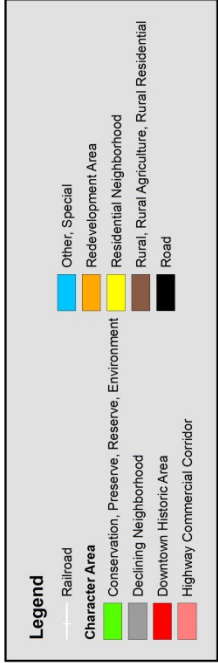
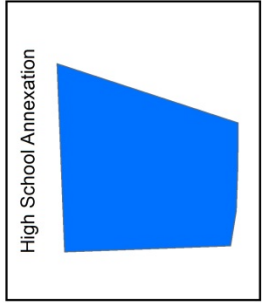
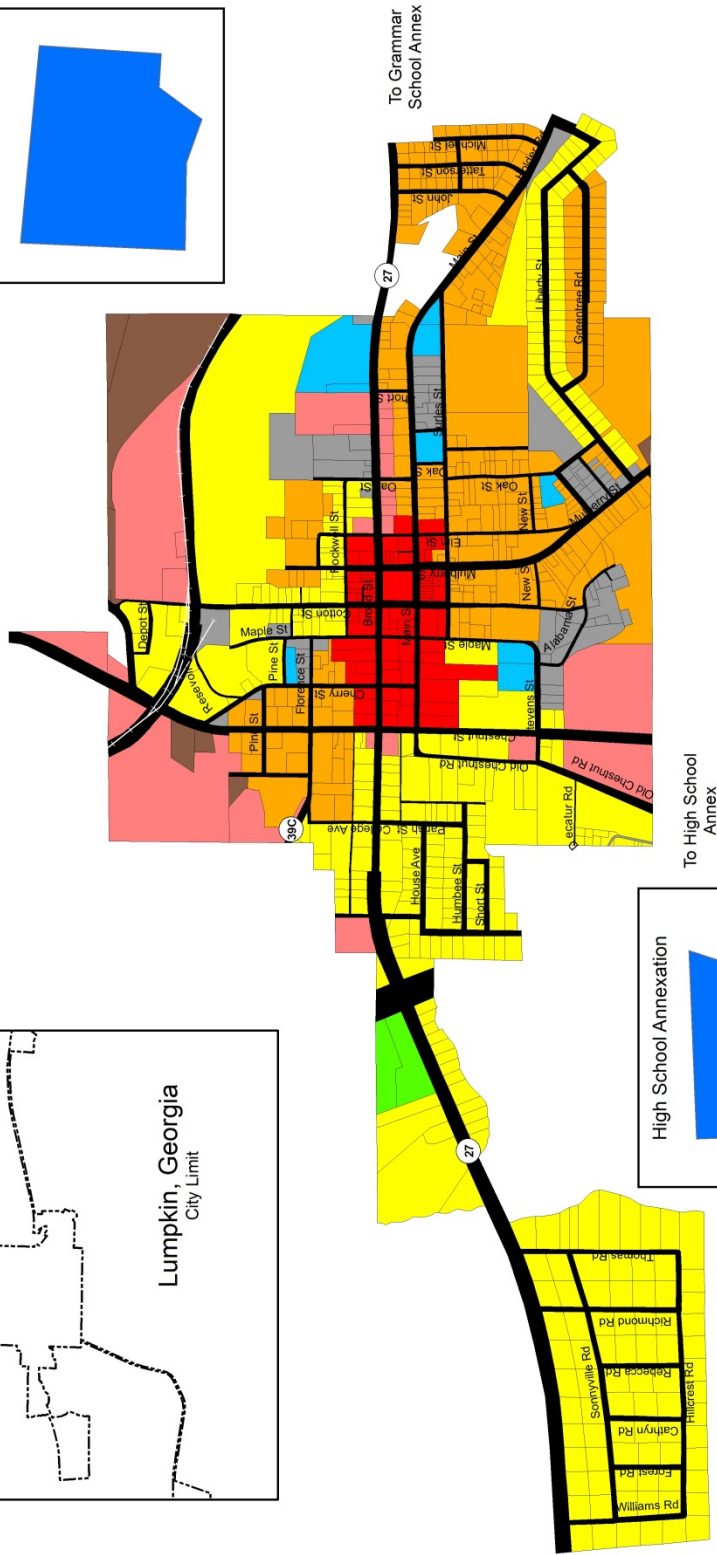
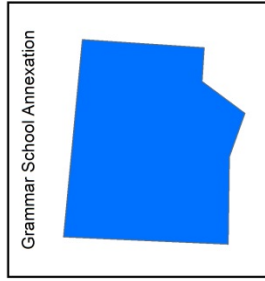
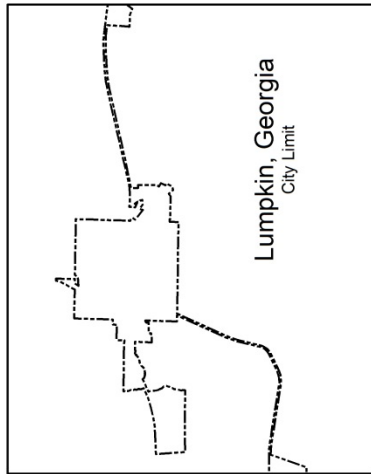
### Implementation Measures

- 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, home affordable, infrastructure ready, cohesive Lumpkin. We want the City of Lumpkin to be a safe, desirable, and clean community for everyone. We want a friendly, helpful, welcoming community that instills civic pride in those who live here. We want a Lumpkin where there is more industrial and commercial activity, historic, ecological and art tourism with jobs available for everyone. We want parks and recreational facilities for adults and children to enjoy while being connected to walkable and safe pathways in and around town. 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.

# LUMPKIN REPORT OF ACCOMPLISHMENTS

Activity	Status	Explanation
<b>Community Facilities</b>		
Rehabilitate Natural Gas System	Underway	Complete in 2023.
Add bike lanes on GA Hwy 39	Completed	
Add the new school to the sewer system.	Completed	
Rehabilitate the old school for work force development training.	Completed	
Establish "Tiny Libraries" in Lumpkin.	Completed	
Purchase equipment for the firefighters, EMS, and police.	Completed	
Streets in need of drainage improvements (Broad Street between Cherry Street and Maple Street)	Underway	Complete in 2026.

Activity	Status	Explanation
<b>Economic Development</b>		
Rehabilitate and renovate town square	Underway	Several Buildings Renovated a few more buildings to go. Complete in 2025.
Implement a Façade Improvement Program in the downtown area	Underway	Historic Commission worked on Old Jail and the Singer Building. Complete in 2025.
Develop a plan for the re-use of the Westville site.	Not Accomplished- No longer an activity that Lumpkin intends to undertake.	Westville has not moved all their structures. Fifty percent of their buildings are still on site and are used for storage.

Activity	Status	Explanation
<b>Housing</b>		
Ensure Fair Housing Information is available for residents at City Hall	Completed	



Activity	Status	Explanation
<b>Land Use</b>		
Develop, adopt, and enforce subdivision regulations	Postponed	Development to date does not warrant the development and adoption of subdivision regulations. Resume in 2026
Review and update development ordinances	Underway	Complete in 2023
Review and Update Comprehensive Plan	Underway	Complete in 2022
Inventory of land available for development will be completed as part of the Comprehensive Planning Process.	Underway	Complete in 2022

Activity	Status	Explanation
<b>Natural and Historic Resources</b>		
Assist the Stewart County Historic Society to rehabilitate the Old Jail.	Completed	

Activity	Status	Explanation
<b>Transportation</b>		
Make city more pedestrian friendly by repairing sidewalks and bike lanes	Underway	Complete in 2026.
Rehabilitate the Gas Station at the corner of GA Hwy 27/Broad Street and Cotton Street for use as a Trail Center	Underway	Complete in 2022. Structure is not being rehabilitated for a trail center but a new gas station.

Activity	Status	Explanation
<b>Intergovernmental</b>		
Review and update SDS	Postponed	Need time to coordinate with Richland and Stewart County. Complete in 2026.
Review and update the Pre-Disaster Mitigation Plan	Completed	

# LUMPKIN COMMUNITY WORK PROGRAM

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Community Facilities</b>				
Rehabilitate Natural Gas System Phase 2	2023	Lumpkin	\$250,000	General Funds GEFA
Streets in need of drainage improvements (Broad Street between Cherry Street and Maple Street)	2026	Lumpkin	\$250,000	General Funds TIA GDOT

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Economic Development</b>				
Renovate remaining town square stores and demolish structures in and around downtown that are beyond repair.	2025	Lumpkin RVRC	\$1 million	General Funds Private Funds
Continue the Façade Improvement Program in the downtown area and finish remaining buildings.	2025	Lumpkin RVRC	\$25,000	General Funds
Improve telecommunication services by adding broadband.	2026	Lumpkin, Richland, Stewart County	No cost estimate	Lumpkin Richland, Stewart County, State of Georgia
Expand upon Eco and Art tourism activities	2023	Lumpkin	\$20,000	Lumpkin general fund and State / Ga tourism Funding

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Housing</b>				
Develop an affordable housing program	2024	Lumpkin	\$20,000	General Funds, State Funds-CDBG
Revitalization or demolition of existing site-built and manufactured housing	2023	Lumpkin	\$30,000	General Funds
Increase residential lot density allowed in certain residential zoning districts to help lower housing cost.	2024	Lumpkin	\$1,000	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Land Use</b>				
Develop, adopt and enforce subdivision regulations	2026	Lumpkin	\$20,000	General Funds
Review and update development ordinances ( Zoning text and Map)	2023	Lumpkin	\$20,000	General Funds
Review and Update Comprehensive Plan	2022	Lumpkin	\$0	General Funds
Inventory of land available for development will be completed as part of the Comprehensive	2022	Lumpkin RVRC	\$0	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Natural and Historic Resources</b>				
Link natural and historic resource information to Lumpkin's Website.	2024	Lumpkin	\$200	General Funds City of Lumpkin

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Transportation</b>				
Make city more pedestrian friendly by repairing sidewalks and bike lanes. Use your sidewalks to connect from neighborhoods to recreation areas	2026	Lumpkin RVRC	\$100,000	General Funds TIA GDOT
Rehabilitate the Old Gas Station at the corner of GA Hwy 27/Broad Street and Cotton Street for use as a new gas station.	2022	Lumpkin, Provide water sewer services	No cost estimate	Utility Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
<b>Intergovernmental</b>				
Review and update SDS	2026	Lumpkin RVRC	\$0	General Funds
Review and update the Pre-Disaster Mitigation Plan	2026	Lumpkin	\$20,000	General Funds GEMA
Work with multiple organization's such as Fort Benning, Carl Vinson Institute, Non-profit groups to develop a economic development plan for Stewart County that identifies viable economic and sustainable business opportunities.	2025	Stewart County	\$100,000	Stewart County, Non-Profit Organizations

## **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
<b>Apparel (Adults)</b>			
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
<b>Automobiles (Households)</b>			
HH owns/leases any vehicle	402	84.1%	98
HH bought/leased new vehicle last 12 mo	33	6.9%	73
<b>Automotive Aftermarket (Adults)</b>			
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
<b>Beverages (Adults)</b>			
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
<b>Cameras (Adults)</b>			
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
<b>Cell Phones (Adults/Households)</b>			
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
<b>Computers (Households)</b>			
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
<b>Convenience Stores (Adults)</b>			
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
<b>Entertainment (Adults)</b>			
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
<b>Financial (Adults)</b>			
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
<b>Grocery (Adults)</b>			
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
<b>Health (Adults)</b>			
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
<b>Home (Households)</b>			
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
<b>Insurance (Adults/Households)</b>			
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
<b>Pets (Households)</b>			
Household owns any pet	303	63.4%	118
Household owns any cat	131	27.4%	122
Household owns any dog	258	54.0%	132
<b>Psychographics (Adults)</b>			
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
<b>Reading (Adults)</b>			
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
<b>Restaurants (Adults)</b>			
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
<b>Television &amp; Electronics (Adults/Households)</b>			
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
<b>Travel (Adults)</b>			
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

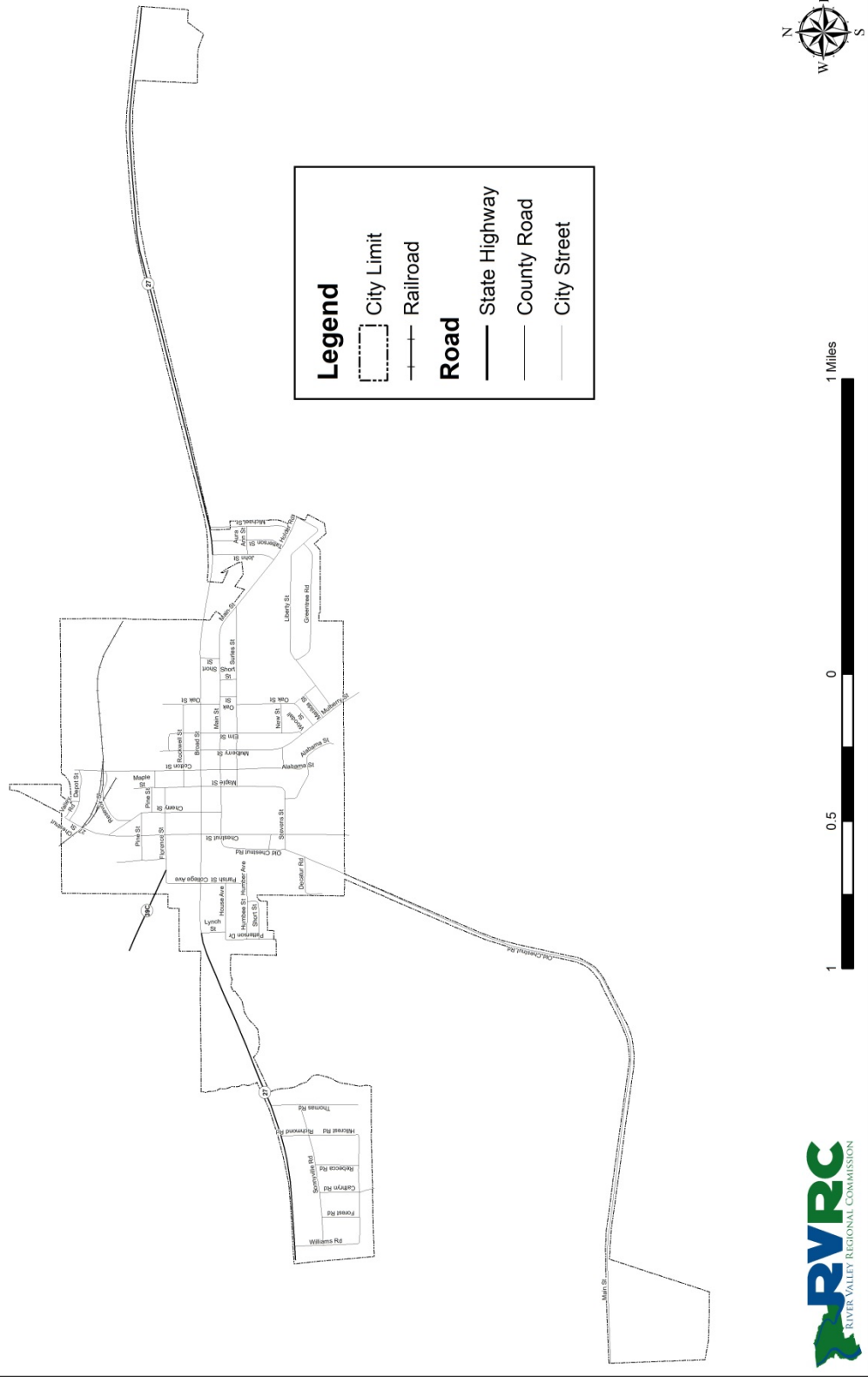
**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

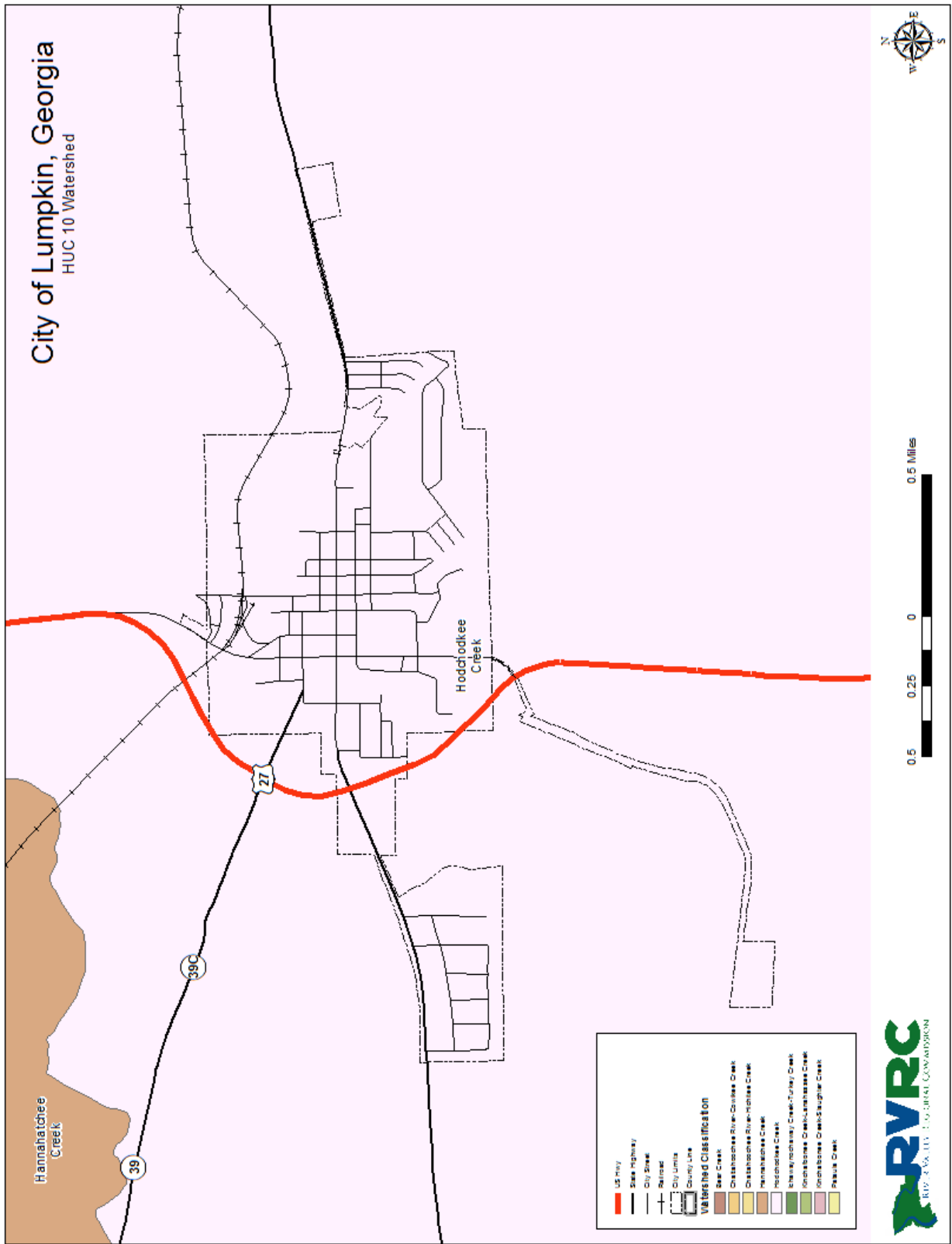
**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

October 06, 2016

## **Appendix: Maps**

# Lumpkin, Georgia Transportation

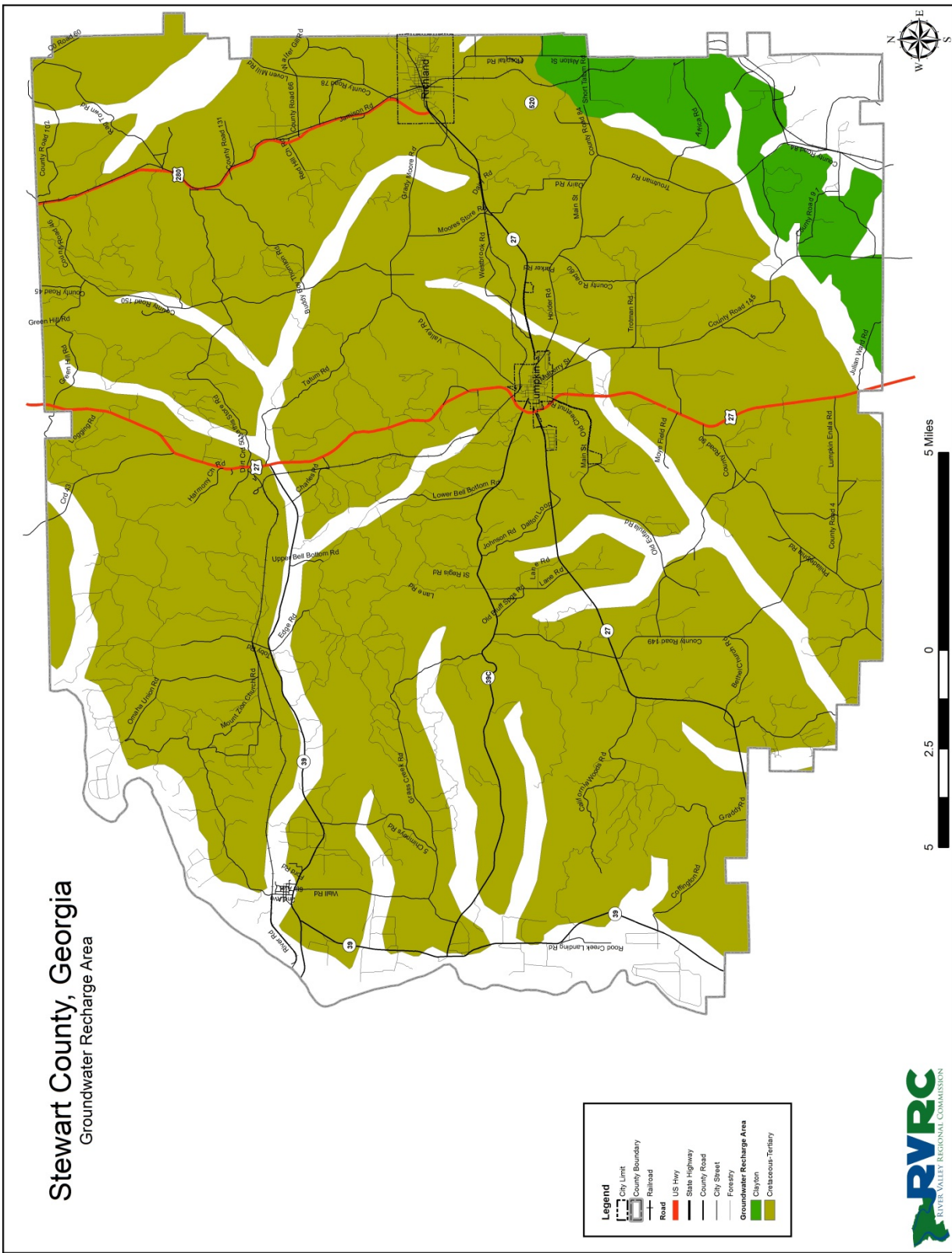






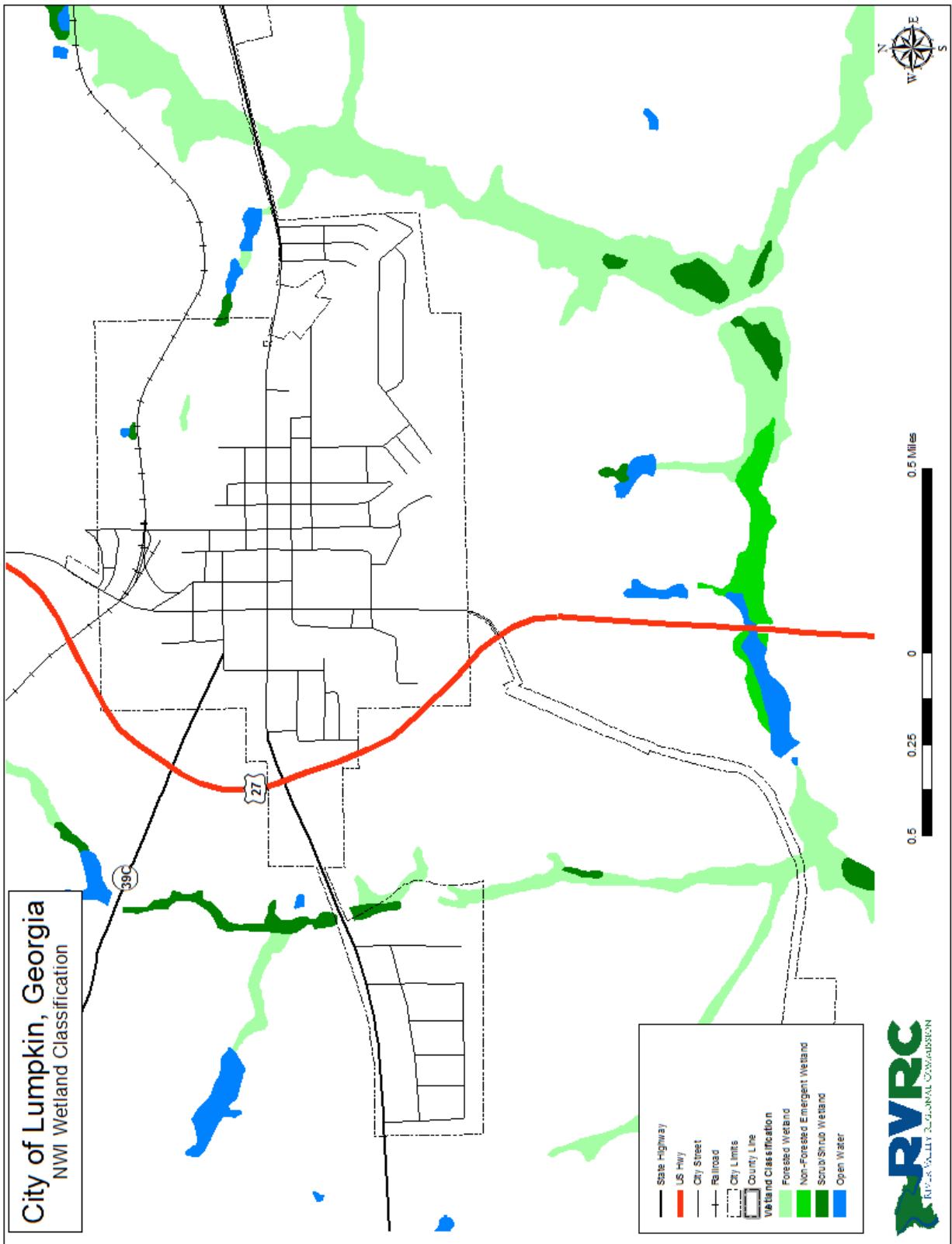
# Stewart County, Georgia

## Groundwater Recharge Area



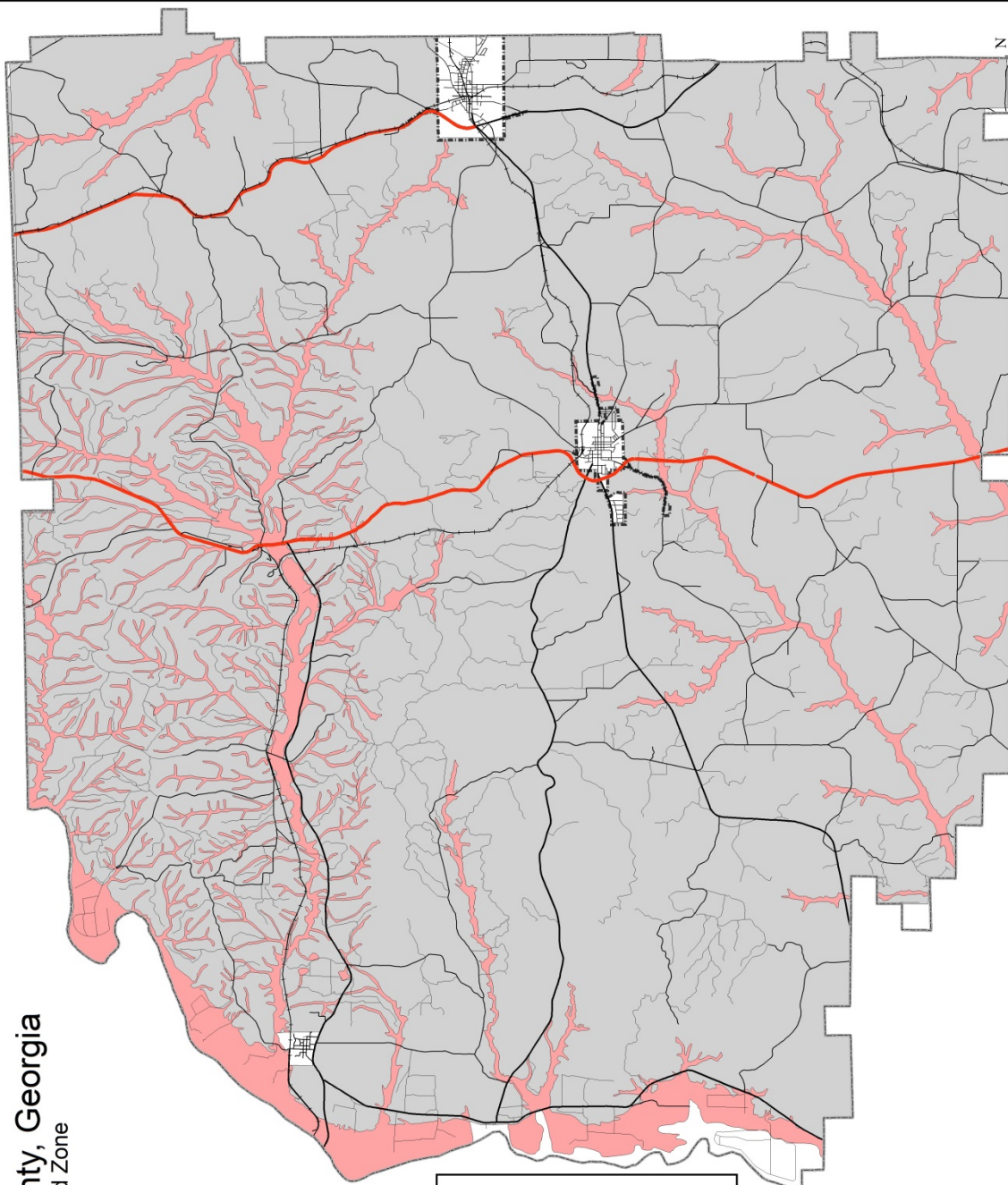
Legend	
	City Limit
	County Boundary
	Railroad
	Road
	US Hwy
	State Highway
	County Road
	City Street
	Forestry
	Groundwater Recharge Area
	Clayton
	Cretaceous-Tertiary





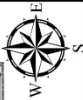


# Stewart County, Georgia Q3 Flood Zone



**Legend**

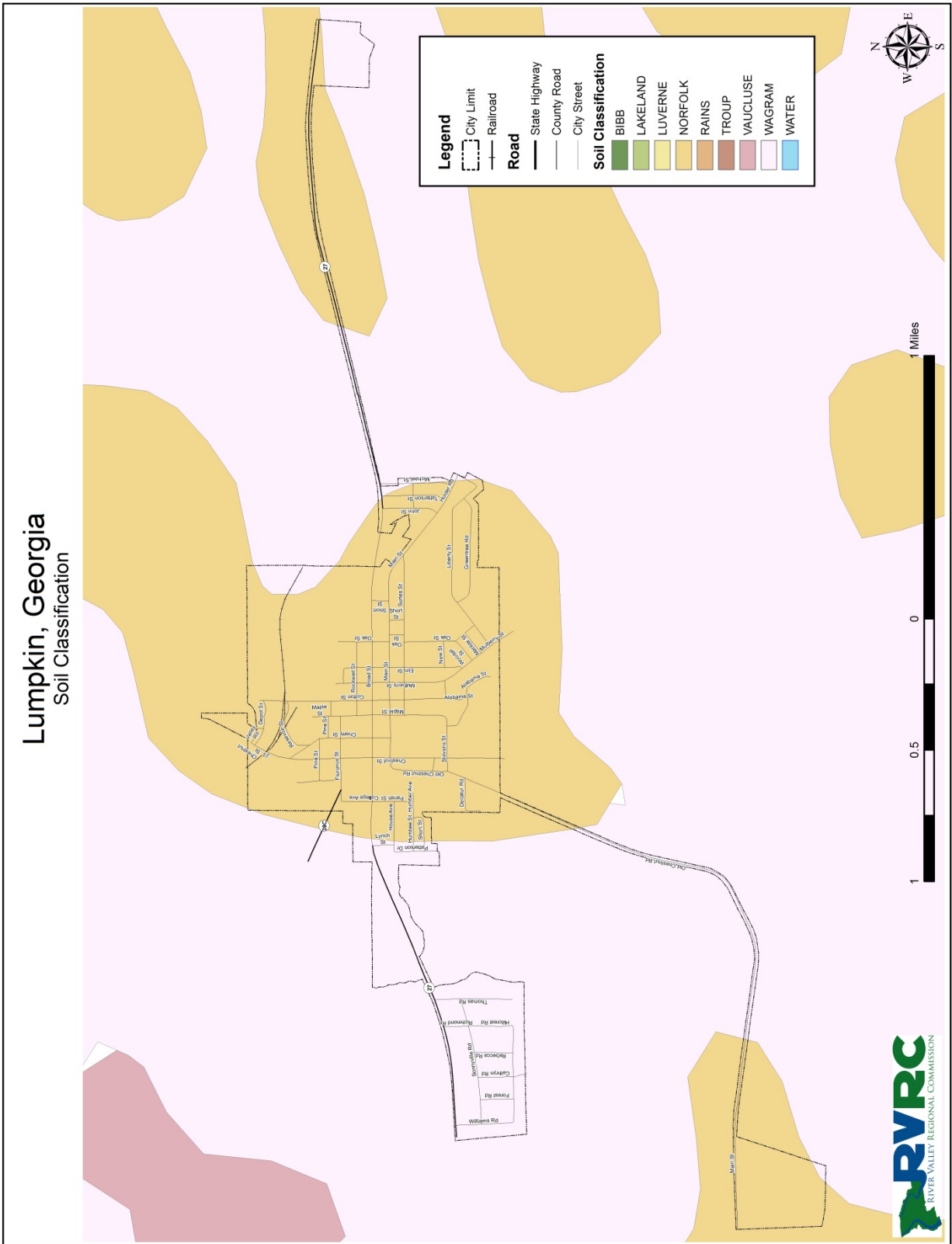
- County Boundary
- Railroad
- Road**
  - US Hwy
  - State Highway
  - County Road
  - City Street
  - Forestry
  - City Limit
- Q3 Flood Zone**
  - (Zone A) No Base Flood Elevation Determined
  - (Zone AE) Base Flood Elevation Determined
  - (Zone X500) 500 Year Flood Area
  - (Zone X) Outside 500 Year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



0 Miles



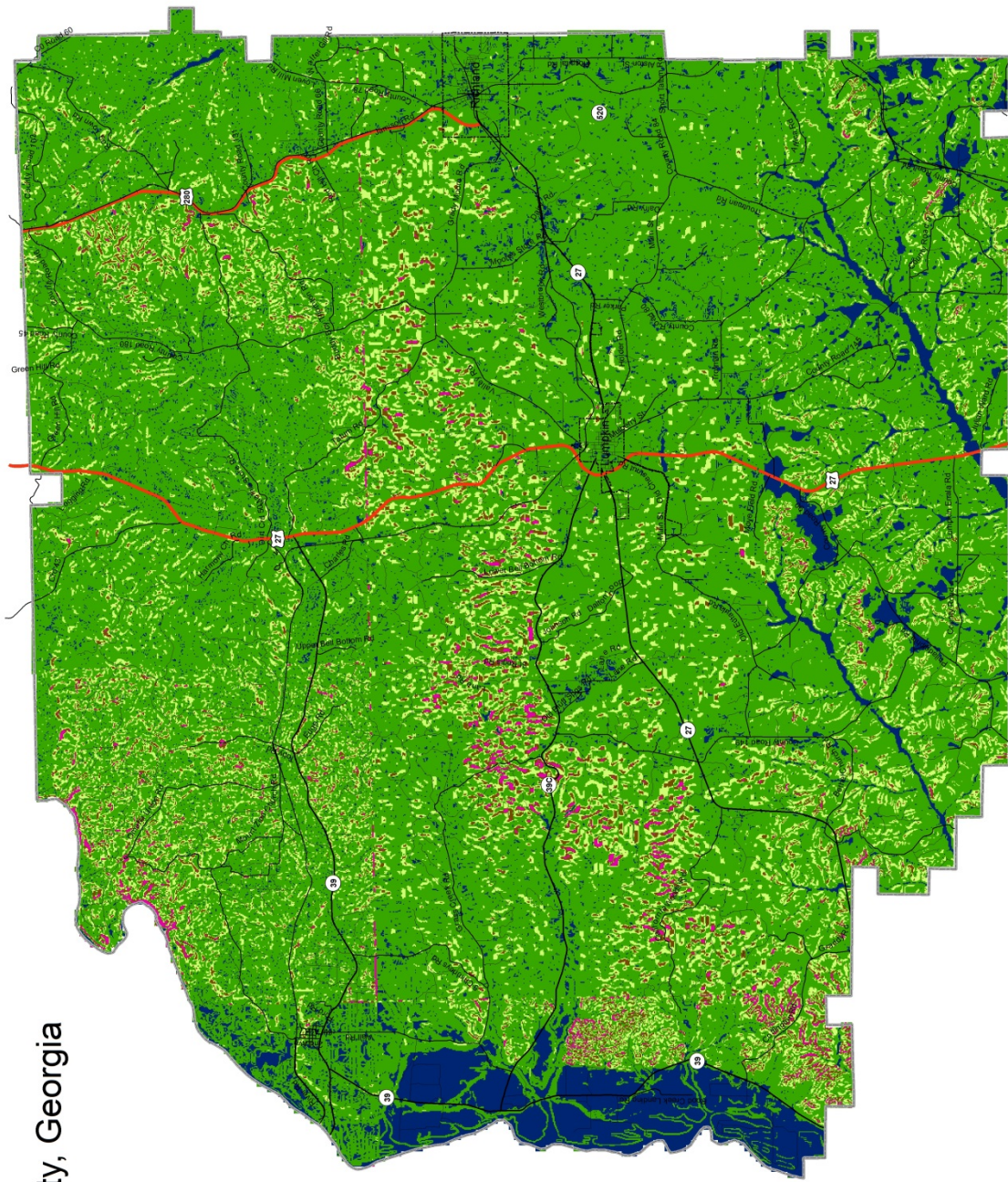
# Lumpkin, Georgia Soil Classification





# Stewart County, Georgia

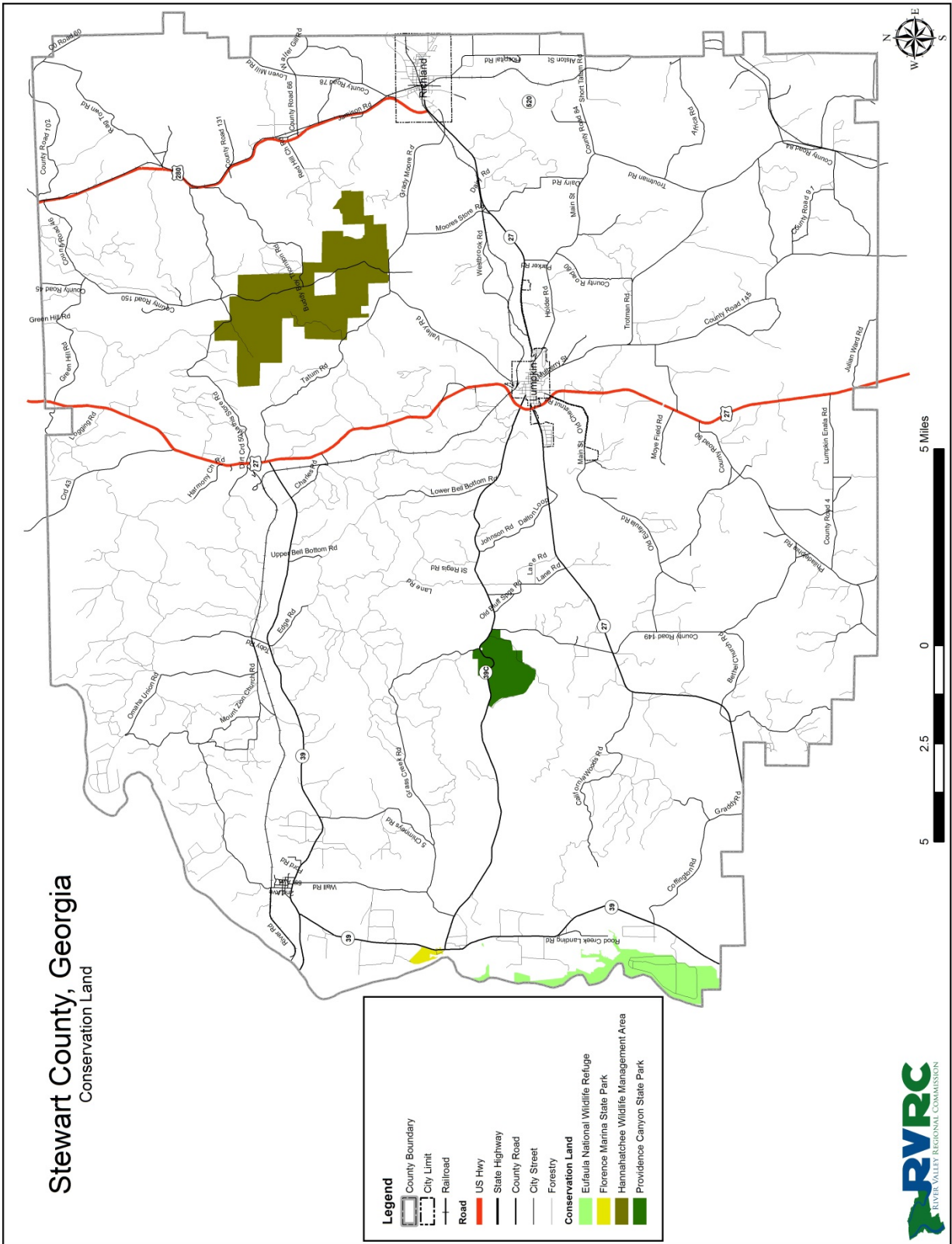
Slope



**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%

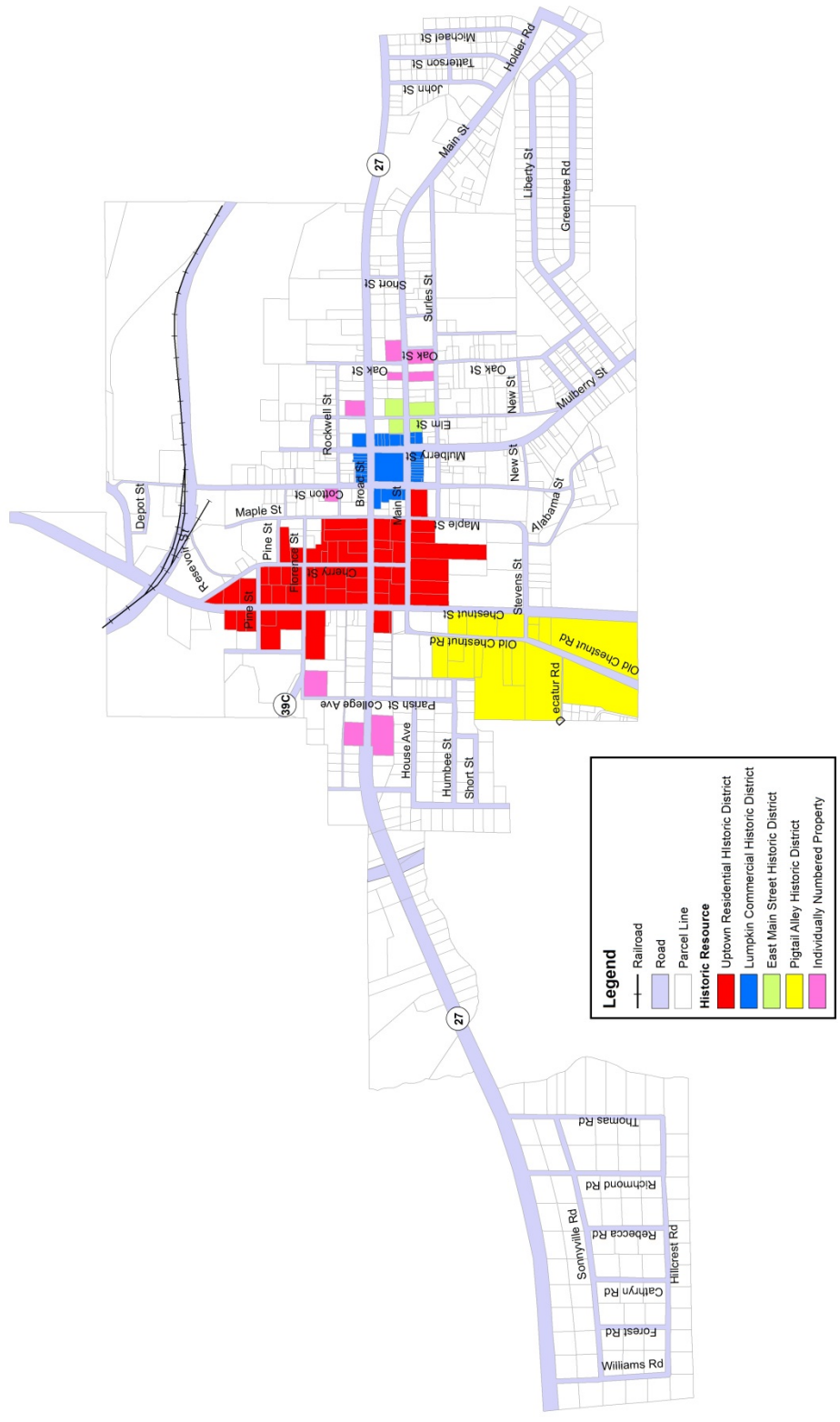




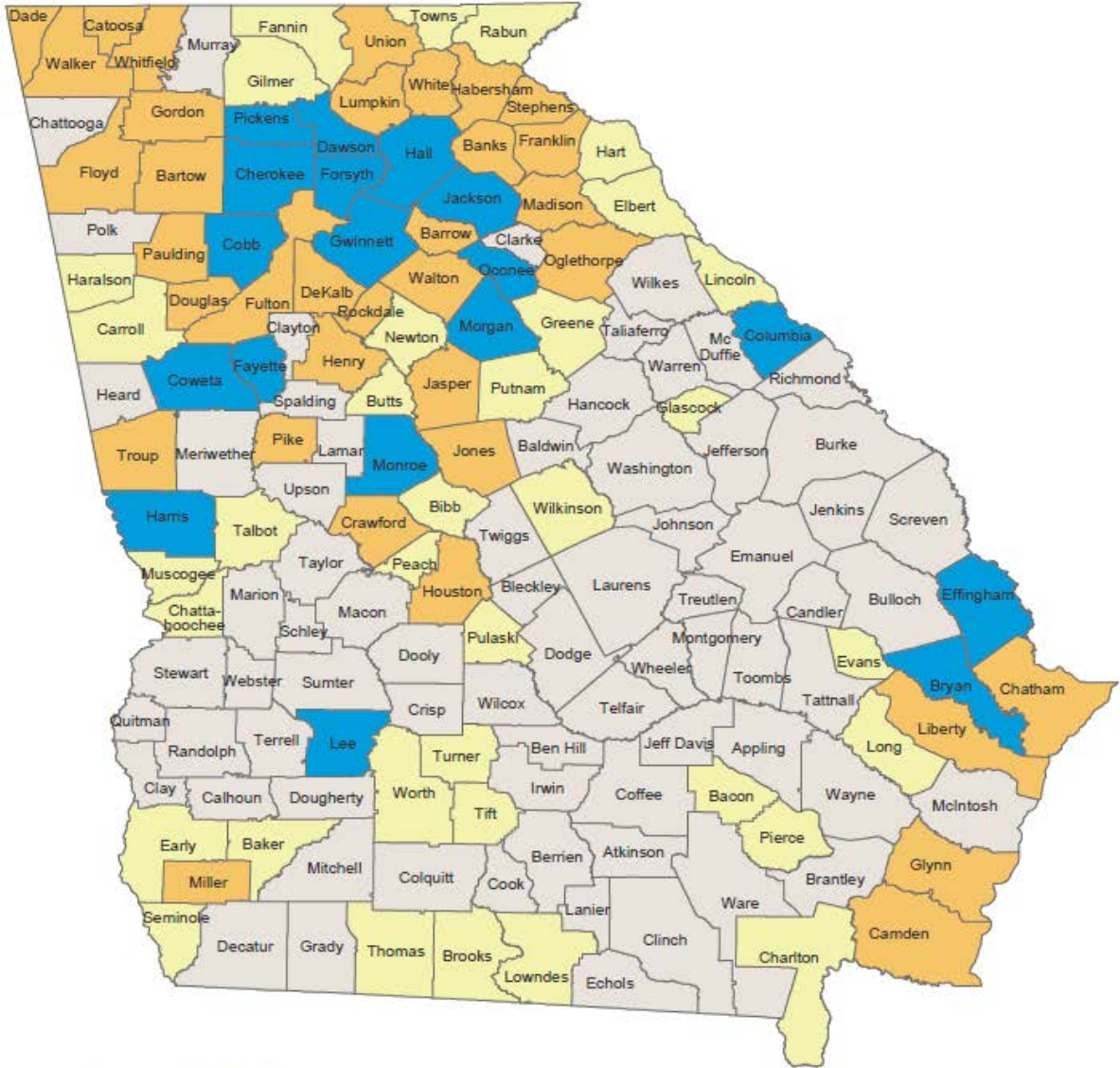


# Lumpkin, Georgia

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
<b>C</b>	Condition of Sidewalks: Fair Handicap Accessibility: Fair Painted Crosswalks: Poor Shaded Areas: Good
<b>C</b>	Condition of Sidewalks: Fair Handicap Accessibility: Fair Painted Crosswalks: Poor Shaded Areas: Good
<b>C</b>	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
<b>C</b>	
<b>C</b>	
<b>C</b>	



### 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**

#1220

SWJPC - TUESDAY, MAY 4, 2021 - B 5

### Public Meeting

Stewart County and the cities of Lumpkin and Richland will hold a joint public meeting on Tuesday, May 11, 2021 at 3:25 p.m. at the Court-house located in the square in Lumpkin, GA to review Comprehensive Plan Update activities and a schedule of completion.

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 plan due dates to the RVRC and the state of Georgia for review. 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 Clerk, Carol Stewart, at 229-838-6769. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

	45,000	45,000
	3,056,645	3,000,853
	380,589	435,670
	40,524	178,505
	218,404	218,404
	6,435	18,945
	63,240	63,240
	273,706	1,007,519
	982,898	1,922,283
	2,603,738	2,662,826
	11,000	9,500
	20,000	20,000
	24,000	24,000
	35,000	30,000
	230,786	-
	122,000	122,000
TOTAL	3,046,524	2,868,326
GRAND TOTAL	7,086,067	7,791,462
1000	3,693,177	4,209,964
2100	546,693	821,193
2210	175,652	266,126
2220	142,319	138,998
2230	137,556	64,725
2300	271,815	290,455
2400	663,116	539,829
2500	216,119	219,419
2600	618,656	631,166
2700	498,350	553,862
2900	126,614	55,725
Total	7,090,067	7,791,462

**STEWART COUNTY, CITY OF LUMPKIN, AND CITY OF RICHLAND**  
**2022 Comprehensive Plan Update Public Meeting**  
**May 11, 2021**  
**3:25 P.M.**  
**Stewart County Courthouse**

**Plan Activities**

1. Update stakeholder list and appoint Steering Committee members
2. Update goals, needs and opportunities
3. Update Report of Accomplishments
4. Update Community Work Program
5. Update existing land use map and future land use map
6. Update data tables and text
7. Plan adoption deadline is February 28, 2022
8. Submit plan to the Georgia Department of Community Affairs by December 15, 2021

Stewart County and the Cities of Lumpkin and Richland  
Comprehensive Plan Update  
1<sup>st</sup> Public Meeting  
Stewart County Courthouse  
May 11, 2021  
3:25 P.M.

Name	Email	Phone Number
Joseph B. Williams	Joseph.b.williams@stewartcountyga.gov	706-375-2103
BIN MINTER	bminter@foxrothschild.com	704-962-1042
Mai Moye	mmoye@stewartcountyga.gov	229-838-6769

#1250

SWJPC - THURSDAY, JANUARY 20, 2022 - 3

# Public Meeting

Stewart County and the cities of Lumpkin and Richland will hold a final joint public meeting on Friday, January 11, 2022 at 9 a.m. The public meeting will be held at the Courthouse located in the square in Lumpkin, GA to review a final draft of the 2022 Comprehensive Plan Update.

The purpose of this meeting is to brief the community on the plan changes and provide opportunity for residents to make suggestions, additions, or revisions. Plan elements include: demographic section, 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 Clerk, Carol Stewart, at 729-838-6769. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.



**SOUTH GEORGIA TECHNICAL COLLEGE**

MEMBERS - COMPLETE

WWW.SOUTHWESTERNEDU

801.579.1026

Equal Opportunity and Affirmative Action Officer, South Georgia Technical College System of Georgia

**RAINEY USED CARS, INC**

Stewart County, Lumpkin and  
Richland Public Meeting

10-21-2022 Final Public  
meeting

Joseph B. Williams

Mac Moye

A. Stanek

May Rushin

Chelle Stewart

Sydney

Aime Holloway

Wilson, Wanda



#1234

SWJ PC TUESDAY, AUGUST 5, 2021 - 7

nies, attended by family and friends and blessed by our Lord. Has it really been over twenty five years ago?

Our precious Nanny, Ruby Teel Scott hoped and prayed to live to see her great-great grand children and she was blessed to meet Joshua and then a year later, Catherine Ruby, her name-sake. She was part of five continuous generations, what a blessing that was to all of us. Her funeral was one of the saddest I ever attended but she blessed us so much with her optimistic outlook on life; she will never be forgotten. Has it really been over twenty years ago?

## Please Participate in the Stewart County Community Survey

Stewart County, Lumpkin, and Richland are updating their joint comprehensive plan. With an updated plan it can be easier to secure funding assistance to help address the issues confronting, and the opportunities available to, the jurisdictions individually and the larger community.

Each jurisdiction will hold public input sessions to chart paths to improve the quality of life in the community.

Your survey responses will help identify overall community and economic development needs and opportunities, establish community goals, identify preferred land uses and develop a five-year work program to address the issues and opportunities. Your input is an important part of this planning process. The survey can be found at <https://www.surveymonkey.com/r/Stewart-Lumpkin-Richland>



**Appendix: Leadership Team and Stakeholders**

## Stewart County Comprehensive Plan 2022

### Stakeholder List

Name	Position	Community	Email	Phone
David Barrett	Citizen	Richland	<a href="mailto:gmsinc1@bellsouth.net">gmsinc1@bellsouth.net</a>	229-938-5122
Adolph McLendon	Mayor	<a href="#">Richland</a>	<a href="mailto:cityofrichland@bellsouth.net">cityofrichland@bellsouth.net</a>	229-321-2489
Debbie Stone	Citizen	Lumpkin	<a href="mailto:msdeystone@yahoo.com">msdeystone@yahoo.com</a>	
Barbara Cullifer	City Council	Lumpkin	<a href="mailto:memama1217@yahoo.com">memama1217@yahoo.com</a>	229-838-6312
Jimmy Babb	Mayor	Lumpkin	<a href="mailto:lpbabb@bellsouth.net">lpbabb@bellsouth.net</a>	229-321-0245
Victoria Barrett	Citizen	Richland	<a href="mailto:vbarrett@cwvga.org">vbarrett@cwvga.org</a>	229-854-4889
Joe Lee Williams	BOC Commissioner	Richland	<a href="mailto:williams@stewartcountyga.gov">williams@stewartcountyga.gov</a>	229-943-3149
Randy Butts	Citizen	Lumpkin	<a href="mailto:lumpkinadmin@bellsouth.net">lumpkinadmin@bellsouth.net</a>	229-838-4333
Edwina Turner	Family Connections Coordinator	<a href="#">Stewart County</a>	<a href="mailto:stewartcountyfc@gmail.com">stewartcountyfc@gmail.com</a>	229-321-2167
Ashley Turner	Citizen		<a href="mailto:asturner@wcb Bradley.com">asturner@wcb Bradley.com</a>	706-289-1572
Joseph Williams	Chairman BOC	Stewart County	<a href="mailto:josephwilliams@bellsouth.net">josephwilliams@bellsouth.net</a>	706-5752403
Rossie Ross	Citizen	Richland	<a href="mailto:rosssigns@yahoo.com">rosssigns@yahoo.com</a>	
Eddie Lester			<a href="mailto:richlandfire31825@gmail.com">richlandfire31825@gmail.com</a>	
Kathy Blackburn	Citizen	Richland	<a href="mailto:kathyblackburn@live.com">kathyblackburn@live.com</a>	
William Coy	Citizen	Richland	<a href="mailto:cityofrichland@bellsouth.net">cityofrichland@bellsouth.net</a>	
Samantha Pace			<a href="mailto:paces@uga.edu">paces@uga.edu</a>	
Natasha Jordan	Citizen	Richland	<a href="mailto:naj6238@yahoo.com">naj6238@yahoo.com</a>	
Kenneth Josey	Citizen	Richland	<a href="mailto:kenneth.josey@yahoo.com">kenneth.josey@yahoo.com</a>	
Robyn Fant	Citizen	Lumpkin	<a href="mailto:fantr@stewart.k12.ga.us">fantr@stewart.k12.ga.us</a>	229-815-9539
Jimmy Lee		Lumpkin		
Arcola Scott	Stewart County BOC	Lumpkin	<a href="mailto:Arcolascott58@yahoo.com">Arcolascott58@yahoo.com</a>	229/938-4884
Tyrone Nelson	Stewart County BOC	Stewart County	<a href="mailto:keshanelson38@yahoo.com">keshanelson38@yahoo.com</a>	229/321-9328
Tom Mayo	Stewart County Commissioner	Richland	<a href="mailto:tmayo6993@gmail.com">tmayo6993@gmail.com</a>	229-310-6661
Chip Jones	Co-Owner, Richland Rum Store Manager, Richland Main Street	Richland		229-887-3433
Dr. Valerie Roberts	Superintendent School System	Stewart County		229-838-4329
Katina Anthony,	RN, Health Department	Stewart County		229-838-4859
Mac Moye	County Manager	Stewart County	<a href="mailto:mmoye@stewartcountyga.gov">mmoye@stewartcountyga.gov</a>	229-838-6769
Greg Stewart	EMA Director, Lumpkin Fire Chief	Lumpkin		229-321-2940
Laurie Sheffield	(DFACS ) Director	Lumpkin		229-838-4335
Larry Jones	Sheriff	Stewart County		229-838-4311
Russel C. McDonald	Police Chief	Richland		229-887-3530
Ronald Jackson	Police Chief, Lumpkin			229-883=6101
Eddie Story	Fire Chief	Richland		229-887-3530
Ed Lynch	EMS Director	Lumpkin		229-321-9606
Virtual Stakeholders				
Stewart County Fire and EMS Facebook Page	500 plus followers			
Stewart County Facebook Page	989 followers			

**Rick Morris**

---

**From:** Mac Moye <mmoye@stewartcountyga.gov>  
**Sent:** Wednesday, April 21, 2021 4:10 PM  
**To:** Rick Morris  
**Subject:** RE: 2021 Stewart County Comp Plan Stakeholders List

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I made a few adjustments---corrected misspellings; took out a name; added some.

Finally, I want to be sure you realize that the Chairman Williams we have now is not the same Chairman Williams of three years ago. Our current chair is Joseph B. Williams. The former chair, Joe Lee Williams, is still a commissioner.

Mac

---

**From:** Rick Morris [mailto:[rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)]  
**Sent:** Wednesday, April 21, 2021 3:48 PM  
**To:** Mac Moye <mmoye@stewartcountyga.gov>; wilsonwanda31825@gmail.com; lumpkincity <lumpkincity@bellsouth.net>  
**Subject:** 2021 Stewart County Comp Plan Stakeholders List

Please review and update as needed. Add any one that you think has an interest in participating in the plan update process and strike-through those that are no longer available to participate. Need someone from EMA-EMS, the schools, police, Sheriff, health department, housing authority, preachers advocates for the poor, business community, etc. I will call the ones I know which is all the elected officials or former elected officials.

Rick

**Stewart County Comprehensive Plan 2016  
Stakeholder List**

David Barrett	<a href="mailto:gmsinc1@bellsouth.net">gmsinc1@bellsouth.net</a>	229-938-5122
Adolph McLendon	<a href="mailto:cityofrichland@bellsouth.net">cityofrichland@bellsouth.net</a>	229-321-2489
Debbie Stone	<a href="mailto:msdebstone@yahoo.com">msdebstone@yahoo.com</a>	
Barbara Cullifer	<a href="mailto:memama1217@yahoo.com">memama1217@yahoo.com</a>	229-838-6312
Jimmy Babb	<a href="mailto:jpbabb@bellsouth.net">jpbabb@bellsouth.net</a>	229-321-0245
Victoria Barrett	<a href="mailto:vbarrett@cwvga.org">vbarrett@cwvga.org</a>	229-854-4889

Joe Lee Williams	<a href="mailto:jwilliams@stewartcountyga.gov"><u>jwilliams@stewartcountyga.gov</u></a>	229-943-3149
Randy Butts	<a href="mailto:lumpkinadmin@bellsouth.net"><u>lumpkinadmin@bellsouth.net</u></a>	229-838-4333
Edwina Turner	<a href="mailto:stewartcountyfc@gmail.com"><u>stewartcountyfc@gmail.com</u></a>	229-321-2167
Ashley Turner	<a href="mailto:asturner@wcbradley.com"><u>asturner@wcbradley.com</u></a>	706-289-1572
Joseph Williams	<a href="mailto:josephbwilliams@bellsouth.net"><u>josephbwilliams@bellsouth.net</u></a>	706-5752403
Rossie Ross	<a href="mailto:mrosssigns@yahoo.com"><u>mrosssigns@yahoo.com</u></a>	
Eddie Lester	<a href="mailto:richlandfire31825@gmail.com"><u>richlandfire31825@gmail.com</u></a>	
Kathy Blackburn	<a href="mailto:kathyblackburn@live.com"><u>kathyblackburn@live.com</u></a>	
William Coy	<a href="mailto:cityofrichland@bellsouth.net"><u>cityofrichland@bellsouth.net</u></a>	
Samantha Pace	<a href="mailto:paces@uga.edu"><u>paces@uga.edu</u></a>	
Natasha Jordan	<a href="mailto:naj6238@yahoo.com"><u>naj6238@yahoo.com</u></a>	
Kenneth Josey	<a href="mailto:kenneth.josey@yahoo.com"><u>kenneth.josey@yahoo.com</u></a>	229-815-9539
Robyn Fant	<a href="mailto:fantr@stewart.k12.ga.us"><u>fantr@stewart.k12.ga.us</u></a>	
Joseph B. Williams	<a href="mailto:josephbwilliams@bellsouth.net"><u>josephbwilliams@bellsouth.net</u></a>	706/575-3403
Arcola Scott	<a href="mailto:Arcolascott58@yahoo.com"><u>Arcolascott58@yahoo.com</u></a>	229/938-4884
Tyrone Nelson	<a href="mailto:keshanelson38@yahoo.com"><u>keshanelson38@yahoo.com</u></a>	229/321-9328
Tom Mayo	<a href="mailto:tmayo6993@gmail.com"><u>tmayo6993@gmail.com</u></a>	229/310-6661

**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Monday, June 14, 2021 5:22 PM  
**To:** Mac Moye; Greg Stewart; cityofrichland@bellsouth.net; msdebstone@yahoo.com; jpbabb@bellsouth.net; jwilliams@stewartcountyga.gov; josephbwilliams@bellsouth.net; Randall Butts; arcolascott58@yahoo.com; fantr@stewart.k12.ga.us; Wanda Wilson; Allison Slocum; lumpkincity; ddavis@cityoflumpkin.org; memama1217@yahoo.com; vbarrett@cwwga.org; stewartcountyfc@gmail.com; asturner@wcbadley.com; mrosssigns@yahoo.com; richlandfire31825@gmail.com; kathyblacburn@live.com; paces@uga.edu; naj6238@yahoo.com; kenneth.josey@yahoo.com; 'cityofrichland@bellsouth.net'; keshanelson38@yahoo.com; tmayo6993@gmail.com  
**Subject:** FW: here's your link RE: Scanned image from River Valley Reg. Comm

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	Mac Moye	
	Greg Stewart	
	cityofrichland@bellsouth.net	
	msdebstone@yahoo.com	
	jpbabb@bellsouth.net	
	jwilliams@stewartcountyga.gov	
	josephbwilliams@bellsouth.net	
	Randall Butts	
	arcolascott58@yahoo.com	
	fantr@stewart.k12.ga.us	
	Wanda Wilson	
	Allison Slocum	Delivered: 6/14/2021 5:22 PM
	lumpkincity	
	ddavis@cityoflumpkin.org	
	memama1217@yahoo.com	
	vbarrett@cwwga.org	
	stewartcountyfc@gmail.com	
	asturner@wcbadley.com	
	mrosssigns@yahoo.com	
	richlandfire31825@gmail.com	
	kathyblacburn@live.com	
	paces@uga.edu	
	naj6238@yahoo.com	
	kenneth.josey@yahoo.com	
	'cityofrichland@bellsouth.net'	
	keshanelson38@yahoo.com	
	tmayo6993@gmail.com	

Five years ago many of you participated, as stakeholders, in the Stewart County, Lumpkin, and Richland Comprehensive

Plan process. The River Valley Regional Commission is in the process of updating the 2017 Stewart County, Lumpkin, and Richland Comprehensive Plan. I hope that all of you will still participate as stakeholders in the 2021 comprehensive plan update. Our first task is take a moment to review the attached surveymonkey Stewart County, Lumpkin, and Richland community survey link attached below. Please add questions, modify questions as you see fit. I will need any question changes/comments no later than June 21, 2021. Also, please let me know of anyone else willing to participate in the plan update process. My phone number is 706-256-2910.

Rick Morris

-----Original Message-----

From: Camille Bielby <cbielby@rivervalleyrc.org>

Sent: Friday, June 11, 2021 2:28 PM

To: Rick Morris <rmorris@rivervalleyrc.org>

Subject: here's your link RE: Scanned image from River Valley Reg. Comm

<https://www.surveymonkey.com/r/Stewart-Lumpkin-Richland>

Camille Bielby  
Regional Planner  
River Valley Regional Commission  
228 Lamar Street  
Americus, Georgia 31709  
(706) 660-5374 Ph  
(706) 256-2908 Fax

[www.rivervalleyrc.org](http://www.rivervalleyrc.org)  
[www.facebook.com/rivervalleyrc](https://www.facebook.com/rivervalleyrc)  
[www.activevalley.org](http://www.activevalley.org)

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-----Original Message-----

From: Rick Morris <rmorris@rivervalleyrc.org>

Sent: Thursday, June 10, 2021 4:08 PM

To: Camille Bielby <cbielby@rivervalleyrc.org>

Subject: FW: Scanned image from River Valley Reg. Comm

-----Original Message-----

From: scanner@rivervalleyrc.org <scanner@rivervalleyrc.org>

Sent: Thursday, June 10, 2021 5:03 AM

To: Rick Morris <rmorris@rivervalleyrc.org>

Subject: Scanned image from River Valley Reg. Comm

## Rick Morris

---

**From:** Rick Morris  
**Sent:** Friday, June 25, 2021 3:08 PM  
**To:** Becky Holmes  
**Subject:** FW: here's your link RE: Scanned image from River Valley Reg. Comm

-----Original Message-----

**From:** Rick Morris  
**Sent:** Monday, June 14, 2021 5:22 PM  
**To:** Mac Moyer <mmoyer@stewartcountyga.gov>; Greg Stewart <gstewart@stewartcountyga.gov>; cityofrichland@bellsouth.net; msdebstone@yahoo.com; jpbabb@bellsouth.net; jwilliams@stewartcountyga.gov; josephbwilliams@bellsouth.net; Randall Butts <lumpkinadmin@bellsouth.net>; arcolascott58@yahoo.com; fantr@stewart.k12.ga.us; Wanda Wilson <wilsonwandal@bellsouth.net>; Allison Slocum <aslocum@rivervalleyrc.org>; lumpkincity <lumpkincity@bellsouth.net>; ddavis@cityoflumpkin.org; memama1217@yahoo.com; vbarrett@cwvga.org; stewartcountyfc@gmail.com; asturner@wcb Bradley.com; mrosssigns@yahoo.com; richlandfire31825@gmail.com; kathyblacburn@live.com; paces@uga.edu; naj6238@yahoo.com; kenneth.josey@yahoo.com; 'cityofrichland@bellsouth.net' <cityofrichland@bellsouth.net>; keshanelson38@yahoo.com; tmayo6993@gmail.com  
**Subject:** FW: here's your link RE: Scanned image from River Valley Reg. Comm

Five years ago many of you participated, as stakeholders, in the Stewart County, Lumpkin, and Richland Comprehensive Plan process. The River Valley Regional Commission is in the process of updating the 2017 Stewart County, Lumpkin, and Richland Comprehensive Plan. I hope that all of you will still participate as stakeholders in the 2021 comprehensive plan update. Our first task is take a moment to review the attached surveymonkey Stewart County, Lumpkin, and Richland community survey link attached below. Please add questions, modify questions as you see fit. I will need any question changes/comments no later than June 21, 2021. Also, please let me know of anyone else willing to participate in the plan update process. My phone number is 706-256-2910.

Rick Morris

-----Original Message-----

**From:** Camille Bielby <cbielby@rivervalleyrc.org>  
**Sent:** Friday, June 11, 2021 2:28 PM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** here's your link RE: Scanned image from River Valley Reg. Comm

<https://www.surveymonkey.com/r/Stewart-Lumpkin-Richland>

Camille Bielby  
Regional Planner  
River Valley Regional Commission  
228 Lamar Street  
Americus, Georgia 31709  
(706) 660-5374 Ph  
(706) 256-2908 Fax

**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Monday, June 21, 2021 10:56 AM  
**To:** Edwina Turner  
**Subject:** RE: FW: here's your link RE: Scanned image from River Valley Reg. Comm

Thank You. I will send the final draft out today. I did get a few responses in regards to making a change or two. But I would still like to get your thoughts even if you are a non-resident.

Rick

**From:** Edwina Turner <stewartcountyfc@gmail.com>  
**Sent:** Monday, June 21, 2021 5:41 PM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** Re: FW: here's your link RE: Scanned image from River Valley Reg. Comm

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Unfortunately I am unable to move screens I do not live in Stewart County I only work here.

On Mon, Jun 14, 2021 at 10:22 AM Rick Morris <[rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)> wrote:

Five years ago many of you participated, as stakeholders, in the Stewart County, Lumpkin, and Richland Comprehensive Plan process. The River Valley Regional Commission is in the process of updating the 2017 Stewart County, Lumpkin, and Richland Comprehensive Plan. I hope that all of you will still participate as stakeholders in the 2021 comprehensive plan update. Our first task is take a moment to review the attached surveymonkey Stewart County, Lumpkin, and Richland community survey link attached below. Please add questions, modify questions as you see fit. I will need any question changes/comments no later than June 21, 2021. Also, please let me know of anyone else willing to participate in the plan update process. My phone number is 706-256-2910.

Rick Morris

-----Original Message-----

**From:** Camille Bielby <[cbielby@rivervalleyrc.org](mailto:cbielby@rivervalleyrc.org)>  
**Sent:** Friday, June 11, 2021 2:28 PM  
**To:** Rick Morris <[rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)>  
**Subject:** here's your link RE: Scanned image from River Valley Reg. Comm

<https://www.surveymonkey.com/r/Stewart-Lumpkin-Richland>

Camille Bielby



--

"Live each Day with an Attitude of Gratitude"

Edwina G. Turner

Coordinator

Stewart County Family Connection

7062 Green Grove Rd

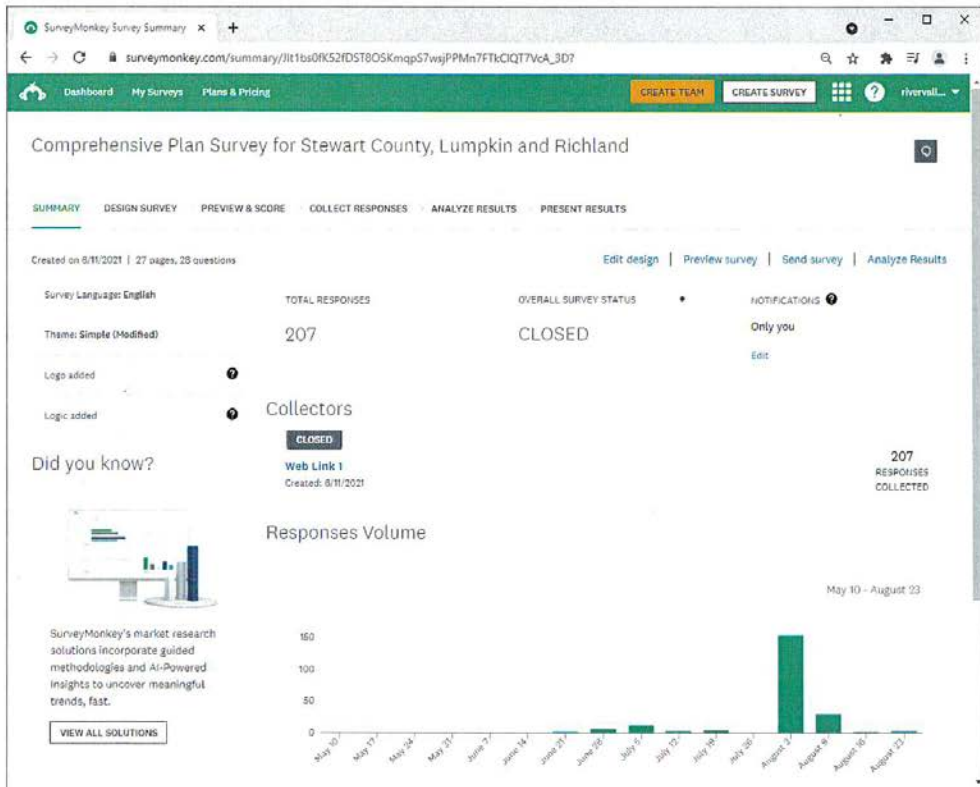
Lumpkin, GA 31815

(229)321-2167

**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Monday, July 12, 2021 3:16 PM  
**To:** Debbie Zwaga  
**Cc:** Mac Moye  
**Subject:** Stewart County, Lumpkin, and Richland 2021 Comprehensive Plan Update Survey  
**Attachments:** Stewart County, Lumpkin and Richland Notice to fill out comp plan survey 2021.docx



**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Friday, June 25, 2021 3:59 PM  
**To:** Mac Moyer; Greg Stewart; cityofrichland@bellsouth.net; msdebstone@yahoo.com; jpbabb@bellsouth.net; jwilliams@stewartcountyga.gov; josephbwilliams@bellsouth.net; Randall Butts; arcolascott58@yahoo.com; fantr@stewart.k12.ga.us; Wanda Wilson; Allison Slocum; lumpkincity; ddavis@cityoflumpkin.org; memama1217@yahoo.com; vbarrett@cwvga.org; stewartcountyfc@gmail.com; asturner@wcb Bradley.com; mrosssigns@yahoo.com; richlandfire31825@gmail.com; kathyblacburn@live.com; paces@uga.edu; naj6238@yahoo.com; kenneth.josey@yahoo.com; 'cityofrichland@bellsouth.net'; keshanelson38@yahoo.com; tmayo6993@gmail.com  
**Cc:** Camille Bielby; chipov@bellsouth.net  
**Subject:** Comprehensive Plan Survey

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>	<b>Read</b>
	Mac Moyer		
	Greg Stewart		
	cityofrichland@bellsouth.net		
	msdebstone@yahoo.com		
	jpbabb@bellsouth.net		
	jwilliams@stewartcountyga.gov		
	josephbwilliams@bellsouth.net		
	Randall Butts		
	arcolascott58@yahoo.com		
	fantr@stewart.k12.ga.us		
	Wanda Wilson		
	Allison Slocum	Delivered: 6/25/2021 3:59 PM	
	lumpkincity		
	ddavis@cityoflumpkin.org		
	memama1217@yahoo.com		
	vbarrett@cwvga.org		
	stewartcountyfc@gmail.com		
	asturner@wcb Bradley.com		
	mrosssigns@yahoo.com		
	richlandfire31825@gmail.com		
	kathyblacburn@live.com		
	paces@uga.edu		
	naj6238@yahoo.com		
	kenneth.josey@yahoo.com		
	'cityofrichland@bellsouth.net'		
	keshanelson38@yahoo.com		
	tmayo6993@gmail.com		
	Camille Bielby	Delivered: 6/25/2021 3:59 PM	Read: 6/25/2021 4:08 PM
	chipov@bellsouth.net		

Please find attached the Stewart County Comprehensive Plan Update survey. The survey response deadline is July 9, 2021. Also please forward the survey to friends that have an interest in the future of Stewart County. Teenage children are also allowed to fill out the survey. Please call me at 706-256-2910 or email me if you have any questions or problems opening the link or filling out the survey.

Also please put the below link on the Stewart County, EMA, Stewart County School System websites/Facebook sites, etc.

Thanks,  
Rick Morris

<https://www.surveymonkey.com/r/Stewart-Lumpkin-Richland>

## Rick Morris

---

**From:** Camille Bielby  
**Sent:** Wednesday, July 7, 2021 9:29 AM  
**To:** Rick Morris  
**Subject:** RE: Comprehensive Plan Survey  
**Attachments:** Comprehensive-Plan-Survey-Stewart-County-Lumpkin-Richland-Data\_All\_210707.pdf

Good Morning, Rick!

Hope you had a good holiday.

You have had a few responses to the Comprehensive Plan Survey for Stewart County, Lumpkin and Richland.

I have attached a report that includes the responses to the open-ended questions.

Hope the rest of the week is good!

Camille Bielby  
Regional Planner  
**River Valley Regional Commission**  
228 Lamar Street  
Americus, Georgia 31709  
(706) 660-5374 Ph  
(706) 256-2908 Fax

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[www.facebook.com/rivervalleyrc](https://www.facebook.com/rivervalleyrc)  
[www.activevalley.org](http://www.activevalley.org)

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**From:** Rick Morris <rmorris@rivervalleyrc.org>  
**Sent:** Friday, June 25, 2021 3:59 PM  
**To:** Mac Moyer <mmoye@stewartcountyga.gov>; Greg Stewart <gstewart@stewartcountyga.gov>; cityofrichland@bellsouth.net; msdebstone@yahoo.com; jpbabb@bellsouth.net; jwilliams@stewartcountyga.gov; josephbwilliams@bellsouth.net; Randall Butts <lumpkinadmin@bellsouth.net>; arcolascott58@yahoo.com; fantr@stewart.k12.ga.us; Wanda Wilson <wilsonwandal@bellsouth.net>; Allison Slocum <aslocum@rivervalleyrc.org>; lumpkincity <lumpkincity@bellsouth.net>; ddavis@cityoflumpkin.org; memama1217@yahoo.com; vbarrett@cwvga.org; stewartcountyfc@gmail.com; asturner@wcbadley.com; mrosssigns@yahoo.com; richlandfire31825@gmail.com; kathyblacburn@live.com; paces@uga.edu; naj6238@yahoo.com; kenneth.josey@yahoo.com; 'cityofrichland@bellsouth.net' <cityofrichland@bellsouth.net>; keshanelson38@yahoo.com; tmayo6993@gmail.com  
**Cc:** Camille Bielby <cbielby@rivervalleyrc.org>; chipov@bellsouth.net  
**Subject:** Comprehensive Plan Survey

Please find attached the Stewart County Comprehensive Plan Update survey.

The survey response deadline is July 9, 2021. Also please forward the survey to friends that have an interest in the future of Stewart County. Teenage children are also allowed to fill out the survey. Please call me at 706-256-2910 or email me if you have any questions or problems opening the link or filling out the survey.

Also please put the below link on the Stewart County, EMA, Stewart County School System websites/Facebook sites, etc.

Thanks,  
Rick Morris

<https://www.surveymonkey.com/r/Stewart-Lumpkin-Richland>

**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Tuesday, July 13, 2021 2:34 PM  
**To:** jack.lockwood@dph.ga.gov  
**Subject:** Stewart County Comp Plan Update Survey  
**Attachments:** Stewart County Lumpkin and Richland Notice to fill out comp plan survey  
2021wlinc.docx

Please call or email if you have questions.

Rick Morris



**Rick Morris**

---

**From:** Rick Morris  
**Sent:** Tuesday, July 13, 2021 1:49 PM  
**To:** kdhodges@stewartcountyga.gov  
**Subject:** Stewart County Comprehensive Plan Survey Link

<https://www.surveymonkey.com/r/Stewart-Lumpkin-Richland>

Please let me know if you encounter any problems. Please put on your website and Facebook page.

**Rick Morris**

---

**From:** Lockwood, Jack <Jack.Lockwood@dph.ga.gov>  
**Sent:** Tuesday, July 13, 2021 3:17 PM  
**To:** Rick Morris  
**Subject:** Re: Stewart County Comp Plan Update Survey

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Got it

Thank you

Jack

Jack Lockwood  
Public Health Consultant  
West Central Health District  
2100 Comer Avenue  
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Office: (706) 321-6115  
Mobile: (706) 329-0894  
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[Jack.Lockwood@dph.ga.gov](mailto:Jack.Lockwood@dph.ga.gov)  
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<https://www.facebook.com/WestCentralHealthDistrictGA>

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**From:** Rick Morris <[rmorris@rivervalleyrc.org](mailto:rmorris@rivervalleyrc.org)>  
**Sent:** Tuesday, July 13, 2021 2:33 PM  
**To:** Lockwood, Jack <[Jack.Lockwood@dph.ga.gov](mailto:Jack.Lockwood@dph.ga.gov)>  
**Subject:** Stewart County Comp Plan Update Survey

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call or email if you have questions.

Rick Morris

**Rick Morris**

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**From:** Rick Morris  
**Sent:** Monday, August 2, 2021 5:02 PM  
**To:** mmoye@stewartcountyga.gov; Greg Stewart; cityofrichland@bellsouth.net; msdebstone@yahoo.com; jpbabb@bellsouth.net; jwilliams@stewartcountyga.gov; josephbwilliams@bellsouth.net; Randall Butts; arcolascott58@yahoo.com; fantr@stewart.k12.ga.us; wilsonwanda31825@gmail.com; Allison Slocum; lumpkincity; ddavis@cityoflumpkin.org; memama1217@yahoo.com; vbarrett@cwvga.org; stewartcountyfc@gmail.com; asturner@wcbadley.com; mrosssigns@yahoo.com; richlandfire31825@gmail.com; kathyblacburn@live.com; paces@uga.edu; naj6238@yahoo.com; kenneth.josey@yahoo.com; keshanelson38@yahoo.com; tmayo6993@gmail.com  
**Cc:** Allison Slocum; Scott DeClue  
**Subject:** Stewart County, Richland and Lumpkin needs and opportunities meeting.

<b>Tracking:</b>	<b>Recipient</b>	<b>Delivery</b>
	mmoye@stewartcountyga.gov	
	Greg Stewart	
	cityofrichland@bellsouth.net	
	msdebstone@yahoo.com	
	jpbabb@bellsouth.net	
	jwilliams@stewartcountyga.gov	
	josephbwilliams@bellsouth.net	
	Randall Butts	
	arcolascott58@yahoo.com	
	fantr@stewart.k12.ga.us	
	wilsonwanda31825@gmail.com	
	Allison Slocum	Delivered: 8/2/2021 5:02 PM
	lumpkincity	
	ddavis@cityoflumpkin.org	
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	vbarrett@cwvga.org	
	stewartcountyfc@gmail.com	
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	richlandfire31825@gmail.com	
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	paces@uga.edu	
	naj6238@yahoo.com	
	kenneth.josey@yahoo.com	
	keshanelson38@yahoo.com	
	tmayo6993@gmail.com	
	Allison Slocum	
	Scott DeClue	

We need to update the 2016 Comprehensive Plan needs and opportunities list and strengths and weaknesses for Stewart County, Lumpkin and Richland. Do you all wish to do a virtual meetings or an in-person meetings. Need to complete this task by August 17, 2021. Please let me know how you wish to proceed. I will send each of you the needs and opportunities list tomorrow.

Rick Morris  
706-256-2910

**Rick Morris**

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**From:** Rick Morris  
**Sent:** Wednesday, August 4, 2021 12:30 PM  
**To:** Mac Moyer  
**Subject:** ZOOM

Rick Morris is inviting you to a scheduled Zoom meeting.

Topic: Comp Plan Meeting  
Time: Aug 4, 2021 01:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://zoom.us/j/93225775854?pwd=cUZGT3RkQlpFNHdQVklGRDV2dU04dz09>

Meeting ID: 932 2577 5854  
Passcode: 0kZQ16

**Rick Morris**

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**From:** Rick Morris  
**Sent:** Tuesday, August 10, 2021 12:35 PM  
**To:** Mac Moyer  
**Subject:** RE: comprehensive plan

Fantastic! We got a big jump last week once the survey link got in the paper. We did ask the Stewart-Webster staff to send you the bill.

Rick

**From:** Mac Moyer <mmoye@stewartcountyga.gov>  
**Sent:** Monday, August 9, 2021 9:28 AM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Cc:** Jim Livingston <jlivingston@rivervalleyrc.org>  
**Subject:** comprehensive plan

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Rick and Jim,

I screen-shot this Face Book conversation that took place last night. Note that a deputy brought up the survey---twice--- and a few people responded.

I trust that there will be some way to dig deeper into the question of why shootings continue to happen in Richland. (I don't mean to single Richland out, but this is what the discussion was about.) The law enforcement people in the thread blames the court system. I know people in the court system who cite other problems. And so on.

Thanks.

Mac Moyer, Manager  
Stewart County Commission  
1764 Broad Street, PO Box 157  
Lumpkin, GA 31815

[www.stewartcountyga.gov](http://www.stewartcountyga.gov)  
229.838.6769 Ext. 202

## Rick Morris

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**From:** Rick Morris  
**Sent:** Wednesday, November 3, 2021 12:47 PM  
**To:** lumpkincity; ddavis@cityoflumpkin.org  
**Subject:** FW: Comprehensive Plan Survey for Stewart County, Lumpkin and Richland  
**Attachments:** Comprehensive Plan Survey for Stewart County Data\_Unincorporated Responses\_210909.pdf; Comprehensive Plan Survey for Stewart County Data\_Lumpkin Responses\_210909.pdf; Comprehensive Plan Survey for Stewart County Data\_Richland Responses\_210909.pdf; Comprehensive Plan Survey for Stewart County Data\_All Responses\_210909.pdf; Comprehensive Plan Survey for Stewart County Data\_Unincorporated Responses\_210909.pdf; Comprehensive Plan Survey for Stewart County Data\_Lumpkin Responses\_210909.pdf; Comprehensive Plan Survey for Stewart County Data\_Richland Responses\_210909.pdf; Comprehensive Plan Survey for Stewart County Data\_All Responses\_210909.pdf; Stewart Comp Plan Survey - documentation of survey availability.docx

Hello David and Anne,  
FYI  
Can use this to develop needs and opportunities for the plan.

Rick

**From:** Camille Bielby <cbielby@rivervalleyrc.org>  
**Sent:** Thursday, September 9, 2021 11:51 AM  
**To:** Rick Morris <rmorris@rivervalleyrc.org>  
**Subject:** Comprehensive Plan Survey for Stewart County, Lumpkin and Richland

Good morning, Rick!

I have attached four reports and one screen capture for the Comprehensive Plan Survey for Stewart County, Lumpkin and Richland.

The screen capture shows when the survey was open and closed and graphs the number of responses by date. It will be helpful in your section documenting community input opportunities provided. You can do screen caps of all the places it was posted as well (county website/Facebook, letters to stakeholders with the link, or other locations shared by stakeholders).

The reports are All Data (no filters, all 207 respondents); and then three reports filtered on responses by residential location. These show only the responses by residents of each of the three locations (Lumpkin 83, Richland 76, Unincorporated 48). If you would find it useful, I can also do a filter on number of years the respondents reported residing in the County. If so, I recommend collapsing a few of the residential tenure cohorts to no more than 3 categories, maybe 1-9 years, 10-15 years and 16 years or longer. Most of the responses (70%) were from those residing in Stewart more than 16 years, with less than 10% from all but the 1-3 years cohort (12%).

The survey has been closed.

Camille Bielby  
Regional Planner  
River Valley Regional Commission  
228 Lamar Street

Americus, Georgia 31709  
(706) 660-5374 Ph  
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[www.activevalley.org](http://www.activevalley.org)

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