

2017

CITY OF RICHLAND

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 Richland 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.

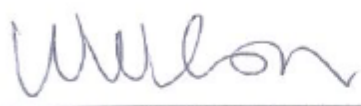
NOW, BE IT THEREFORE RESOLVED, by the Richland City Council that the City of Richland Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the Richland City Council in session this 20th day of February, 2017.

CITY OF RICHLAND
CITY COUNCIL


Mayor

ATTEST



City of Richland Comprehensive Plan 2017

Richland Vision Statement

Richland's Vision is to strengthen and rebuild its community's social fabric and physical infrastructure by addressing the following needs:

- Lowering Richland's poverty rate by creating more job opportunities.
- Through a coordinated social service, non-profit, private and school system effort to empower the children of Richland with the confidence to succeed and an image of "what they can achieve."
- Revitalize neighborhoods by building new homes, rehabilitating existing structures and finding uses for existing commercial and industrial buildings.
- Reduce Richland's teen pregnancy rate.

Priority Projects

1. Continue with water/sewer improvements
2. New sidewalks/ continue with downtown renovations
3. Redevelop Old Richland Elementary
4. Establish public/private partnership for Richland Hotel
5. Recruit a medical facility

Richland 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 Richland.
- Continue improvements in Downtown Richland.
- Improve housing options and conditions in Richland.
- Increase Public awareness of natural and cultural resources and conservation.
- Identify and protect Natural and Cultural Resources.
- 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 Richland residents.
- Provide essential governmental facilities that are well-maintained and accessible to all Richland residents.
- Provide an environmentally sound and economically feasible means of solid waste collection and disposal.
- Promote Richland as a healthy, attractive and efficient community.
- Provide for safe, efficient and well-maintained access to property in the city 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 City of Richland 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 Richland Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Richland residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders

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



Citizen Notification and Public Meetings

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

Public Hearings

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

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

Plan Development Time Frame

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

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

COMMUNITY DATA, NEEDS AND OPPORTUNITIES

Population

The projected population for Stewart County over the next twenty plus years is expected to decline from 5,851 in 2015 to a population of 5,095 in 2035. The city of Richland has a current population of 1,496 people. Richland is projected to grow to 1,594 citizens by 2035. However, the current trends of industrial development in Muscogee County and continued utilization of Fort Benning could increase the Stewart County and Richland populations. Furthermore, Georgia Power is considering the placement of a nuclear power plant in Stewart County. If Georgia Power chooses Stewart County as the location of its next nuclear power plant, both temporary and permanent jobs will be created in Stewart County. Hopefully, many of those working at the plant will decide to live in Richland thus boosting both Stewart County, Lumpkin and Richland population numbers.

Table 1: Stewart County and Cities Population: 1990-2010

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

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

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

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

Source: River Valley RC Staff, 2016

Community Facilities

Community Facilities are the most direct connection between the citizens, the elected government, and the public servants. Often times, the loss or lack of service is the only time the public acknowledges the infrastructure exists.

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

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

The City of Richland owns the following buildings: City Hall, the Richland Annex Building, the multi-purpose government building, fire station, jail/police station, service garage, and the American Legion building. The City of Richland also owns several vacant parcels of land. All of the aforementioned properties are in good condition.

Regarding critical facilities Richland County operates a water system, a sewer system, police and fire service. All service systems have capacity for current and future demand.

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

Source: Local Government Survey 2012

Table 4: Water Usage & Storage Information

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

Source: Local Government Survey 2012

Table 5: Sewage Treatment System Capabilities

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

Source: Local Government Survey 2012

Identified Needs and Opportunities

Needs:

- The future costs of providing services at current growth rates and for the same types of development patterns need to be considered when planning for improvements and expansions to infrastructure such as water/sewer/natural gas. Maintenance costs are increasing and rates must increase to meet these costs.
- The costs of providing community services for new development have not been calculated. Development has been very slow for the past 20 years and as such, the cost has been minimal. There is both an opportunity and an issue to face with the growth.
- The City of Richland finds it difficult to meet the increasing requirements of both the federal and state governments with decreasing local revenues. The challenge of the

future is meeting these escalating requirements without a corresponding increase in revenue.

- The age, capacity, function, safety, and maintenance needs of the City of Richland public facilities have not been thoroughly inventoried. In order to better maintain these facilities it is important that the local government assess the public facilities for age, capacity, function and establish a regular maintenance schedule. A long-term strategy for the location and maintenance of public service facilities is recommended.
- The residents of Richland need an immediate medical care facility to address the needs of dialysis patients and those in emergency situations.

Opportunities:

- Rehabilitating the Old Richland School will provide a needed community center with an auditorium facility.
- Rehabilitating the “Ricochet” building will be a needed improvement in the downtown.
- Benches and new playground equipment will enhance the city park and provide activities and amenities for all ages.
- Hosting a Resource Awareness Day will educate elected officials and other city leaders about regulations that are in place in Richland or that are needed.

Transportation

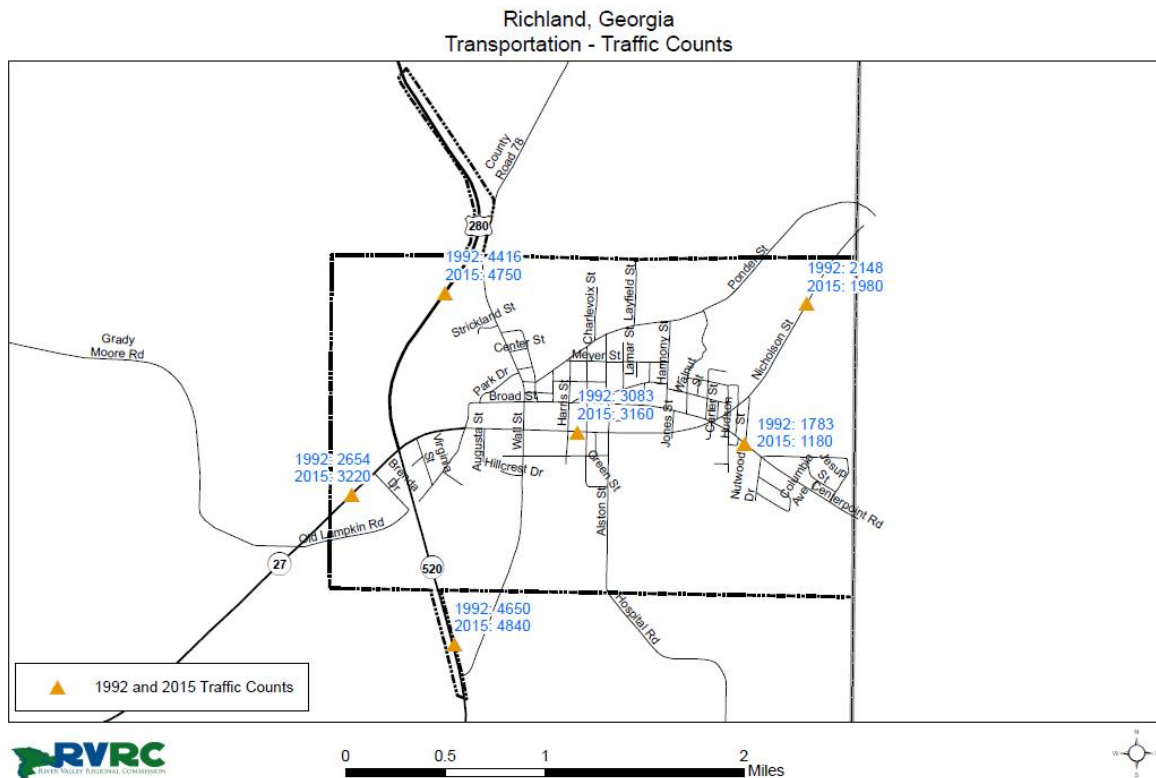
The major modes of transportation in Stewart County, Lumpkin and Richland are automobile or pedestrian. Using a bicycle for transportation is limited, but interest in bicycling as a transportation mode has increased with the advent of spring and fall bicycle events sponsored by the River Valley Regional Commission. The annual Fair on the Square Bicycle Ride has been taking place for 15 years, and just recently-in the past 5 years-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 between Chattahoochee and Stewart Counties, completed in 2003, includes a six-foot paved bicycle lane buffered by a two-foot rumble strip, this bicycle facility prompted an increase in bicycle tourism and facilitated events such as the Fair on the Square. Public transportation in Stewart County and its municipalities 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.

Stewart County is served by major Federal and State roads. Georgia Highway 27 crosses the middle of the county in an east-west direction, while U.S. Highway 27 splits the county in a north-

south direction. U.S. Highway 27 begins in Georgia at the Georgia-Tennessee line and continues south into Florida. U.S Highway 280 crosses the eastern portion of the county going through the city of Richland and turning east towards Plains, Georgia and onto Savannah, Georgia. State Route 520 goes through Richland to Albany, Georgia and over to Brunswick, Georgia.

The county contains 290.3 miles of county roads. There are 423.59 miles of road in the county including Lumpkin and Richland. Roads with a substantial number of households located on them are paved. The county has 44.7 miles of unpaved roads, but these have very little traffic. The highest traffic in the county is along Georgia 520 (See Appendix for Maps).

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 Rail. Neither U.S. Highway 27 nor U.S. Highway 280/State Route 520 are at capacity at this time. They are not expected to be at capacity in the near future. In 1992, the highest traffic count on U.S. Highway 27 in Stewart County was 2,648 average daily trips. The highest traffic count data in 2015 for U.S Highway 27 in Stewart County was 2,620 average daily trips. Traffic count data for U.S. Highway 280/State Route 520 in 1992 shows a traffic count high of 5005 average daily trips. In 2015, the highest traffic count for U.S. Highway 280 was 6,300 average daily trips.



Proposed Interstate 14

A project that has been talked about since 2004, and that is still being discussed is Interstate 14. Interstate 14 is a proposed route linking Augusta, Georgia, Macon, Georgia, Columbus, Georgia, Montgomery, Alabama, and Natchez, Mississippi. Following the existing U.S. 80 and bypass of Columbus, the proposed Interstate 14 would turn south on Interstate 185, then southeast on U.S. 27-280/Georgia 1. Interstate 14 would then split east along Georgia 26 at Cusseta, then continue east along Georgia 26, meeting Interstate 75 in the vicinity of Perry, where it would meet up with Georgia 96 and the Fall Line Freeway Corridor (High Priority Corridor 6). Interstate 14 would then turn northeast through Warner Robins and connect with Georgia 88 via a new route between Irwinton and Sandersville. From there, Interstate 14 would travel northeast via Georgia 88 and U.S. 1/Georgia 4 to meet Interstate 520 in Augusta. At Augusta, Interstate 14 could continue east over the Savannah River, and it would follow the new Interstate 520 freeway northeast to end at Interstate 20 in South Carolina. Construction of the proposed interstate will be very expensive and will require Congressional support. Completion of the interstate, once approved, is estimated to take twenty (20) years. If it is ever built, the proposed corridor will have a major impact on the RVRC counties that surround Columbus, Georgia.



Historic Postcard Richland Depot

Richland

The majority of the streets in the City of Richland are paved. Many of the paved streets need to be repaved and widened. The dirt streets need to be paved and any drainage problems need to be addressed. There is no need for additional streets at this time nor is there any anticipated need in the future. Parking is adequate in the downtown area and throughout the town. There is no problem with traffic congestion. Richland has two (2) traffic signals which are adequate and meet traffic needs. There is no anticipated need to add traffic signals in the future. The downtown area and adjacent residential neighborhoods have sidewalks which encourage pedestrian activity. In total the cities of Richland and Lumpkin has 32.2 linear miles of city streets or approximately 16.1 linear miles each.

U.S. Highway 280/ State Route 520 runs through the city limits of Richland and the Richland Industrial Park, providing direct highway access. This must be capitalized upon. Currently, travelers on the highway are not aware of the downtown area and stop only for gas and possibly for a meal at the highway intersection. Richland has completed a streetscape renovation in downtown and added rum distillery (Richland Rum) to help attract area residents and tourist to downtown. Richland continues its efforts to attract travelers to downtown. Increased signage directing travelers to downtown could be helpful.

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

The nearest commercial air service is at Columbus Metropolitan Airport, which is served by Delta. There are several grass air strips in the county. These are all privately owned and are used.

Table 6: Stewart County Road Data

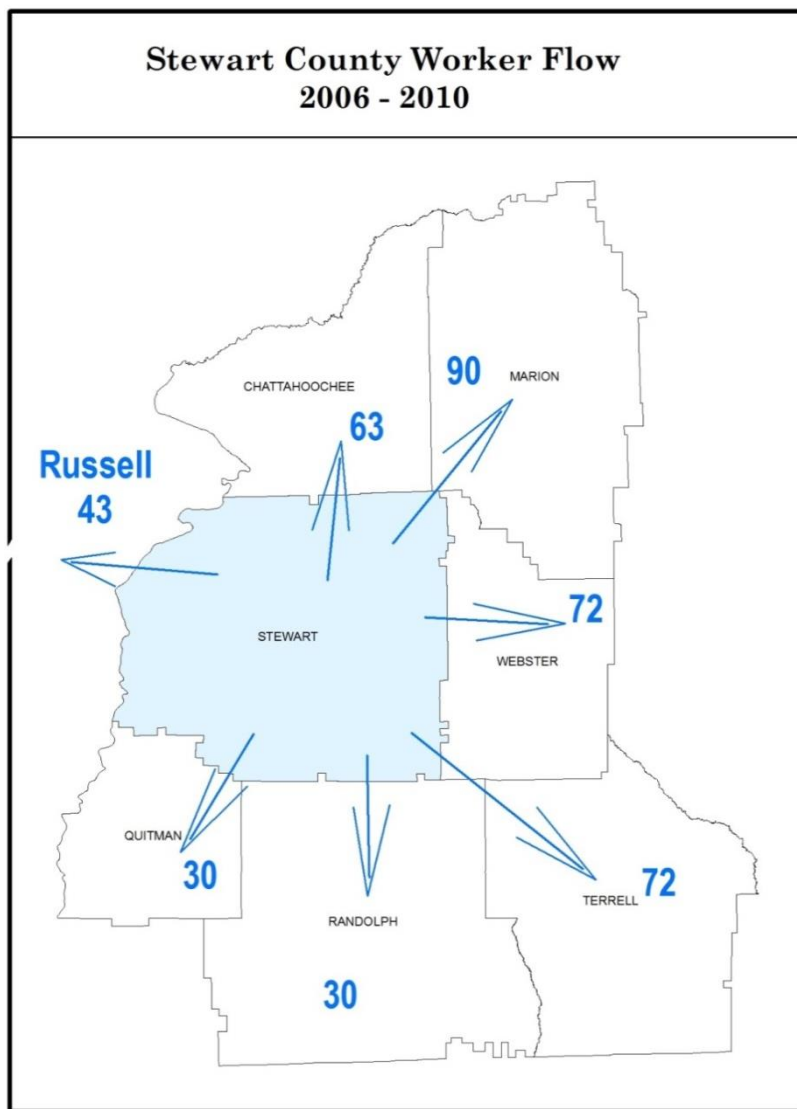
Road by Function	Linear Miles
Unpaved	44.7
Interstate	0
State Route	105.4
County Road	288.3
City Street	32.2
Total Mileage	427.8

Source: Georgia County Guide 2015

Table 7: Freight Railroad Systems Operating in Stewart County

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

Source: Georgia State Rail Plan 2015



Identified Needs and Opportunities

Needs:

- Constructing a bridge over the gulley in the city park will make the area more useful.
- Maintaining existing city streets.
- Insure that all sidewalks in the city are handicap accessible.

Opportunities:

- The East-West Railroad lines are owned by the Georgia Department of Transportation but are leased to the Heart of Georgia Railroad Company, a short-line railroad company. The lines are currently in-active and in need of repair. The North-South lines have been abandoned and the tracks pulled up. The rail bed is owned by the Georgia Southwestern Railroad.
- There are two designated state bike routes: one is along GA Hwy 27 and the other is along GA Hwy 39. There are no local trail systems.
- Improving the gateways into the city will entice travelers from the four lane into the downtown.

Housing

Housing stock in Richland 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 Richland. Richland can support denser housing, because public water is readily available. The 2010 housing inventory consisted of 695 total housing units, a decrease of 21 units from 2000. The 2015 American Community Survey estimates the total number of houses in Richland to be 770. It is noteworthy that this represents an increase of 75 housing units. The average household size for Richland is currently 2.68 persons per household in 2015, up from 2.35 persons per household in 2010. Vacant housing units, which are a problem in rural Georgia, are a problem in Richland as well. The average vacancy rate for Richland in 2010 was 8.1 percent. When broken out by homeowner and renter, the homeowner vacancy rate was 3.9 percent and the renter vacancy rate was 12.3 percent. The estimated housing vacancy rate in 2015 for Richland is 21 percent.

The estimated 2015 total housing stock is 770 units of which 426 are detached and attached single family units, 95 multi-family units, and 249 manufactured or mobile homes. Due to their affordability manufactured homes continue to be an important and increasing source of housing for many residents in Richland. The single-family site-built or modular home is still, however, the predominant home type in Richland and Stewart County. In 2015, a growing number of Richlands housing units

(40%, up from 37% in 2010) were rental units. In comparison to the state of Georgia, where the 2015 housing stock was 37% renter occupied, up from 30% in 2010.

Housing costs in Richland are relatively low when compared to the region and the state, with a median housing value of \$47,800 in 2015, down from \$52,200 in 2010 as compared to the State's median 2015 value of \$148,100 and a 2010 median housing value of 161,400. From a cost burden standpoint, Richland has a significant percentage of its population who pay more than 30% of their income on housing. This includes both homeowners and renters. Fifty-two percent (52%) of Richland's home owners are cost burdened and 61% of Richland's renters are cost burdened. This is much less of an issue statewide for homeowners with 32% of owners being cost burdened while 52% of renters are cost burdened in Georgia.

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

Table 8: Housing Characteristics 2000 - 2015

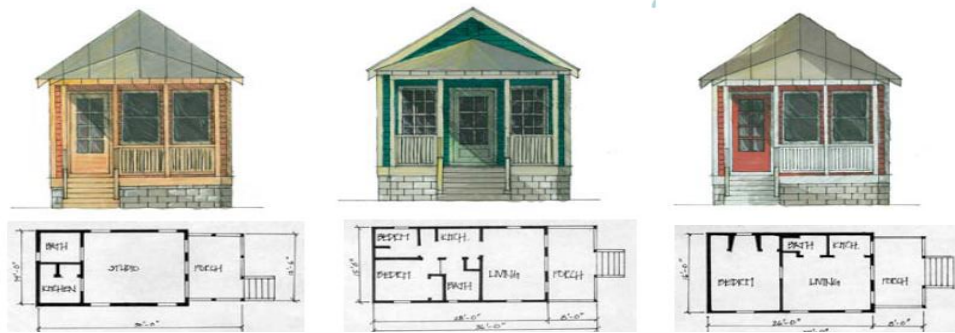
Jurisdiction	Stewart County			Lumpkin			Richland		
	2000	2010	2015	2000	2010	2015	2000	2010	2015
Housing Units Vacant	347	521	566	69	86	111	92	104	149
Housing Units Owner Occupied	1,464	1,341	1,135	365	334	272	416	371	333
Housing Units Renter Occupied	543	521	656	187	151	175	208	220	288
Total	2,354	2,383	2,357	621	571	558	716	695	770

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

Table 9: Housing Types 2010-2015

Category	2010	2015
TOTAL Housing Units	2383	2,342
Single Units (detached)	1582	1,372
Single Units (attached)	9	14
Double Units	67	94
3 to 9 Units	55	16
10 to 19 Units	2	3
20 to 49 Units	3	21
50 or more Units	0	0
Mobile Home or Trailer	665	822
All Other	0	0

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



Example: Historically appropriate affordable housing

Identified Needs and Opportunities

Needs:

- Availability of affordable and adequate housing.
- Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- Balance of housing cost with housing quality.
- Identify programs that could be used to rehabilitated existing buildings into affordable housing and educate the public.

Opportunities:

- Continued construction of additional, affordable, and adequate housing.
- Diversify housing mix from predominantly single-family, site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).
- Update city regulations to allow housing options in the Downtown.
- Establish active housing programs to rehabilitate existing housing and Increase home ownership opportunities.
- Create housing opportunities for special needs populations.

Economic Development

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

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

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

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

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

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



The Picket Fence Store



Richland Rum

Table 10: Stewart County Workers

Workers Age 16+ by place of work	2010-2014 ACS Estimate	Percent
Total	1,560	100%
Worked in State and County of Residence	573	36.7%
Worked in State and Outside County of Residence	778	49.9%
Worked Outside State of Residence	209	13.4%

Source: U.S Census ACS Estimate 2010-2014

Table 11: Workers by Employment Type

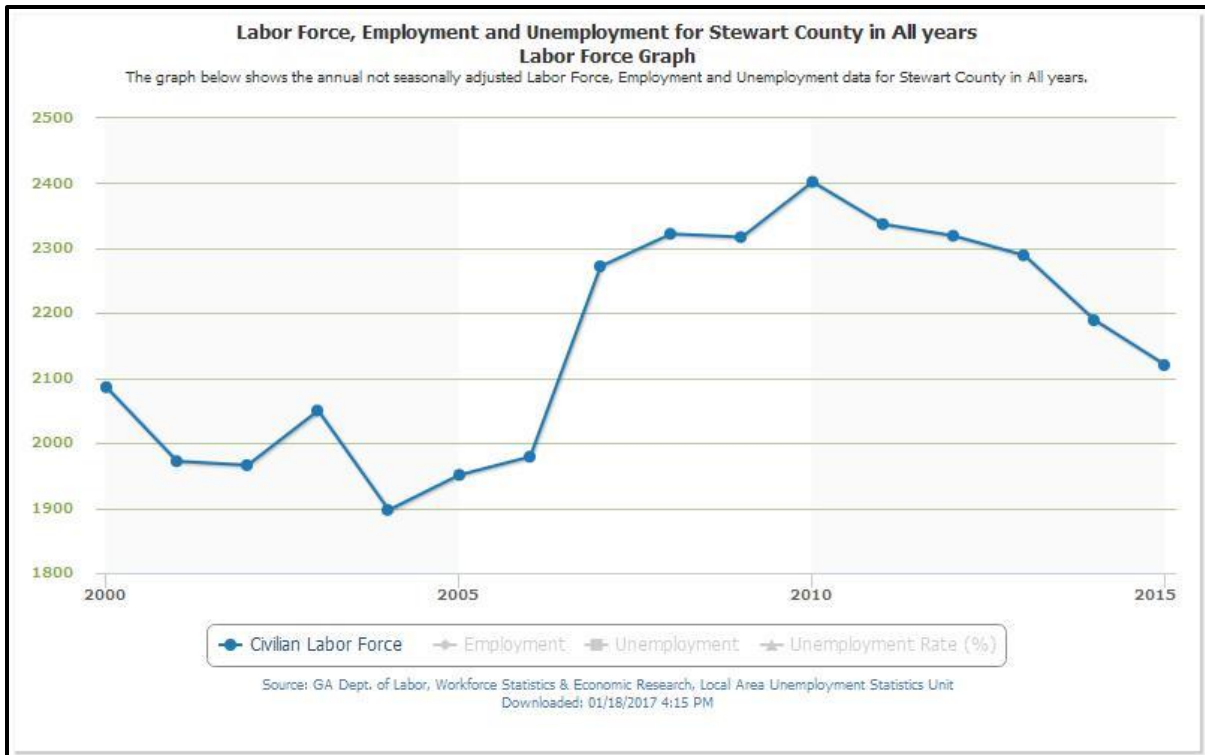
SIC Codes	Percentage of Workforce
Agriculture and Mining	0.2%
Construction	1.8%
Manufacturing	5.4%
Transportation	5.2%
Communication	0.0%
Utility	0.0%
Wholesale Trade	4.1%
Retail Trade	12.4%
Finance, Insurance, Real Estate	5.0%
Services	53.0%
Government	13.1%

Source: ESRI Business Analyst 2016

Table 12: Unemployment Rate

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
Preliminary September, 2016	2158	2030	128	5.9%
Revised August, 2016	2153	2028	125	5.8%
Annual Average				
2015	2120	1979	141	6.7%
2014	2189	2025	164	7.5%
2013	2289	2089	200	8.7%
2012	2319	2105	214	9.2%
2011	2337	2108	229	9.8%
2010	2402	2154	248	10.3%
2009	2317	2071	246	10.6%
2008	2322	2141	181	7.8%
2007	2272	2129	143	6.3%
2006	1979	1848	131	6.6%
2005	1951	1770	181	9.3%

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



The ESRI Retail Market Potential Analysis for Stewart County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2015). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Stewart County residents spend on average less on those items than other U.S. residents. An index ranking above 100 indicates the opposite; that Stewart County residents spend more on those items.

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

an MPI of 78, fewer Stewart County residents own an Apple/Mac brand computer than the average U.S. resident. For the full ESRI Retail Market Potential Analysis for Stewart County, see the Appendix.

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

Identified Needs and Opportunities

Needs:

- Dependency upon a small number of industries/business types has resulted in vulnerability to downturns in the dominate industry type.
- The city needs to recruit small businesses and promote entrepreneurial efforts.
- Community Economic Development programs are insufficient to meet the varied needs of the community.
- Infrastructure investments in water, sewer and gas are needed to remain competitive in business recruitment.
- 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.
- Educational and workforce training opportunities are not readily available. Persons needing specialized training must travel to Americus, Columbus or Albany. The improvement in educational attainment in Stewart County's school system should be promoted and used in efforts to attract new employers to the city. Richland's natural and cultural resources can be used to further economic development in the county through tourism. Providence Canyon State Park, Hannahatchee Creek Wildlife Management Area, and Florence Marina all offer great potential for increasing tourism in the city.

Opportunities:

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

- Renovating the historic Richland Hotel will provide needed rooms for travelers in Stewart County.
- Promoting better marketing efforts for the Richland Industrial Park will mean needed jobs for Richland residents.

Natural Resources

The City of Richland should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The natural and cultural resources of Richland are fundamental components in the development of the county and should be included in the planning process. The City of Richland should develop educational programs to promote conservation and protection of important resources for all segments of society. The county and its municipalities should also strengthen and improve existing regulations regarding development in sensitive areas. Richland has water supply sources, water supply watersheds, groundwater recharge areas, wetlands, flood prone areas, steep slopes and cultural resources that need protection.

Water Resources Planning

The City of Richland realizes the importance of their location in the Middle Chattahoochee Watershed and understands the significant role current and future development plays in water quality. Stewart County and Richland participated in the regional water planning efforts of the Upper Flint 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). Richland continues to support the regional water planning process by staying abreast of regional water council activities and by making water policy issues a priority in government decisions.

Water Supply Watersheds

The city of Richland lies in five small water supply watersheds in the eastern of the county. Those watersheds are Pataula Creek, Hannahatchee, Bear Creek, Kinchafoonee-Slaughter Creek and Kinchafoonee-Lanahassee Creek. These watersheds provide drinking water for Richland. Richland should adopt and enforce the water supply watershed protection criteria established by the Department of Natural Resources to include buffer, setback and impervious surface area coverage requirements (See Appendix for Maps).

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 Stewart County, the City of Lumpkin, or the City of Richland 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 that all development in these areas follow established Best Management Practices for the protection of groundwater recharge areas.

Wetlands

The National Wetlands Inventory conducted by U.S. Fish and Wildlife Services discovered wetlands scattered throughout Stewart County and its municipalities. Richland has a wetland system in the southeast quadrant of the city located between Martin Luther King and Alston Street.

The City of Richland realizes the importance of wetlands and the many benefits of their protection provides including: flood protection, water quality improvement and recreation. 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 (See Appendix for Maps).

Flood Plains

Flood plains are well distributed throughout Stewart County. The northern third of Stewart County has numerous creeks designated as a flood plain area. Floodplain areas are associated with the three primary creeks located in Stewart County, the Hannahatchee, Hodchodkee, Pataula and their tributaries. Richland does not have any designated flood plains. Even though Richland does not have any designated flood plain, development should be closely monitored in areas where water conveyance systems are present. All jurisdictions in Stewart County have been mapped for flood prone areas under the Federal Emergency Management Agency program. Only Stewart County participates in the National Flood Insurance Program. (See Appendix for Maps).

Soil Types

The City of Richland 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 configurations can put many constraints and limitations on development. Soil classifications found in Richland 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">• Mostly cleared and used for general farm crops.• Where cultivated--corn, cotton, peanuts, tobacco, and soybeans. Where wooded--pines and mixed hardwoods.
Wagram	0-15	Well-drained Negligible to Medium Runoff	Moderate	<ul style="list-style-type: none">• Cropland• Where cultivated--tobacco, cotton, corn, and small grains. Where wooded--loblolly and longleaf pine, white oak, red oak, turkey oak, and post oak; hickory, holly, and dogwood.

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

Slopes

Most of the slopes within Stewart County are less than 22%. The primary slope gradient in Stewart County as is 2% – 15%. Areas with slopes over 22% are scattered throughout the county. There is a concentration of twenty-two percent plus slope in the southwestern corner of Stewart County.

The primary slope in Richland is between 2% - 15%. Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts (See Appendix for Maps).

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 the Stewart County.

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

Although the Chattahoochee River is vulnerable, it is not a state designated Protected River Corridor. The River is however designated as a River Valley regional resource. Thus any

Development of Regional Impact (DRI) size development within a mile of the river will be required to go through the DRI review process.

Prime Agricultural and Forest Land

Prime agricultural land is defined as those soil types which are ideally suited for production of crops. There are 296,960 acres of land in Stewart County. In the county, 59,254 acres are farmland with 12,699 acres in harvest crops.

The forested areas of Stewart County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. There are 238,200 acres in forestland with 232,300 acres being in private ownership. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important in the economic sector of the county. Stewart County should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

Table 14: Stewart County Agricultural Trends

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Stewart County	108	59254	12699	21.43	238.2 (thousands)	55.8
River Valley Region	4588	1002225	420520	41.95	2360.2 (thousands)	509.8
Georgia	42257	9620836	3609788	37.52	24744.7 (thousands)	4731.3

Source: Georgia County Guide (data is from 2012)

Plant and Animal Habitats

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

Table 15: Stewart County Endangered Species

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

Source: NatureServe Explorer



Bachman's Sparrow: Endangered species with habitat in Stewart County



Barbour's Map Turtle: Endangered species with habitat in Stewart County

Table 16: Stewart County Endangered Species

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

Source: NatureServe Explorer



©Hugh and Carol Nourse

Croomia: Endangered species in Stewart County



Georgia Rockcress: Endangered species in Stewart County

Major Park, Recreation and Conservation Areas

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

Hannahatchee Wildlife Management Areas

The Hannahatchee WMA is located off GA Hwy 27 between the City of Lumpkin and the City of Richland. The WMA 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 on the area will be needed to extend the life of this park as a unique environmental piece of Georgia's history and geology.

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



Providence Canyon State Park

Rood Creek Park

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



Rood Creek Park

Scenic Sites and Viewsheds

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

There are many highways and roads in Stewart County that are scenic resources. GA Hwy 39 along the Chattahoochee and Lake Walter F. George is particularly tranquil, characterized by views of the Chattahoochee River, natural areas with moss-covered trees, abundant wildlife, rolling farmland, and historic farmhouses scattered throughout the area.

Identified Needs and Opportunities

Needs:

- Management planning for significant community resources is needed.
- On-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of community resources.

- Adequate public access to regulatory guidelines concerning natural resources.

Opportunities:

- Insure Richland is in compliance with Part V, due to the EPD review of the rules and regulations.
- Richland should adopt subdivision regulations or development standards to support their existing zoning.
- The existing ordinances are a good basis for the protection, improvement, enhancement, and/or promotion of significant community resources; however, these ordinances need to be reviewed in order to ensure adequate protection measures.
- Best management practices should be encouraged or required as part of the development process.
- Insuring that litter and other debris is removed from public property will keep community facilities working well and will improve natural habitat for wildlife.

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

The City of Richland has enacted a historic preservation ordinance and appointed a historic preservation commission. At present, they are not eligible for the Certified Local Government program administered by the National Park Service, nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. However, the city council and commission are intent on applying for CLG designation. An inventory of the historic sites, structures, and objects within the city's borders was completed in 1989. The historic preservation commission is charged with sponsoring National Register listings, overseeing the application for survey funds, maintaining an inventory of local historic resources, and attempting to preserve endangered resources. At present, the Stewart County Historic Society (a county-wide not-for-profit) and individual, private citizens assist with carrying out these goals.

Stewart County, the City of Lumpkin and the City of Richland understand the significance of cultural resources and place high importance on conservation of the area's history, tradition, and culture through preservation. The county and the cities of Lumpkin and Richland make the conservation of



Richland United Methodist Church



Historic Richland Elementary



Historic Richland Hotel

the area's history, tradition, and culture through preservation a priority. They also know the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition (See Appendix for Map).

Identified Needs and Opportunities

Needs:

- Management planning for significant cultural resources.
- On-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
- Make development entities aware of cultural resources.
- Historic resource conditions are endangered and/or declining.

Opportunities:

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

Intergovernmental Coordination

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

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

Furthermore, Richland 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.

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

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

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

Identified Needs and Opportunities

Needs:

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

Opportunities:

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



River Valley Regional Council Meeting



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

Existing Land Use

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

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

The following section includes the results of how the decision makers of the City of Richland 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 Richland, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Table 17: Existing Land Use Definitions Table

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

Table 18: Existing Land Use Table Stewart County

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

Source: RVRC Staff

Identified Needs and Opportunities

Needs:

- There is a lack of public facilities in Lumpkin and Richland other than government buildings such as City Hall, Department of Family and Children’s Services, Senior Center, Public Health Department, etc. Because of this, there are no public spaces designed to encourage the attention and presence of people at all hours of the day and night in Lumpkin and Richland. However, Providence Canyon and Florence Marina have events throughout the year on the weekends and evenings that are open to the public for a small fee.
- Richland has design guidelines to ensure appropriate new and infill development that complements the character of the community. These guidelines need to be enforced.
- Public hearings are held to solicit community input on a variety of issues including community plans and rezoning requests. Attendance has been poor in the past which

allows for limited public participation. Increased involvement will allow for a superior product which more closely reflects the needs of the residents.

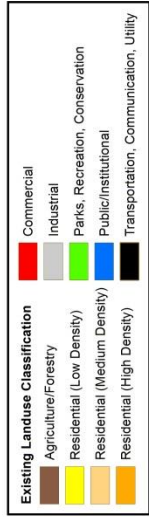
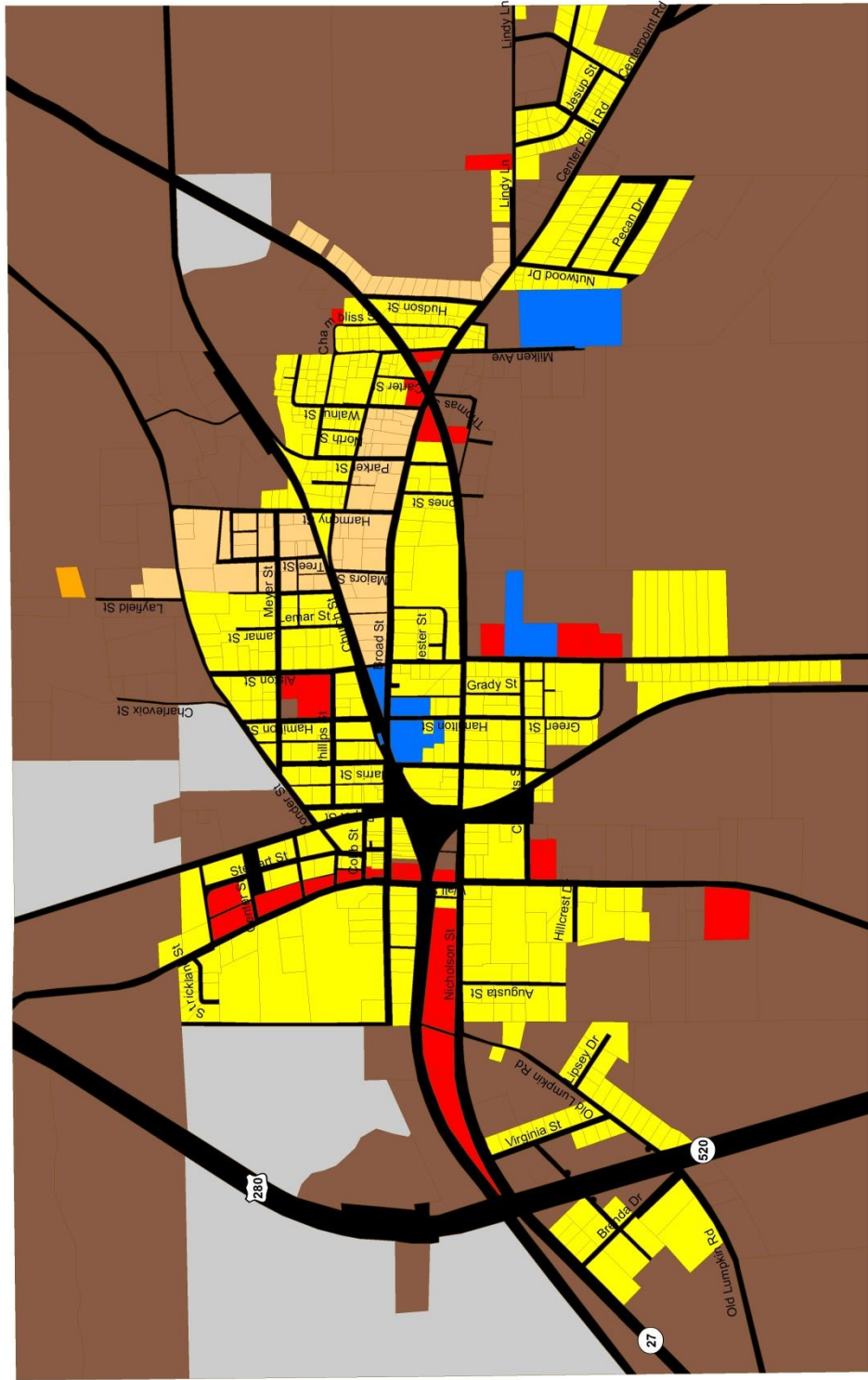
- Code enforcement needs to be more strictly enforced. The City of Richland has adopted the State Building Code but does not have a full-time Building Inspector. A site plan review should be required as a backup for building regulations.
- Subdivision Regulations or other development standards are an additional tool that local governments can use to control the development in their areas. Adopting them would allow local governments to be proactive in determining the type of future housing developments will come into Richland.

Opportunities:

- Richland needs improved gateways/entries into the city which could welcome visitors. While both cities have some signage, additional signage and landscaping is needed.
- The older neighborhoods in Richland have sidewalks as well as the downtown district; however, the newer housing areas do not have sidewalks. This either discourages pedestrian activity or encourages unsafe pedestrian practices of walking in the street.
- Enforcing building codes will insure that property owners maintain their buildings and will remove blighting influences in the city.

Richland, Georgia

Existing Landuse 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 Richland's infrastructure and public facilities caused by future development. Richland has the community facilities and infrastructure capacity to handle future needs.

This section will map and review proposed land use in Richland, 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. Richland contains several significant environmental features that affect development including steep slopes, and groundwater recharge areas.

Most land in the City of Richland 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.

Richland 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.

Significant Cultural Resources

There are few cultural resources in Richland. However, residents are within easy driving distance of cultural resources in neighboring jurisdictions. The county library in Richland provides the citizens of Stewart County with an accessible, modern facility, thus furthering the educational benefits of the facility. Richland 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 Richland understands the significance of cultural resources and place high importance on conserving the area's history, tradition, and culture through preservation. All jurisdictions in Richland make the conservation of the area's history, tradition, and culture through preservation a

priority. They also recognize the benefits of preservation are far-reaching, and can lead to increased heritage tourism, growth in small businesses because of available locations, and a sense of community and tradition. As a result, the Richland City Council has enacted a historic preservation ordinance and appointed a historic preservation commission. At present, they are not eligible for the Certified Local Government program administered by the National Park Service, nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. However, the city council and commission are intent on applying for CLG designation. An inventory of the historic sites, structures, and objects within the city's borders was completed in 1989. The historic preservation commission is charged with sponsoring National Register listings, overseeing the application for survey funds, maintaining an inventory of local historic resources, and attempting to preserve endangered resources. At present, the Stewart County Historic Society (a county-wide not-for-profit) and individual, private citizens assist with carrying out these goals (See Appendix for Map).

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

Richland 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 Richland. The areas around Richland where water, sewer, and gas are available will be attractive for new investment.

Because of the slow pace and low density of projected growth over the next 20 years, a small portion of Stewart County and the Cities of Lumpkin and Richland's developable land is likely to build up within the next twenty years. The area in Richland that will likely see growth is the 280/520 Highway corridor which runs north to south on the west side of Richland. This area has been the recipient of new development in the last five years and will continue to get development inquiries. Traffic counts on 520/280 continue to rise and both water and sewer is available. Among the services requiring the most attention are: Highways and roads, Water and sewer. Richland continues to improve its streets and water and sewer infrastructure in an effort to attract new development (See Appendix for Maps). Residential development will continue with in Richland as in-fill development. Richland has numerous vacant lots with water and sewer availability. These locations are ideal for families and individuals seeking lower land and housing prices that still have access to employment opportunities within a short commute to Fort Benning and Columbus, Georgia.

Table 19: Stewart County Future Land Use Definitions

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

Areas with Significant In-fill Development Opportunities

These areas are portions of the city that are likely to experience infill development in the coming years. Within the City of Richland, infill development will be concentrated in the existing 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 (See Appendix for Maps).

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 plant.

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 known Brownfields in Richland. The only one major Brownfield observed during the survey process, the Stewart County Landfill which was closed in the 1990's. The County maintains the landfill and closely monitors the methane gas level. While there are several closed gas stations in Richland, it is unknown if they are true brownfields. This would require in-depth environmental testing, which was not provided for in this report. 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 Richland is no different. As these areas grow and develop, market forces will usually lead to improvements within them. However, in some cases, a public/private partnership will be needed to facilitate the necessary improvements. Within the county there are several areas that could benefit from growth. These residential areas are characterized by manufactured or stick built homes that are in great need of rehabilitation. Overgrown vegetation and poor maintenance of the street and drainage conditions often exacerbate the perception of blight.

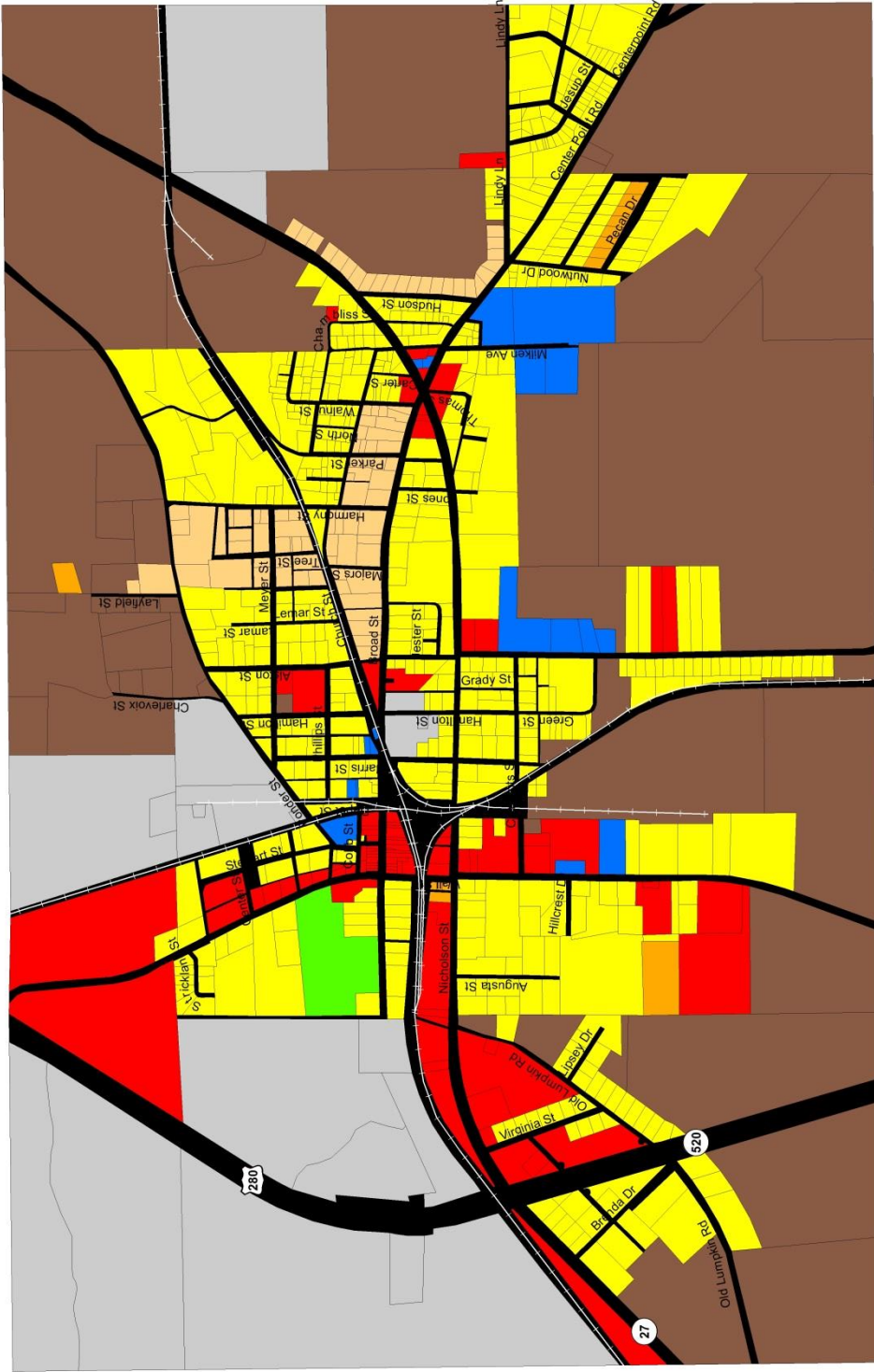
Richland has several areas of disinvestment that need special attention of which the majority are located on the west side of town. Two of the largest residential areas are also designated as redevelopment areas in Richlands Redevelopment Plan. The largest residential redevelopment

area of note is located north of Nicholson Street / SR 27 intersection. This area includes properties located on Parker Street, College Street, North Street, Church Street, Bush Street, Carter Street, Rembert Street Milken Avenue and Chambliss Street. The second residential area in need of redevelopment is located south of Martin Luther King, Jr. Drive and includes Nutwood Drive and Pecan Drive. Other redevelopment areas of note which include a mix of commercial and residential uses include the properties located along Nicholson Street/SR 27, Broad Street, Wall Street, Phillips Street, Milken Avenue and Alston Street. All of the above areas have a high poverty rate. All the areas of disinvestment are included on the Areas of Disinvestment Map included in the Appendix.

In addition to physical areas of disinvestment, Stewart County as a whole, along with the municipalities suffer from poverty levels all above the national average, some significantly so, as indicated by figures taken from the 2011-2015 U.S. Census American Community Survey. According to the U.S. Census Bureau's American Factfinder, 38.4 % of Stewart County's residents are living below the poverty level, compared to the state's average of 18.4% and the U.S. average of 15.5%. Richland's poverty level is 40.4 %. By reinvesting in communities and creating a better quality of life through jobs, educational opportunities and recreational options these numbers can be reduced, and help promote the long term development of Richland.

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

Richland, Georgia Future Landuse Classification

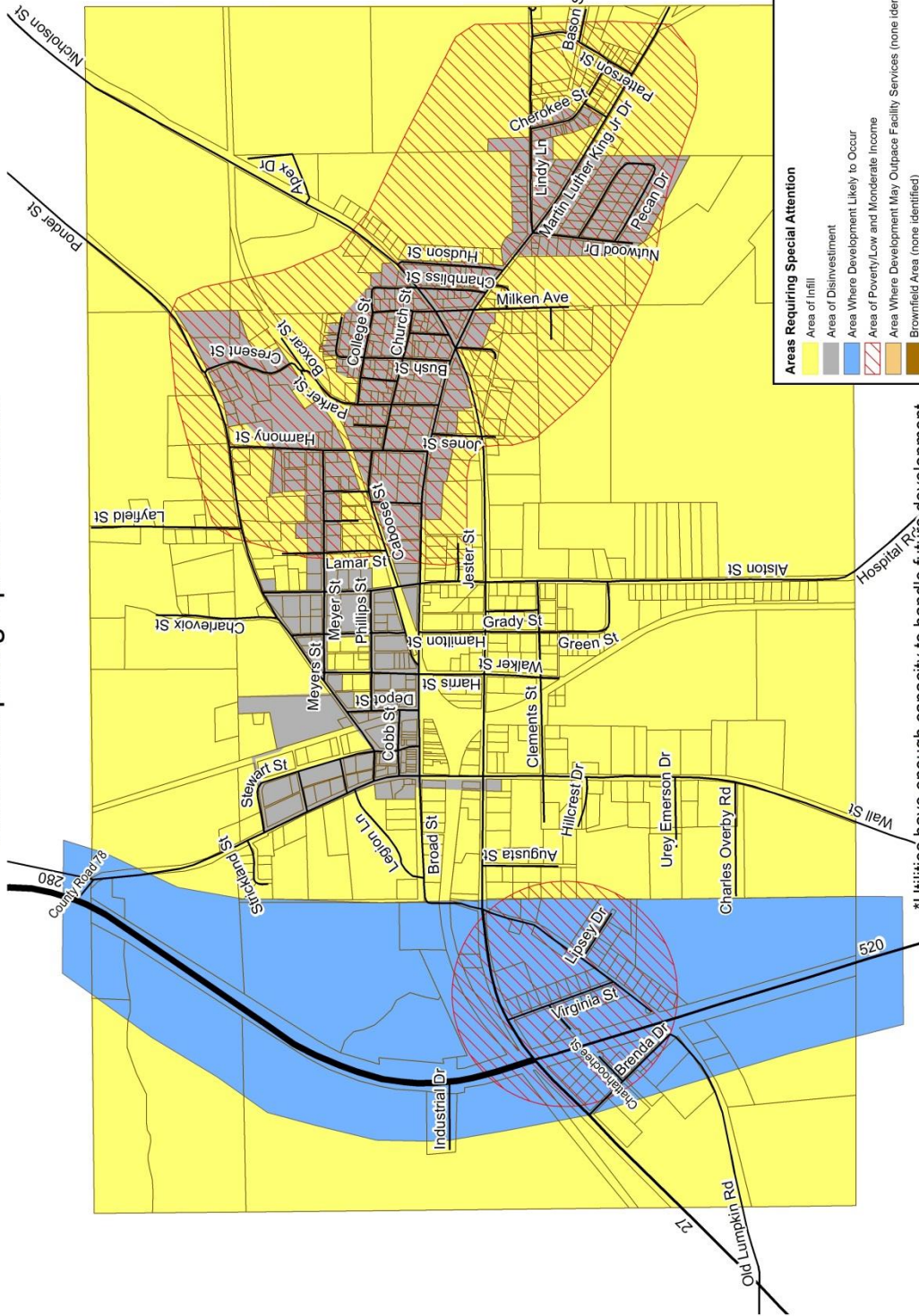


Legend

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



Richland, 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 and Moderate Income
- Area Where Development May Outpace Facility Services (none identified)
- Brownfield Area (none identified)

*Utilities have enough capacity to handle future development



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

Vision

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

- 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 environmentally sensitive areas.

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 Richland.
 - a. Encourage maximum use of the city's natural resources while maintaining sound environmental protection practices.

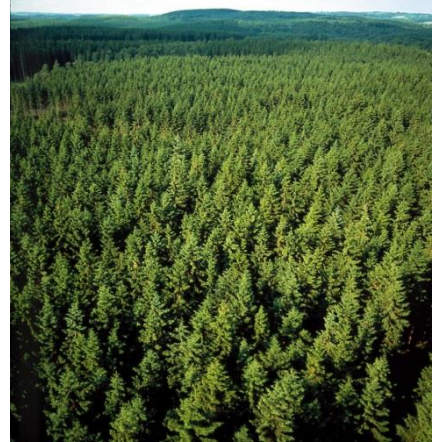
- b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
 - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
 - d. Encourage and promote the design and engineering 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 Florence Marina, Providence Canyon, and the Richland Train Museum.
 - d. Support regional tourism alliances with other counties 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 Richland 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 county.
- 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

Richland will promote new housing developments in areas of the county that have infrastructure available. Agriculture and forestry will continue to be a part of Richland's economy. Existing residential areas in Richland 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 Richland 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 bicyclists 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 Richland.
- 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 to improve the quality of development along the Chattahoochee River as recreational second homes.
 - c. 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 floodplain 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 Richland 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 Richland will encourage infill development on vacant sites closer to the center of town.
- 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 Richland 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 exiting neighborhood, so long as all other basic development criteria may be met.
- d. Promote affordable housing.

Declining Neighborhood

Vision

The decline of neighborhoods in Richland 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, the City of Lumpkin, and the City of Richland 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 financing support.

Redevelopment Areas

Vision

The City of Richland 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 Richland 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 Richland.
- New street layouts will match and connect to existing streets in Lumpkin in order to improve connectivity throughout the town.
- Existing residential areas in Richland 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 Richland 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 Richland will be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing, and entertainment.
- Downtown Richland 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 Richland will be used for infill development and will be developed to match the character of surrounding neighborhoods.
- Developments in Downtown Richland 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 Richland.
 - b. Maintain existing structures such as the Whistle Stop Railroad Museum.
- 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 District in the City of Richland as the primary commercial and cultural center.
 - a. Encourage and support the efforts of the City of Richland 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 Richland and/or the State of Georgia.

Highway/Commercial Corridor

Vision

The commercial corridors in the City of Richland 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 Richland.
 - a. Encourage the implementation of a Gateways Program in Richland.
 - 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 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.
 - d. Encourage and support the development of a Joint Code Enforcement Program between Stewart County, the City of Lumpkin, and the City of Richland which will provide for a Building Inspector/ Code Enforcement program.
 - e. 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 Richland 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. will be added.
- 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

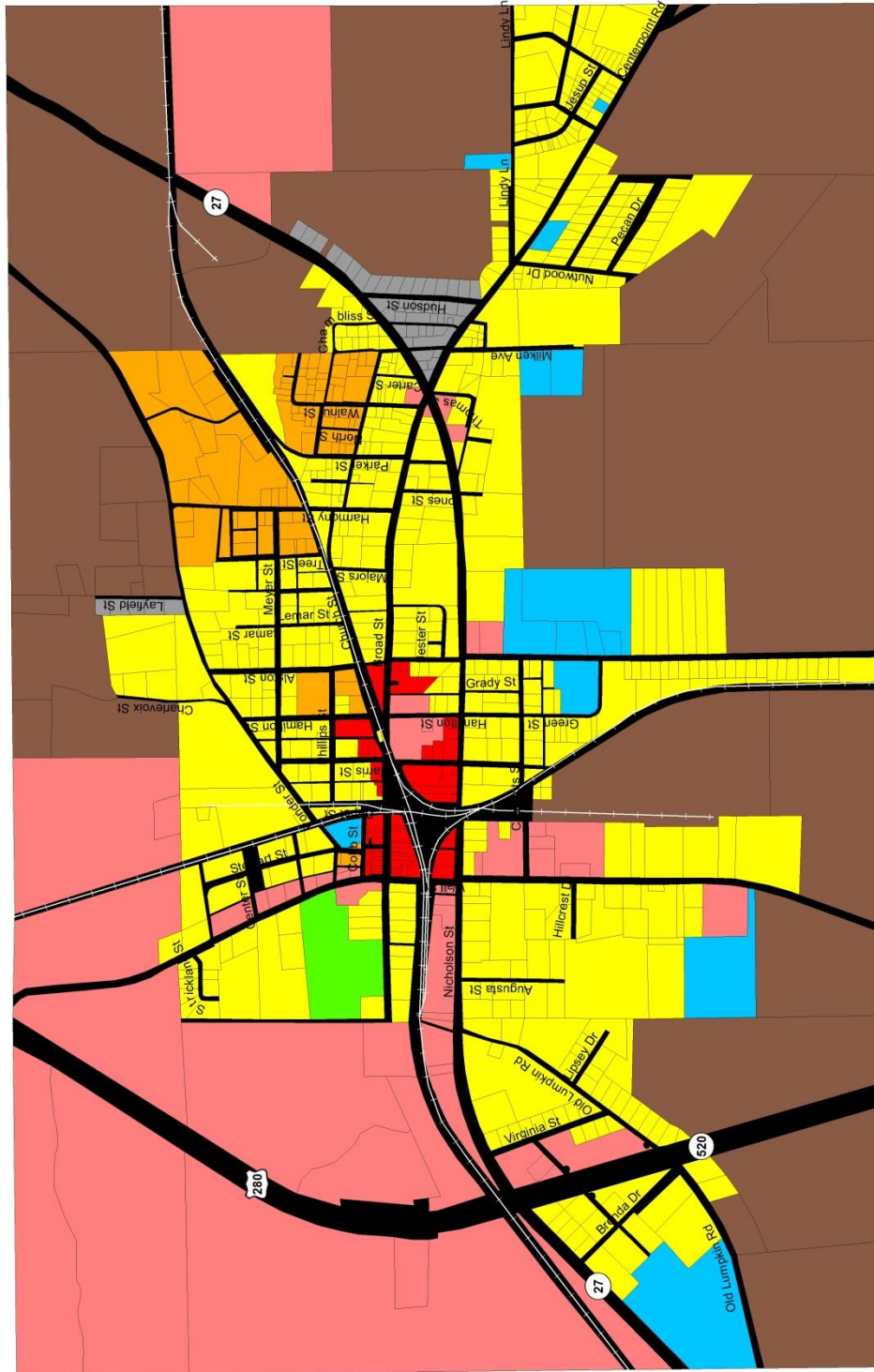
Implementation Measures

- 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 to increase efficiency and operational longevity.
- B. Maintain the sewerage systems to 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 Richland.
 - 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 Richland.
- a. Encourage and support the expansion of Adult Education opportunities in Richland.
 - b. Encourage and support the expansion of services at the library in Richland.
 - c. Encourage and support the activities of the Stewart County School System to educate the children of Richland.
- E. Support and encourage the provision of recreational and fine arts opportunities for the residents of Richland.
- a. Encourage the collaboration between the Stewart County Board of Education and the City of Richland on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
 - b. Encourage and support the development of a city 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 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.

Richland, Georgia Character Area



Legend

- Highway Commercial Corridor
- Other Special Use Area
- Conservation, Preserve, Reserve, Environment
- Declining Neighborhood
- Downtown Historic Area
- Rural, Rural Agriculture, Rural Residential
- Residential Neighborhood



COMMUNITY VISION AND POLICIES

Richland Vision Statement

Richland's Vision is to strengthen and rebuild its community's social fabric and physical infrastructure by addressing the following needs:

- Lowering Richland's poverty rate by creating more job opportunities.
- Through a coordinated social service, non-profit, private and school system effort to empower the children of Richland with the confidence to succeed and an image of "what they can achieve."
- Revitalize neighborhoods by building new homes, rehabilitating existing structures and finding uses for existing commercial and industrial buildings.
- Reduce Richland's teen pregnancy rate.

Quality Community Objectives

Richland 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 Richland. 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

Richland has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Richland's Vision and addressing identified Needs and Opportunities. These policies will guide the city in future development decisions. The framework for decisions to be made about the future development of Richland 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, and USDA to develop incentives for young families.

ECONOMIC DEVELOPMENT

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

- Provide more middle income housing.
 - Ensure that all residents know about the Regional Transportation Center.
 - Partner with RVRC, Council of Governments, SBA, and USDA to develop incentives for businesses.
- Apply for all available grants.
- Partner with Columbus Technical College to increase presence and availability of classes to all citizens of Richland.
- 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.

Goals: Continue improvements in Downtown Richland.

- Improve downtown aesthetics and amenities (e.g. sidewalks, handicap access, benches, and façade improvements).
- Improve gateways into Richland with landscaping and signage to entice travelers from the major highway.
- Initiate litter clean-up program of Downtown and the local historic district.

HOUSING

Goals: Improve housing options and conditions in Richland.

- Partner with Habitat for Humanity, Housing Authority to provided 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 Richland to put in or to support bicycle tourism.
 - Support local natural resources and state parks for tourism.
- 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.

Goals: Identify and protect Natural and Cultural Resources.

- 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.
- Develop Historic Preservation Development Guidelines.
- 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.
- Provide amenities for all ages at the city park (e.g. benches, pedestrian bridge, and playground equipment).

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 Richland 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 Richland 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 Richland 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.

TRANSPORTATION

Goals: Provide for safe, efficient and well-maintained access to property in the city 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 Richland 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.
- Encourage pedestrian and bicycle trails and amenities to complement the local transportation system.

INTER-GOVERNMENTAL COORDINATION

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

- Ensure all inter-governmental agreements are up to date.
- Continue to execute service provision agreements in a timely manner.
- Continue to settle any disputes or disagreements in a cordial and organized fashion.
- Partner with the county and neighboring jurisdictions to complete projects, accomplish goals and promote fiscal responsibility that benefit all residents.
- Participate in regional planning efforts promoted by the River Valley Regional Commission and other regional organizations.

REPORT OF ACCOMPLISHMENTS

Activity	Status	Explanation
Community Facilities		
Rehabilitate the City's natural gas system	Underway	Complete in 2017
Develop a Recreation Center	Postponed	This item has been postponed till 2018 due to lack of funding. The City is identifying grants that will assist with this item.
Repave tennis courts	Completed	
Add bathroom facilities to the city park on Wall Street	Postponed	This item has been postponed until 2019. The City is identifying grants to assist with this item.
Make necessary improvements to the water and sewer system	Underway	The City is applying for CDBG grants and USDA funding for these projects in 2017. The work is 80% complete.
Correct drainage problems	Underway	This item was not accomplished due to lack of funding. In the next work program, the City will identify specific streets where drainage work will occur.
Support 3 County Transit Program	Not Accomplished	This item is not actionable and will be placed in the Community Policies Section.
Inventory all public facilities and establish regular maintenance and replacement schedule	Underway	This is being accomplished with the work being done on the systems.

Activity	Status	Explanation
Economic Development		
Continue work on redevelopment of downtown Richland	Underway	Four buildings have been rehabilitated. This project will continue in 2017.
Market industrial park	Underway	The City is working with the RVRC to identify potential employers in 2017.
Implement a Façade Improvement Program in the downtown area	Postponed	The City has applied for grants for the project and will continue to do so. This item will be completed in 2019.
Acquire additional land for industrial park	Underway	The City is in discussions with an adjacent land owner to purchase land in 2017..
Continue to work on renovation of Downtown Richland Hotel	Completed	The City sold this property to an entrepreneur.
Support redevelopment of Richland High School for use as call center or other Business/agency	Postponed	The City is applying for grants to complete this project in 2018.
Develop and implement a Gateways Program at entrances to city	Underway	One new sign has been constructed. This item will be completed in 2018.
Support repair and use of railroad lines running through city	Postponed	This item will be re-evaluated in 2020 when the proposed Nuclear Power Plant begins the next phase of development.

Activity	Status	Explanation
Housing		
Link city website to DCA website to access Affordable Housing Programs.	Not Accomplished	No City Website. The City will make Affordable Housing information available at City Hall.
Develop a thorough code enforcement program in support of housing improvements, rehabilitation and dilapidated structure removal.	Completed	City has contracted with an independent code enforcement officer.

Activity	Status	Explanation
Land Use		
Develop, adopt and enforce subdivision regulations	Not Accomplished.	The City's zoning ordinance provides sufficient guidelines for the development pressures Richland faces. This item will be removed from the next Work Program.
Revise local ordinances or regulations to provide at least one or more areas that allow mixes of residential and commercial uses	Underway	The City has contracted with RVRC to update its development ordinances. This will be completed in 2019.
Develop a sign ordinance	Not Accomplished	The City's zoning ordinance provides sufficient guidelines for the development pressures Richland faces. This item will be removed from the next Work Program.
Review and update Comprehensive Plan	Underway	This item will be complete in 2017.
Adopt structural standards for manufactured housing units	Completed	
Develop design guidelines to ensure appropriate new and infill development	Not Accomplished	The City's zoning ordinance provides sufficient guidelines for the development pressures Richland faces. This item will be removed from the next Work Program.

Activity	Status	Explanation
Natural and Historic Resources		
Preserve historic buildings in Richland	Underway	Three downtown buildings have been rehabilitated. This project will be completed in 2017.
Promote Whistle Stop Tour and Railroad Museum	Underway	The City works with GDEcD to promote the Railroad Museum. This item will be completed in 2017.
Adopt Part V Environmental Planning Criteria for wetlands and groundwater recharged areas	Underway	The City has adopted the groundwater recharge area protection ordinance. This project will be completed in 2017.

Activity	Status	Explanation
Transportation		
Pave remaining dirt roads in city	Completed	All but one street is paved.
Repair existing sidewalks/add new sidewalks	Underway	The City has extended sidewalks down Bush Street. This will be completed in 2018.

Activity	Status	Explanation
Intergovernmental		
Support 3 County Transit Program	Not Accomplished	This item is not actionable. It will be placed in the Community Policies Section.
Support Broadband Initiative	Not Accomplished	The City joined with neighboring jurisdictions to apply for a grant. They were not funded.

COMMUNITY WORK PROGRAM

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Community Facilities				
Rehabilitate the City's natural gas system	2017	Richland	\$500,000	General Funds GEFA
Develop a Recreation Center	2018	Richland	\$100,000	General Funds CDBG Private Funds
Add bathroom facilities to the city park on Wall Street	2019	Richland	\$50,000	General Funds Private Funds
Make necessary improvements to the water and sewer system. Area includes streets east of Alston Street.	2017	Richland	\$1 million	General Funds USDA GEFA CDBG
Correct drainage problems around MLK Boulevard.	2018	Richland	\$500,000	General Funds GEFA CDBG
Inventory all public facilities and establish regular maintenance and replacement schedule	2017	Richland	\$5,000	General Funds CDBG

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Economic Development				
Continue work on redevelopment of downtown Richland	2017	Richland Main Street Prog.	\$500,000	General Funds Private Funds
Market industrial park	2017	Richland	\$10,000	General Funds
Implement a Façade Improvement Program in the downtown area	2019	Richland Main Street Prog.	\$40,000	General Funds Private Funds
Acquire additional land for industrial park	2017	Richland	\$50,000	General Funds
Support redevelopment of Richland High School for use as call center or other Business/agency	2018	Richland	\$500,000	General Funds USDA EIP
Develop and implement a Gateways Program at entrances to city	2018	Richland Main Street Prog.	\$10,000	General Funds
Support repair and use of railroad lines running through city	2020	Richland GDOT	\$1 million	General Funds TIA GDOT Private Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Housing				
Develop a thorough code enforcement program in support of housing improvements, rehabilitation and dilapidated structure removal.	2018	Richland	\$20,000	General Funds
Insure Fair Housing information is available for residents at City Hall.	2017	Richland	\$0	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Land Use				
Revise local ordinances or regulations to provide at least one or more areas that allow mixes of residential and commercial uses	2019	Richland	\$40,000	General Funds
Review and update Comprehensive Plan	2017	Richland	\$40,000	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Natural and Historic Resources				
Preserve historic buildings in Richland: Whistle Stop Café and the Historic Richland School.	2017	Richland	\$500,000	General Funds DNR USDA Private Funds
Promote Whistle Stop Tour and Railroad Museum	2017	Richland Main Street Prog.	\$20,000	General Funds GDEcD
Adopt Part V Environmental Planning Criteria for wetlands and groundwater recharged areas	2017	Richland	\$20,000	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Transportation				
Repair existing sidewalks/ add new sidewalks in the area of town east of Alston Street.	2018	Richland	\$50,000	General Funds TIA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Intergovernmental				
Update the Pre-Disaster Mitigation Plan	2020	Richland	\$20,000	General Funds FEMA

Appendix: Retail Market Potential



Retail Market Potential

Richland City, GA 2
 Richland City, GA (1365016)
 Geography: Place

Prepared by Esri

Demographic Summary	2016	2021
Population	1,452	1,432
Population 18+	1,154	1,150
Households	582	574
Median Household Income	\$24,146	\$24,670

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	478	41.4%	88
Bought any women's clothing in last 12 months	493	42.7%	97
Bought clothing for child <13 years in last 6 months	351	30.4%	110
Bought any shoes in last 12 months	570	49.4%	92
Bought costume jewelry in last 12 months	201	17.4%	89
Bought any fine jewelry in last 12 months	227	19.7%	107
Bought a watch in last 12 months	135	11.7%	106
Automobiles (Households)			
HH owns/leases any vehicle	470	80.8%	94
HH bought/leased new vehicle last 12 mo	42	7.2%	77
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	977	84.7%	100
Bought/changed motor oil in last 12 months	744	64.5%	131
Had tune-up in last 12 months	381	33.0%	110
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	711	61.6%	94
Drank regular cola in last 6 months	660	57.2%	127
Drank beer/ale in last 6 months	348	30.2%	71
Cameras (Adults)			
Own digital point & shoot camera	187	16.2%	56
Own digital single-lens reflex (SLR) camera	57	4.9%	57
Bought any camera in last 12 months	53	4.6%	81
Printed digital photos in last 12 months	38	3.3%	113
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	347	30.1%	83
Have a smartphone	433	37.5%	64
Have a smartphone: Android phone (any brand)	196	17.0%	63
Have a smartphone: Apple iPhone	137	11.9%	46
Number of cell phones in household: 1	226	38.8%	121
Number of cell phones in household: 2	163	28.0%	75
Number of cell phones in household: 3+	131	22.5%	88
HH has cell phone only (no landline telephone)	236	40.5%	97
Computers (Households)			
HH owns a computer	303	52.1%	68
HH owns desktop computer	199	34.2%	76
HH owns laptop/notebook	191	32.8%	60
HH owns any Apple/Mac brand computer	22	3.8%	25
HH owns any PC/non-Apple brand computer	297	51.0%	75
HH purchased most recent computer in a store	123	21.1%	56
HH purchased most recent computer online	38	6.5%	50
Spent <\$500 on most recent home computer	65	11.2%	77
Spent \$500-\$999 on most recent home computer	70	12.0%	63
Spent \$1,000-\$1,499 on most recent home computer	23	4.0%	42
Spent \$1,500-\$1,999 on most recent home computer	10	1.7%	38
Spent \$2,000+ on most recent home computer	13	2.2%	57

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 08, 2018



Retail Market Potential

Richland City, GA 2
 Richland City, GA (1365016)
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	474	41.1%	81
Bought brewed coffee at convenience store in last 30 days	147	12.7%	81
Bought cigarettes at convenience store in last 30 days	199	17.2%	138
Bought gas at convenience store in last 30 days	446	38.6%	117
Spent at convenience store in last 30 days: <\$20	45	3.9%	48
Spent at convenience store in last 30 days: \$20-\$39	78	6.8%	75
Spent at convenience store in last 30 days: \$40-\$50	109	9.4%	124
Spent at convenience store in last 30 days: \$51-\$99	43	3.7%	84
Spent at convenience store in last 30 days: \$100+	333	28.9%	126
Entertainment (Adults)			
Attended a movie in last 6 months	527	45.7%	77
Went to live theater in last 12 months	40	3.5%	27
Went to a bar/night club in last 12 months	138	12.0%	72
Dined out in last 12 months	305	26.4%	59
Gambled at a casino in last 12 months	84	7.3%	53
Visited a theme park in last 12 months	126	10.9%	62
Viewed movie (video-on-demand) in last 30 days	62	5.4%	32
Viewed TV show (video-on-demand) in last 30 days	45	3.9%	30
Watched any pay-per-view TV in last 12 months	117	10.1%	77
Downloaded a movie over the Internet in last 30 days	45	3.9%	54
Downloaded any individual song in last 6 months	156	13.5%	66
Watched a movie online in the last 30 days	65	5.6%	35
Watched a TV program online in last 30 days	71	6.2%	41
Played a video/electronic game (console) in last 12 months	90	7.8%	75
Played a video/electronic game (portable) in last 12 months	25	2.2%	48
Financial (Adults)			
Have home mortgage (1st)	191	16.6%	53
Used ATM/cash machine in last 12 months	387	33.5%	68
Own any stock	38	3.3%	43
Own U.S. savings bond	30	2.6%	49
Own shares in mutual fund (stock)	45	3.9%	54
Own shares in mutual fund (bonds)	22	1.9%	39
Have interest checking account	207	17.9%	64
Have non-interest checking account	212	18.4%	65
Have savings account	440	38.1%	71
Have 401K retirement savings plan	109	9.4%	65
Own/used any credit/debit card in last 12 months	676	58.6%	79
Avg monthly credit card expenditures: <\$111	123	10.7%	92
Avg monthly credit card expenditures: \$111-\$225	64	5.5%	81
Avg monthly credit card expenditures: \$226-\$450	32	2.8%	44
Avg monthly credit card expenditures: \$451-\$700	36	3.1%	59
Avg monthly credit card expenditures: \$701-\$1,000	20	1.7%	40
Avg monthly credit card expenditures: \$1,001+	32	2.8%	31
Did banking online in last 12 months	173	15.0%	42
Did banking on mobile device in last 12 months	80	6.9%	50
Paid bills online in last 12 months	249	21.6%	50

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

Richland City, GA 2
 Richland City, GA (1365016)
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	408	70.1%	101
Used bread in last 6 months	540	92.8%	99
Used chicken (fresh or frozen) in last 6 months	381	65.5%	95
Used turkey (fresh or frozen) in last 6 months	92	15.8%	100
Used fish/seafood (fresh or frozen) in last 6 months	290	49.8%	91
Used fresh fruit/vegetables in last 6 months	469	80.6%	94
Used fresh milk in last 6 months	494	84.9%	97
Used organic food in last 6 months	100	17.2%	88
Health (Adults)			
Exercise at home 2+ times per week	224	19.4%	68
Exercise at club 2+ times per week	39	3.4%	26
Visited a doctor in last 12 months	819	71.0%	94
Used vitamin/dietary supplement in last 6 months	488	42.3%	80
Home (Households)			
Any home improvement in last 12 months	114	19.6%	73
Used housekeeper/maid/professional HH cleaning service in last 12	44	7.6%	57
Purchased low ticket HH furnishings in last 12 months	69	11.9%	74
Purchased big ticket HH furnishings in last 12 months	97	16.7%	80
Bought any small kitchen appliance in last 12 months	98	16.8%	76
Bought any large kitchen appliance in last 12 months	79	13.6%	107
Insurance (Adults/Households)			
Currently carry life insurance	520	45.1%	106
Carry medical/hospital/accident insurance	631	54.7%	83
Carry homeowner insurance	445	38.6%	82
Carry renter's insurance	46	4.0%	49
Have auto insurance: 1 vehicle in household covered	201	34.5%	112
Have auto insurance: 2 vehicles in household covered	136	23.4%	82
Have auto insurance: 3+ vehicles in household covered	93	16.0%	73
Pets (Households)			
Household owns any pet	342	58.8%	109
Household owns any cat	148	25.4%	113
Household owns any dog	297	51.0%	125
Psychographics (Adults)			
Buying American is important to me	598	51.8%	122
Usually buy items on credit rather than wait	120	10.4%	89
Usually buy based on quality - not price	210	18.2%	101
Price is usually more important than brand name	366	31.7%	121
Usually use coupons for brands I buy often	254	22.0%	116
Am interested in how to help the environment	284	24.6%	151
Usually pay more for environ safe product	199	17.2%	135
Usually value green products over convenience	208	18.0%	171
Likely to buy a brand that supports a charity	443	38.4%	110
Reading (Adults)			
Bought digital book in last 12 months	63	5.5%	41
Bought hardcover book in last 12 months	174	15.1%	72
Bought paperback book in last 12 month	268	23.2%	74
Read any daily newspaper (paper version)	348	30.2%	115
Read any digital newspaper in last 30 days	215	18.6%	56
Read any magazine (paper/electronic version) in last 6 months	984	85.3%	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

Richland City, GA 2
 Richland City, GA (1365016)
 Geography: Place

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	752	65.2%	87
Went to family restaurant/steak house: 4+ times a month	266	23.1%	84
Went to fast food/drive-in restaurant in last 6 months	1,027	89.0%	99
Went to fast food/drive-in restaurant 9+ times/mo	518	44.9%	114
Fast food/drive-in last 6 months: eat in	354	30.7%	84
Fast food/drive-in last 6 months: home delivery	43	3.7%	49
Fast food/drive-in last 6 months: take-out/drive-thru	562	48.7%	105
Fast food/drive-in last 6 months: take-out/walk-in	167	14.5%	74
Television & Electronics (Adults/Households)			
Own any e-reader/tablet	196	17.0%	54
Own e-reader/tablet: iPad	82	7.1%	46
Own any portable MP3 player	232	20.1%	65
HH owns 1 TV	125	21.5%	105
HH owns 2 TVs	145	24.9%	96
HH owns 3 TVs	107	18.4%	86
HH owns 4+ TVs	114	19.6%	104
HH subscribes to cable TV	185	31.8%	64
HH subscribes to fiber optic	8	1.4%	18
HH has satellite dish	265	45.5%	179
HH owns DVD/Blu-ray player	313	53.8%	89
HH owns camcorder	39	6.7%	48
HH owns portable GPS navigation device	93	16.0%	58
HH purchased video game system in last 12 mos	20	3.4%	43
HH owns Internet video device for TV	17	2.9%	41
Travel (Adults)			
Domestic travel in last 12 months	284	24.6%	49
Took 3+ domestic non-business trips in last 12 months	49	4.2%	38
Spent on domestic vacations in last 12 months: <\$1,000	66	5.7%	53
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	48	4.2%	71
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	18	1.6%	44
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	25	2.2%	56
Spent on domestic vacations in last 12 months: \$3,000+	29	2.5%	46
Domestic travel in the 12 months: used general travel website	42	3.6%	54
Foreign travel in last 3 years	98	8.5%	35
Took 3+ foreign trips by plane in last 3 years	15	1.3%	29
Spent on foreign vacations in last 12 months: <\$1,000	16	1.4%	33
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	14	1.2%	37
Spent on foreign vacations in last 12 months: \$3,000+	15	1.3%	26
Foreign travel in last 3 years: used general travel website	26	2.3%	40
Nights spent in hotel/motel in last 12 months: any	249	21.6%	53
Took cruise of more than one day in last 3 years	45	3.9%	47
Member of any frequent flyer program	50	4.3%	27
Member of any hotel rewards program	42	3.6%	26

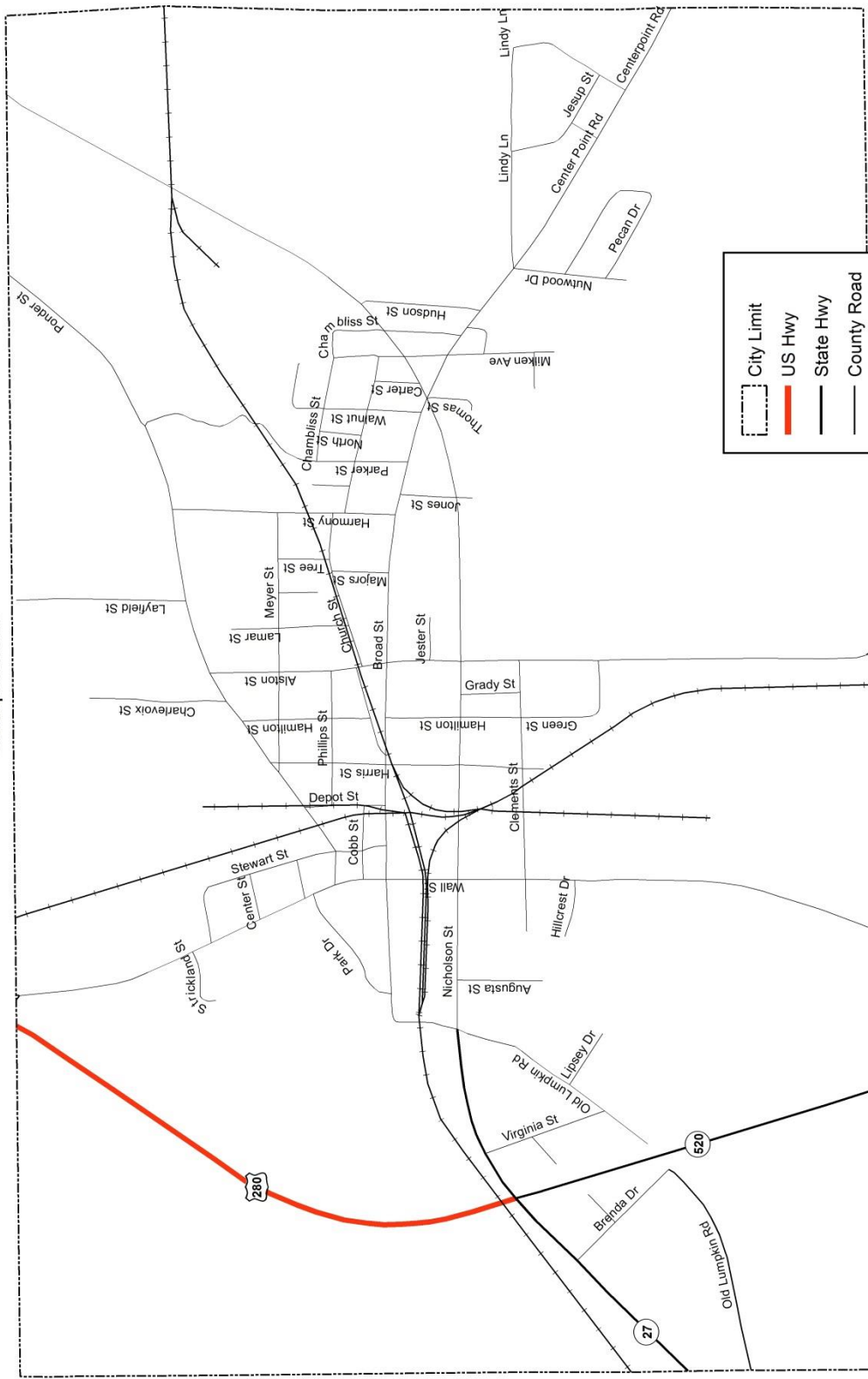
Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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

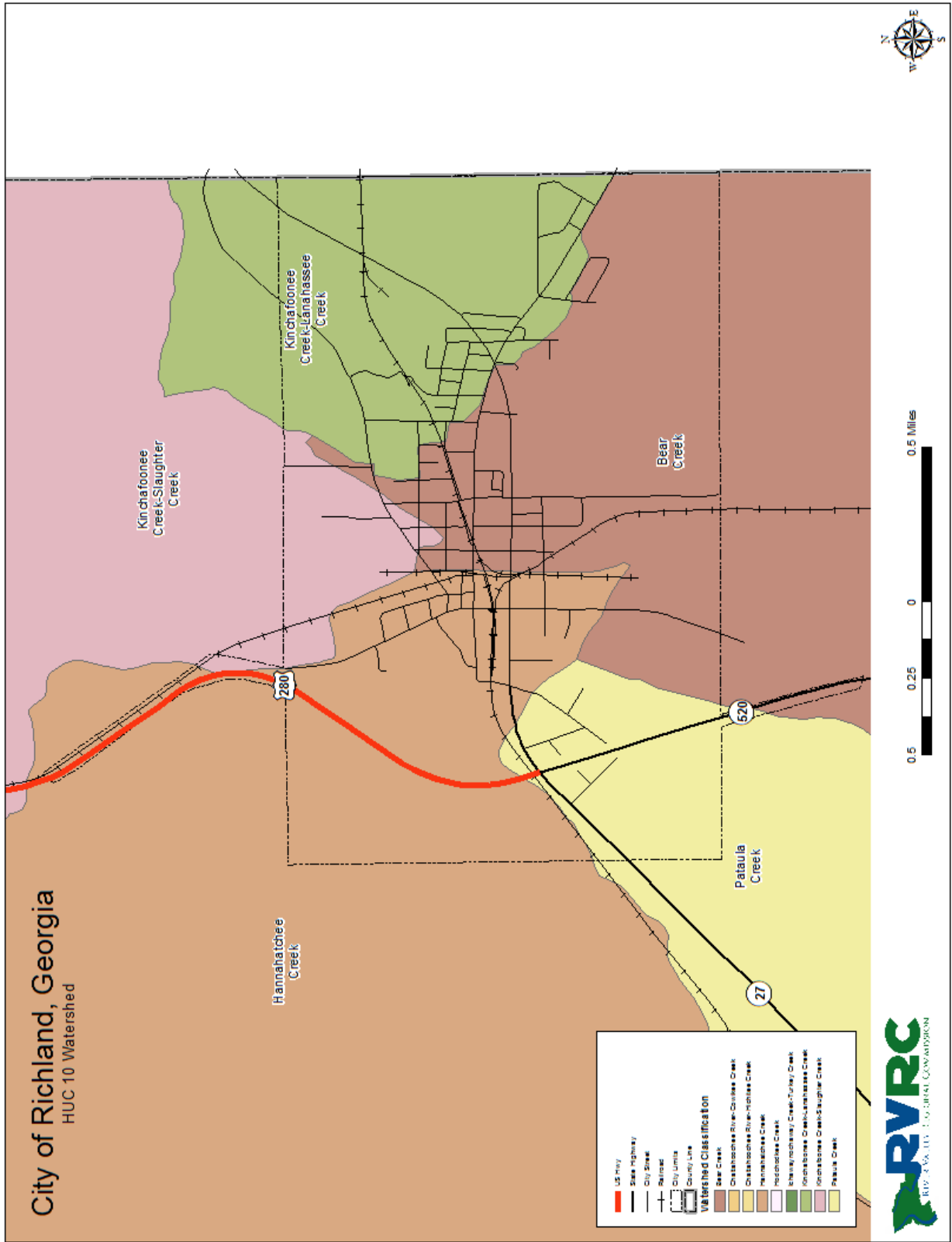
Appendix: Maps

Richland, Georgia Transportation



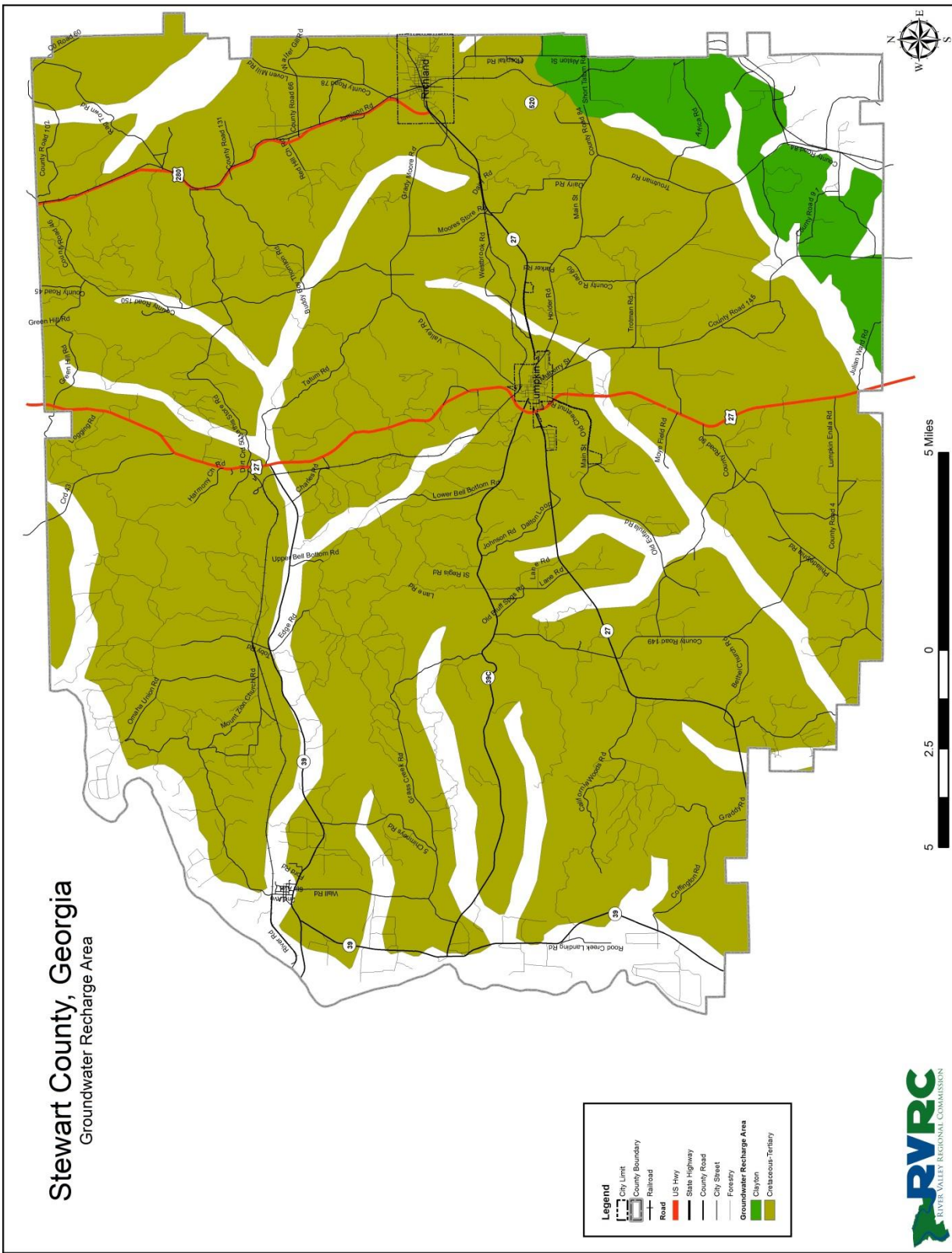
	City Limit
	US Hwy
	State Hwy
	County Road
	City Street
	Railroad





Stewart County, Georgia

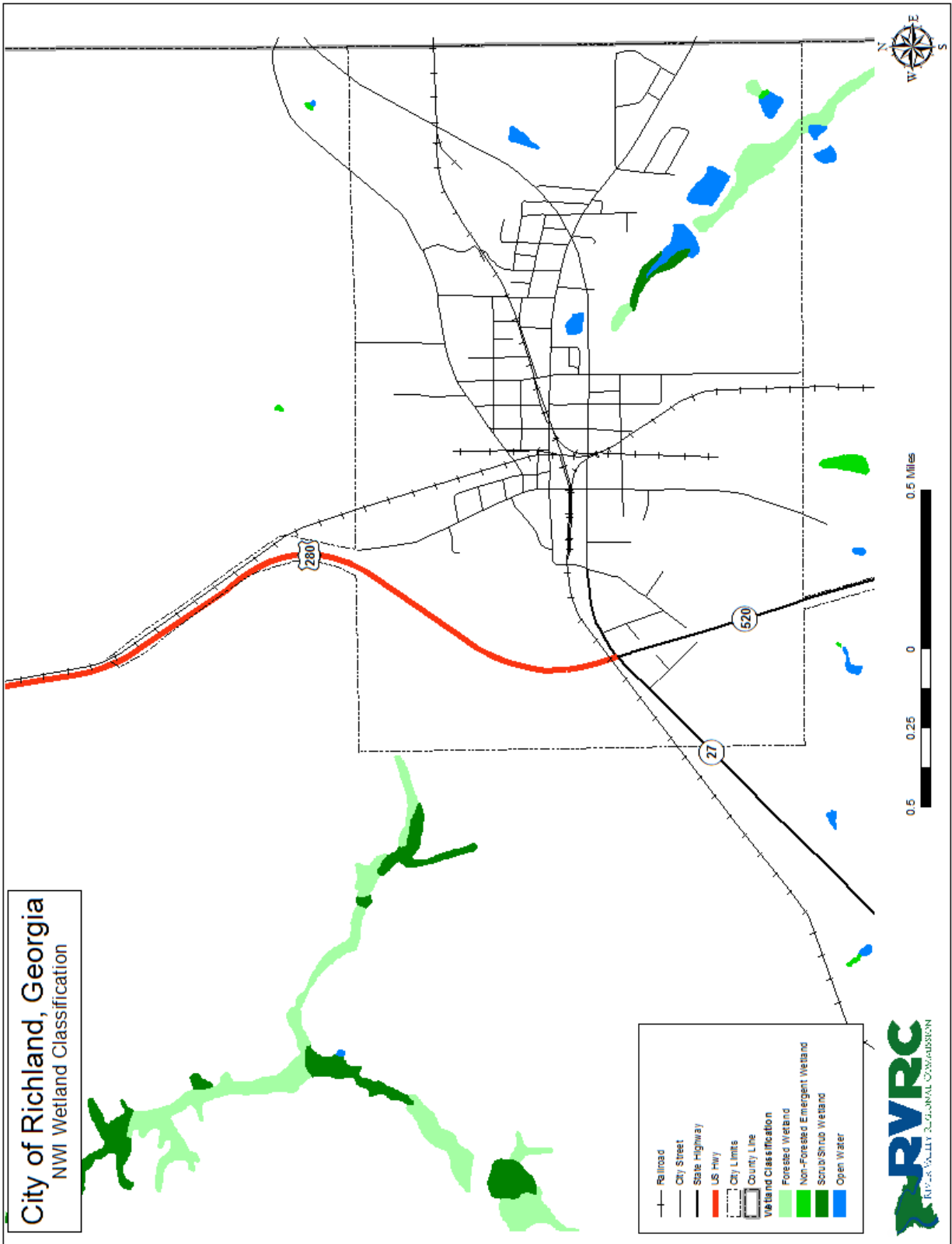
Groundwater Recharge Area



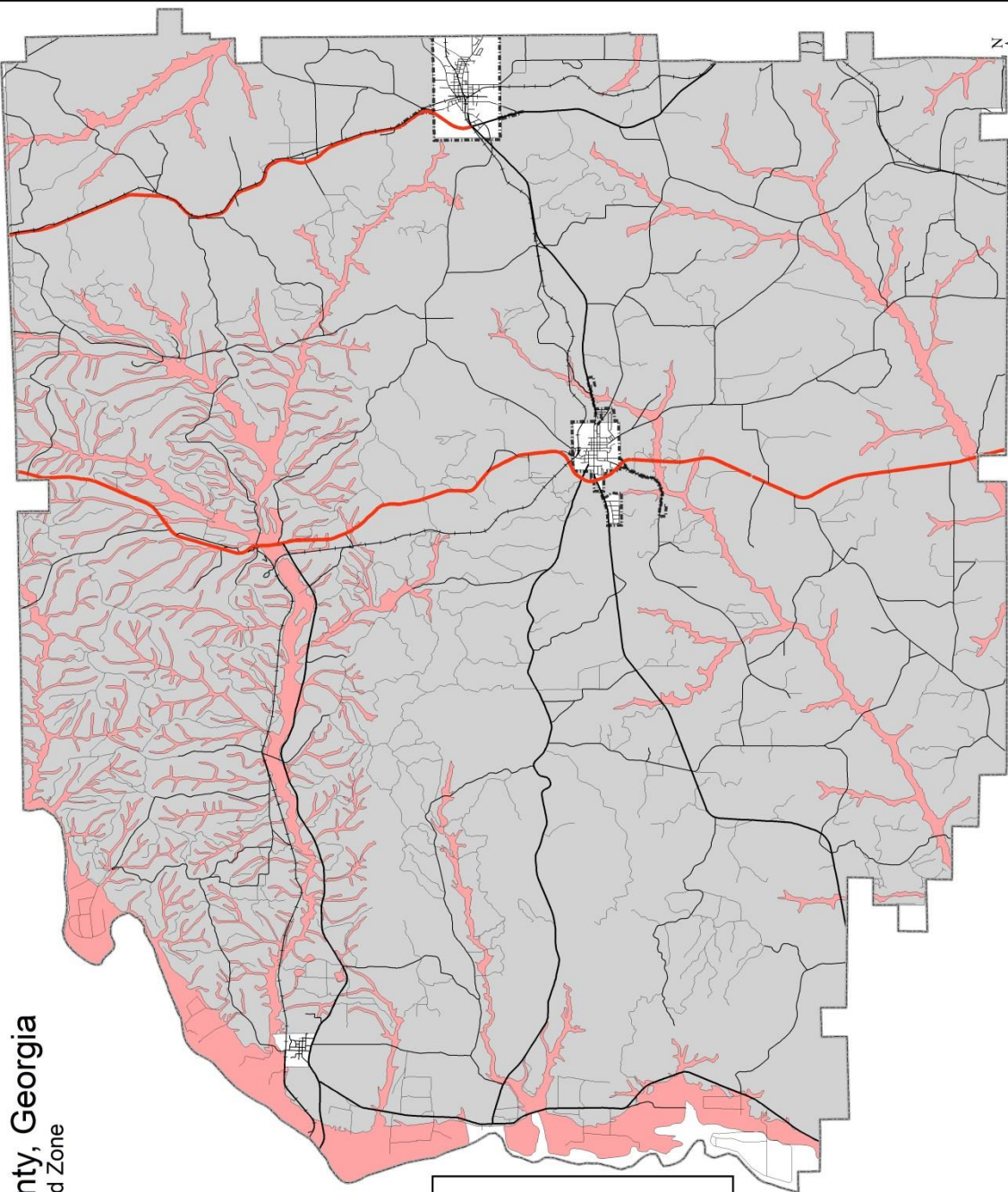
Legend

- 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

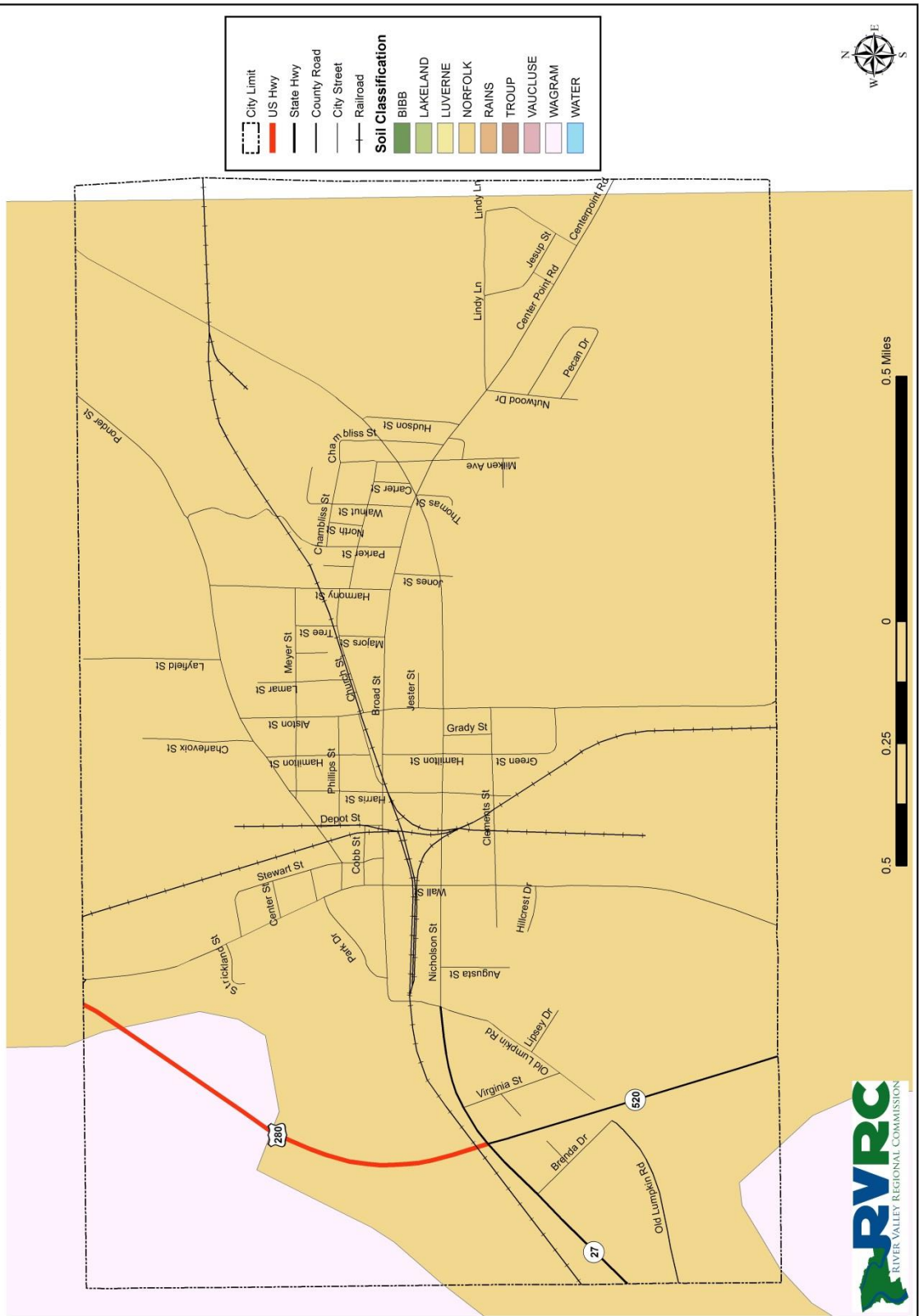


Legend

- 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

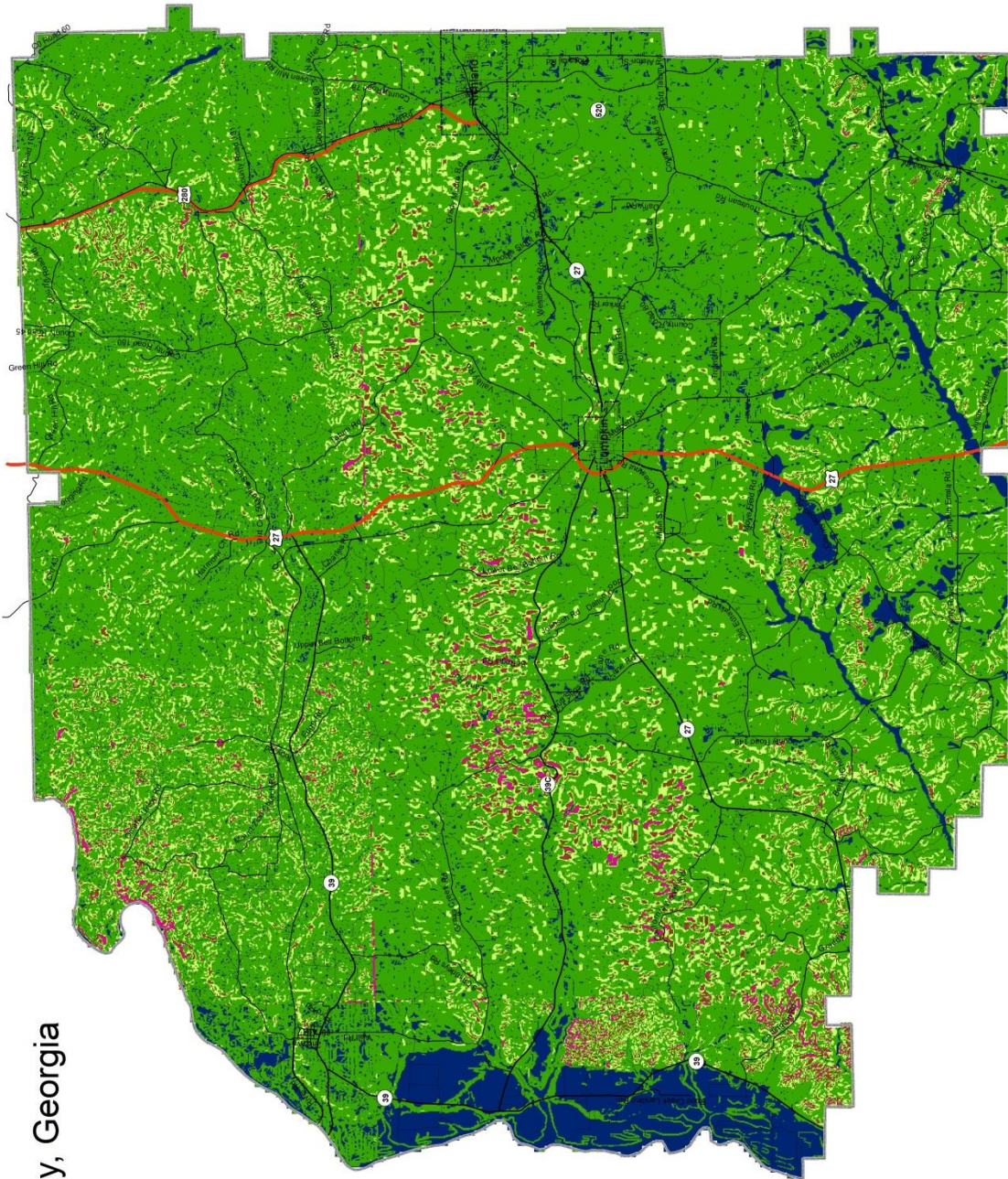


Richland, Georgia Soil Classification



Stewart County, Georgia

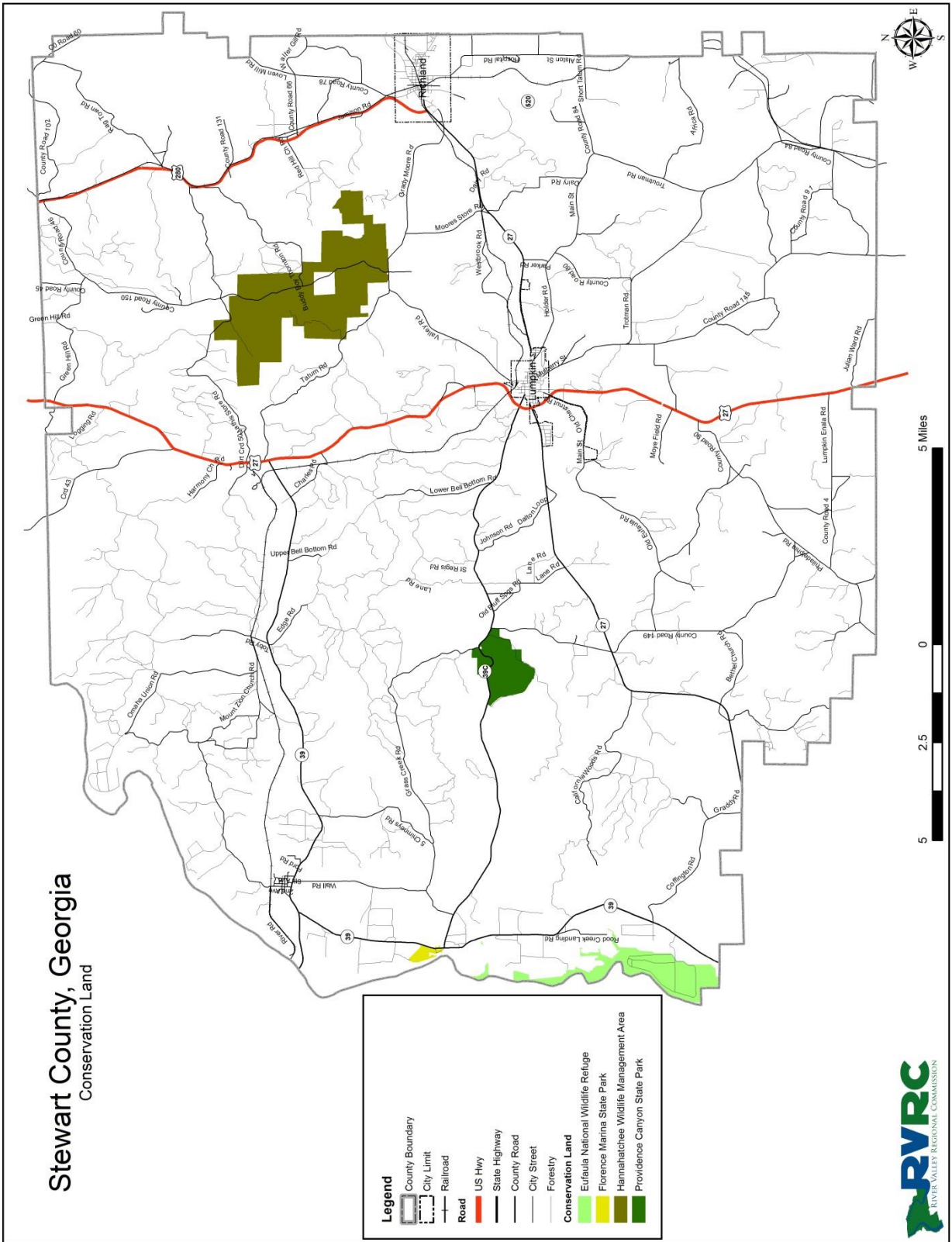
Slope



Legend

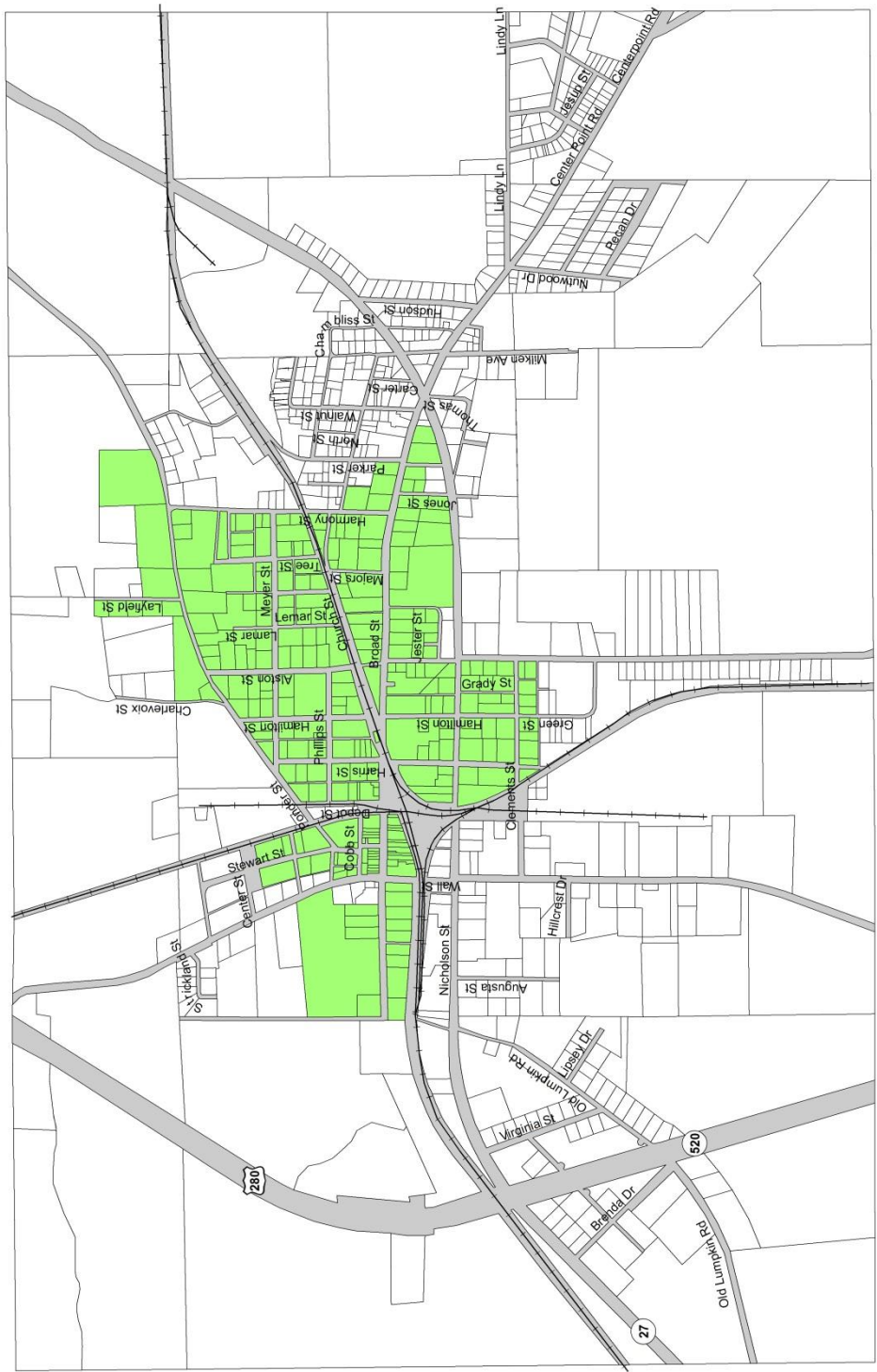
- County Boundary
- City Limit
- Road
 - US Hwy
 - State Highway
 - County Road
 - City Street
 - Forestry
 - Railroad
- Slope
 - 0 - 2%
 - 2% - 15%
 - 15% - 22%
 - 22% - 29%
 - > 29%





Richland, Georgia

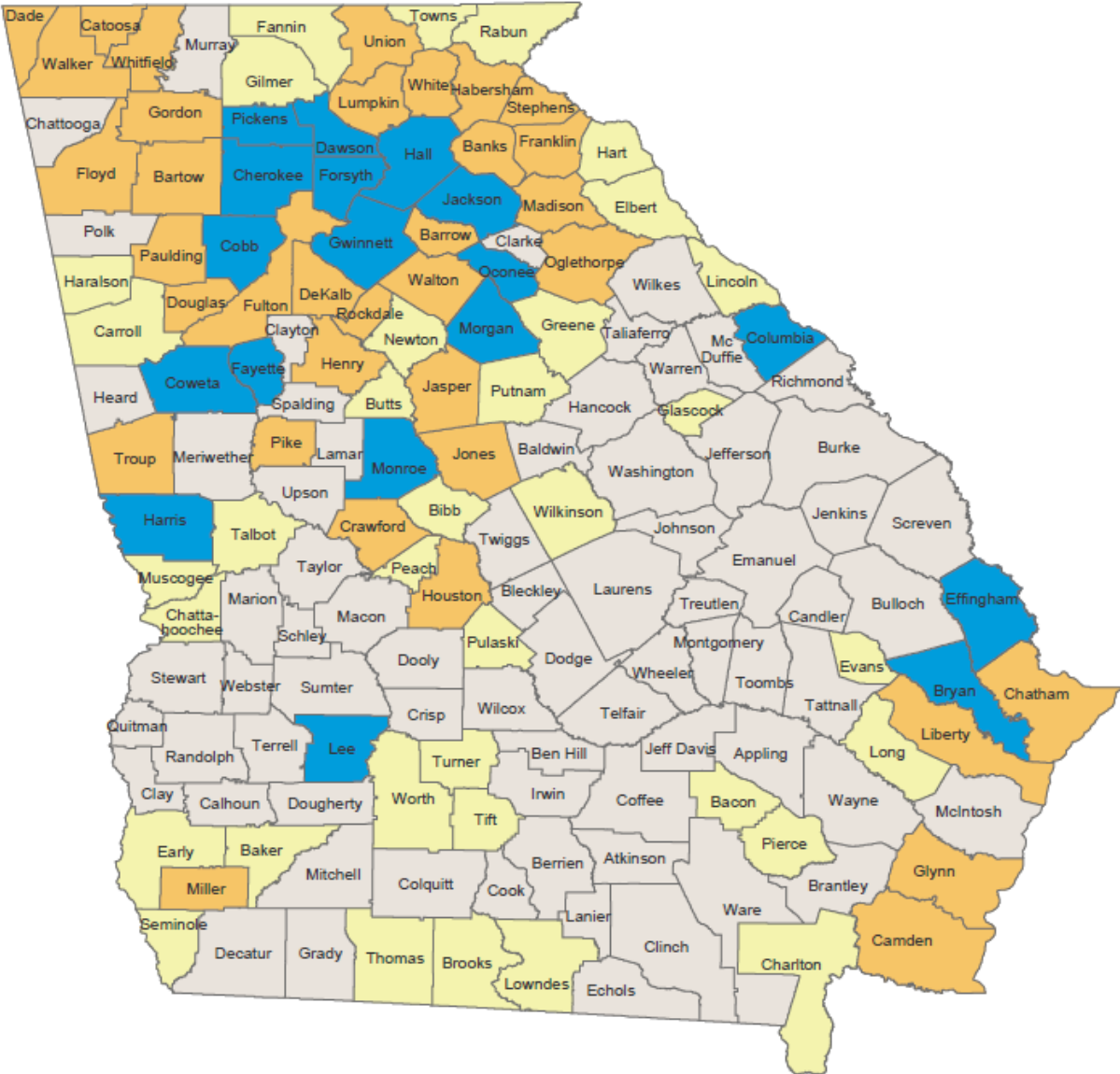
Historic District



	Railroad
	Road
	Parcel Line
	Historic District



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 – Richland
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
D	Condition of Sidewalks: Multi-Level. Un-level. No handicap access Handicap Accessibility: Not very Painted Crosswalks: None raised. Concrete curbs are dangerous Shaded Areas: None
C	Condition of Sidewalks: Fair Handicap Accessibility: Poor Painted Crosswalks: Fair Shaded Areas: Poor
B	Condition of Sidewalks: Areas not accessible Handicap Accessibility: Painted Crosswalks: Crosswalks are okay Shaded Areas: Not enough shade
B	Condition of Sidewalks: Existing. New. Great condition, but concerns with grading and utility poles. Handicap Accessibility: Existing, but sparingly. Not consistent. Handicap spaces and crosswalks conflict. Painted Crosswalks: Great red brick crosswalks. Shaded Areas: None! Need for more landscaping to provide natural shade.

2. Behaviors:

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

Rating	Comments
D	Motorists speed on Broad Street.
D	Traffic travels too fast.
B	Most pedestrians are not traveling to stores, but out to exercise.
B	Great motorist behavior mostly due to low traffic. Great that main road is 2 lane.

3. Barriers:

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

Rating	Comments
C	Sidewalks at multiple levels distract pedestrians from traffic on street.
C	Plants need to be removed or pruned properly.
C	Some landscaping located in inappropriate places. Landscaping obstructing Pig Fest sign.
C	Some shrubs need to be trimmed. Concerns with steps to sidewalks as result of old curbs. Curbs fluctuate from 1-3 inches at certain points. Handicap accessibility not consistent.

4. Marketing and Infrastructures

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

Rating	Comments
C	Need speed enforcement signs and pedestrian crossing signs. Major sidewalk improvements needed.
D	Sidewalks are uneven and not wide enough. Do not meet ADA requirements.
C	Playground equipment needed at old city well house site.
C	Signs at entrance of Broad could be removed. Speed at time of audit not a concern, but it is an overall concern especially for visitors.

5. Safety

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

Rating	Comments
D	Not safe for pedestrians or friendly to bicycles.
D	Narrow walkways that are not even.
B	The height of the sidewalks is an impediment.
B	Extremely safe, wide sidewalk and buffered from road by diagonal parking and some landscaping. Safety concerns regarding access to sidewalk.

6. Goals

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

Rating	Comments
D	Better streetscape. Trees. Sidewalk improvements.
D	Wider sidewalks. More plants. Handicap accessibility needs to be addressed everywhere. Parking moved or directions fixed.
A	More appropriate-sized trees to provide needed shade. Need wider sidewalks in some areas. Correct irregular diagonal parking lines.
A	Re-think how to utilize public spaces with less focus on parking and more focus on green areas that attract pedestrians, bikes and visitors. Side of downtown does not require excessive need for parking. Look to attract people to downtown by means other than vehicle.

Appendix: Public Hearings and Public Meetings

#782

SWJ PC THURSDAY, MAY 26, 2016 - B 3

2017.

Public Meeting

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

The public is invited to attend this meeting. The purpose of this meeting is to brief the community on the contents of the plan, provide opportunity for residents to make suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. We will receive community comments on the contents of the Comprehensive Plan, which includes the Future Land Use Map,

Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

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



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

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

June 7, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
David Barrett	229-838-5122 gmsine1@bellsouth.net	
David Barrett	gmsine1@bellsouth.net	
Meliki Brown	msdebstone@yahoo.com	
Barbara Culligan	memama1217@yahoo.com	229-838-6312
Jimmy Babb	jpbabb@bellsouth.net	229-321-0245

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

June 7, 2016

Stewart County Courthouse

6:30 p.m.

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

July 12, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Robyn Fant	P.O. Box 1017 Lumpkin 31815 Fantrobyp@gmail.com 229-215-9529	City of Lumpkin
Barbara Cullifer	P.O. Box 1017 Lumpkin, GA 31815 229-838-6312	City of Lumpkin
Debbie Stone	125 House Ave Lumpkin, GA 31815 msdebstone@yahoo.com	City of Lumpkin
RANDY BUTTS	PO Box 158 Lumpkin, GA 31815 LUMA@WADSWORTH.NET	CITY OF LUMPKIN
Joseph B. Williams	20070 US Hwy 43 South, GA 31805 Joseph.B.Williams@BellSouth.net	
Jimmy Lee	jimmylee1947@icloud.com 706 587 0455	PO Box 37 Cumma, GA 31821

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

August 2, 2016

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

August 2, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Robyn Fant	P.O. Box 1017 Lumpkin, GA 31815 fant@stewart.mn.ga.us	City of Lumpkin
Barbara Cullifer	P.O. Box 1017 Lumpkin GA 31815 meprowe1217@yahoo.com	City of Lumpkin
Debbie Stone	125 House Ave. Lumpkin, GA 31815 msdeestone@yahoo.com	City of Lumpkin
Jimmy Lea	PO Box 37 Cairo GA 31821 jimmy.lee1899@icloud.com	

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

August 2, 2016

Lumpkin City Hall

6:30 p.m.

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

September 13, 2016, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Rick Morris	706-256-2910 229-838-6333 r.morris@rivervalleyga.org	All
Randy Butts	Lumpkin Area @ BellSouth.net	All
Edwina Turner	stewartcountyfc@gmail.com	All
Samantha Pate	229-938-1000 pate@ug.edu	All

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

September 13, 2016, 2016

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

Robyn Fardt

Barbara Puffer

Debra Aboe

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

September 13, 2016

Richland Hotel

6:30 p.m.

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

October 11, 2016, 2016

Name

Contact Information / Email / Phone No.

Which community are you interested in?

Jay P. Williams
Jenny Lee

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

October 11, 2016, 2016

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

Debbie Stone		Lumpkin
Barbara Cullifer		Lumpkin
RANDALL BUTTS		Lumpkin
Victoria Barnett		Richland
Kenneth Jossy		Richland

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

October 11, 2016

Lumpkin City Hall

6:30 p.m.

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

FREE ESTIMATES

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

Richland Continued from Page 1

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

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

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

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



OBITUARIES

Fitzgerald Evans "Jerry" Kelly

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

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

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

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

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

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

Public Meeting

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

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

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

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

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

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**Stewart Webster Journal
 Patriot Citizen**

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

BALDWIN FUNERAL HOME

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

Allow Baldwin Funeral Home to Assist in Time of Passing

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

January 22, 2017

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

Appendix: Leadership Team and Stakeholders

Stewart County Comprehensive Plan 2016 Stakeholder List

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