



## COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

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

Submittal Type: City of Richland Comp Plan

Preparer: River Valley RC

RC

Local Government

Consultant: Specify

Cover Letter Date: February 8, 2022

Date Submittal Initially Received by RC: February 8, 2022

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

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

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



# City of Richland

390 Broad Street • Richland, Georgia 31825  
Phone (229) 887-3323 • Fax (229) 887-3939

---

February 8, 2022

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

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

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

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

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

If you have any questions concerning this submittal do not hesitate to contact Wanda Wilson City Clerk, at 229-887-3323.

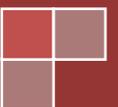
Sincerely,

Kenneth Josey,  
Mayor

2022

# CITY OF RICHLAND

## COMPREHENSIVE PLAN



**THIS PAGE  
INTENTIONALLY  
LEFT BLANK**

**RESOLUTION**

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

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

**WHEREAS**, 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 City of Richland Council that the Richland Comprehensive Plan 2022-2027 be adopted.

Duly considered and approved by the City of Richland Council in session this 28th day of February 2022.

City of Richland Council

  
Mayor

ATTEST

SEAL

  
City Clerk

# City of Richland Comprehensive Plan 2022

## Richland Vision Statement

Richland's vision is to rebuild and strengthen its social fabric by creating an active, safe, clean, home affordable, inclusive, infrastructure ready, job attracting, welcoming community by addressing the following needs:

- Create more job opportunities.
- Develop Broadband Services
- 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 affordable houses, renovating existing houses, demolishing dilapidated housing and keeping streets debris free.
- Finding uses for vacant residential, commercial, agricultural, industrial buildings and vacant lots.

## Community Priorities

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

Source: 2021 Richland Survey

## 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.
- Keep Richland neighborhoods, business areas and streets clean
- Improve housing options and address deteriorating housing conditions and abandoned lot issues 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.
- Develop ecological, art, and historic tourism activities.



# TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>INTRODUCTION.....</b>                            | <b>1</b>  |
| Organization of the Comprehensive Plan Update ..... | 1         |
| Purpose .....                                       | 2         |
| Identification of Stakeholders.....                 | 2         |
| Citizen Notification and Public Meetings.....       | 2         |
| Public Hearings.....                                | 3         |
| <b>COMMUNITY DATA, NEEDS AND OPPORTUNITIES.....</b> | <b>4</b>  |
| Population.....                                     | 4         |
| Community Facilities.....                           | 4         |
| Identified Needs and Opportunities .....            | 6         |
| Transportation .....                                | 7         |
| Identified Needs and Opportunities .....            | 12        |
| Housing .....                                       | 12        |
| Identified Needs and Opportunities .....            | 16        |
| Economic Development.....                           | 16        |
| Identified Needs and Opportunities .....            | 21        |
| Natural Resources.....                              | 26        |
| Water Resources Planning .....                      | 26        |
| Water Supply Watersheds .....                       | 27        |
| Groundwater Recharge Areas.....                     | 27        |
| Wetlands .....                                      | 27        |
| Flood Plains .....                                  | 27        |
| Soil Types .....                                    | 28        |
| Slopes.....   | 28        |
| Protected River Corridors .....                     | 28        |
| Plant and Animal Habitats.....                      | 30        |
| Major Park, Recreation and Conservation Areas.....  | 33        |
| Identified Needs and Opportunities .....            | 35        |
| Cultural Resources .....                            | 37        |
| Identified Needs and Opportunities .....            | 38        |
| Intergovernmental Coordination .....                | 38        |
| Identified Needs and Opportunities .....            | 39        |
| <b>LAND USE .....</b>                               | <b>41</b> |

|  |           |
|--|-----------|
| Existing Land Use .....  | 41        |
| Existing Development Patterns.....   | 41        |
| Identified Needs and Opportunities .....   | 43        |
| Future Land Use .....  | 46        |
| Areas Requiring Special Attention .....  | 46        |
| Significant Natural Resources .....  | 46        |
| Significant Cultural Resources.....  | 46        |
| Areas Where Development is Likely to Occur or Areas Where Development May Outpace Availability of<br>Facilities and Services ..... | 47        |
| Areas with Significant In-fill Development Opportunities .....   | 49        |
| Brownfields .....  | 49        |
| Areas of Disinvestment.....  | 49        |
| <b>CHARACTER AREAS .....</b>   | <b>53</b> |
| Conservation, Natural and Cultural Resources, State Parks, and Preserves .....   | 53        |
| Vision.....  | 53        |
| Description of Character Areas.....  | 53        |
| Land Uses or Zoning Categories to be Allowed .....   | 53        |
| Quality Community Objectives for this Area .....   | 53        |
| Implementation Measures.....   | 53        |
| Rural/Residential/Agricultural/Forestry .....  | 56        |
| Vision.....  | 56        |
| Description of Character Area.....   | 56        |
| Land Uses or Zoning Categories to be Allowed .....   | 56        |
| Quality Community Objectives for this Area .....   | 56        |
| Implementation Measures.....   | 56        |
| Residential Neighborhood .....   | 58        |
| Vision.....  | 58        |
| Description of Character Area.....   | 58        |
| Land Uses or Zoning Categories to be Allowed .....   | 58        |
| Quality Community Objectives for this Area .....   | 58        |
| Implementation Measures.....   | 58        |
| Declining Neighborhood .....   | 60        |
| Vision.....  | 60        |
| Description of Character Area.....   | 60        |
| Land Uses or Zoning Categories to be Allowed .....   | 60        |

|  |           |
|--|-----------|
| Quality Community Objectives for this Area .....   | 61        |
| Implementation Measures.....                       | 61        |
| Redevelopment Areas.....                           | 62        |
| Vision.....  | 62        |
| Description of Character Area.....                 | 62        |
| Land Uses or Zoning Categories to be Allowed ..... | 62        |
| Quality Community Objectives for this Area .....   | 62        |
| Implementation Measures.....                       | 62        |
| Downtown/Historic Area .....                       | 64        |
| Vision.....  | 64        |
| Description of Character Area.....                 | 64        |
| Land Uses or Zoning Categories to be Allowed ..... | 64        |
| Quality Community Objectives for this Area .....   | 64        |
| Implementation Measures.....                       | 64        |
| Highway/Commercial Corridor .....                  | 66        |
| Vision.....  | 66        |
| Description of Character Area.....                 | 66        |
| Land Uses or Zoning Categories to be Allowed ..... | 66        |
| Quality Community Objectives for this Area .....   | 66        |
| Implementation Measures.....                       | 67        |
| Other/Special .....                                | 68        |
| Vision.....  | 68        |
| Description of Character Area.....                 | 68        |
| Land Uses or Zoning Categories to be Allowed ..... | 68        |
| Quality Community Objectives for this Area .....   | 68        |
| Implementation Measures.....                       | 68        |
| <b>COMMUNITY VISION AND POLICIES .....</b>         | <b>72</b> |
| Richland Vision Statement.....                     | 72        |
| Quality Community Objectives .....                 | 72        |
| Economic Prosperity .....                          | 72        |
| Resource Management.....                           | 72        |
| Efficient Land Use .....                           | 73        |
| Local Preparedness .....                           | 73        |
| Sense of Place .....                               | 73        |
| Regional Cooperation .....                         | 73        |

|  |                                     |
|--|-------------------------------------|
| Housing Options.....                                       | 73                                  |
| Transportation Options.....                                | 74                                  |
| Educational Opportunities .....                            | 74                                  |
| Community Health .....                                     | 74                                  |
| Community Goals and Policies.....                          | 74                                  |
| POPULATION .....   | 74                                  |
| ECONOMIC DEVELOPMENT .....                                 | 75                                  |
| HOUSING.....   | 75                                  |
| NATURAL AND CULTURAL RESOURCES.....                        | 76                                  |
| COMMUNITY FACILITIES .....                                 | 76                                  |
| LAND USE .....   | 77                                  |
| TRANSPORTATION .....                                       | 77                                  |
| INTER-GOVERNMENTAL COORDINATION.....                       | 78                                  |
| <b>REPORT OF ACCOMPLISHMENTS.....</b>                      | <b>79</b>                           |
| <b>COMMUNITY WORK PROGRAM.....</b>                         | <b>84</b>                           |
| <b>Appendix: Retail Market Potential .....</b>             | <b>89</b>                           |
| <b>Appendix: Maps.....</b>                                 | <b>94</b>                           |
| <b>Appendix: Public Hearings and Public Meetings .....</b> | <b>109</b>                          |
| <b>Appendix: Leadership Team and Stakeholders.....</b>     | <b>Error! Bookmark not defined.</b> |

## 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 the Mayor, City Clerk, and local resident Chip Jones. The leadership team worked with the City of Lumpkin and Stewart County to develop 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**

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

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

## **Public Hearings**

The State of Georgia Minimum Standards and Procedures for Local Comprehensive Planning in 2013 (O.C.G.A. 110-12-1) require that two (2) public hearings be held in association with the development of a community's Comprehensive Plan Update. The initial public hearing was held May 11, 2021, to inform the public that the planning process was underway, to go over the plan's timeline, and to discuss how the public could be of help during the planning process. Attendees were also given an opportunity to comment on Stewart County, Lumpkin's, and Richlands, Needs and Opportunities as listed in the 2016 Plan and asked what needs to be changed.

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

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

# COMMUNITY DATA, NEEDS AND OPPORTUNITIES

## Population

According to the 2020 U.S. Census the city of Richland lost 103 residents from year 2010 (1,473) to year 2019 (1,357). The Richland population is estimated to continue its decline for the next twenty years. However, city and county residents, elected officials and non-profit entities, such as the Carl Vinson Institute, and Fort Benning are forging ahead to create a positive economic environment in Stewart County and Richland.

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

| Community        | 1990      | 2000      | 2010      | 2020       | Percent Change Since 2010 |
|------------------|-----------|-----------|-----------|------------|---------------------------|
| Richland         | 1,668     | 1,794     | 1,473     | 1357       | -6.9%                     |
| Lumpkin          | 1,250     | 1,369     | 1,348     | 942        | -33%                      |
| Stewart County   | 5,654     | 5,225     | 6,058     | 6,293      | -12.3%                    |
| State of Georgia | 6,478,216 | 8,186,453 | 9,687,653 | 10,711,908 | 10.6%                     |

Sources: U.S. Census Bureau, 1990, 2000, 2010, 2020 U.S. Census/American Community Survey 2015-2019

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

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

Sources: 2020 Georgia County Guide: 2020, 2040

## Community Facilities

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

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

Taxpayers also wish to have revenue utilized in the best possible way. They demand that the money is well spent and that they receive the services they demand. The following sections are a description of 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 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 | Water             | Ground                                  | 420                         |
| Lumpkin        | Water & Sewer     | (W)Ground<br>Sewer<br>(Oxidation Pond)  | 567                         |
| Richland       | Water & Sewer     | (W) Ground<br>Sewer<br>(Oxidation Pond) | 563                         |

Source: Local Government Survey 2021

**Table 4: Water Usage & Storage Information**

| City/County    | Water Plant Capacity (gal/day) | Consumption (gal/day) | Elevated Storage Capacity | Ground Storage Capacity | Water Source | Cumulative Pumping Capacity | Population Served by Public Supply |
|----------------|--------------------------------|-----------------------|---------------------------|-------------------------|--------------|-----------------------------|------------------------------------|
| Stewart County | 600,000                        | 263,000               | 400,000                   | N/A                     | Ground       | 1230 gpm                    | 2,979                              |
| Lumpkin        | 350,000                        | 180,000               | 375,000                   | N/A                     | Ground       | 450 gpm                     | 1665                               |
| Richland       | 1,440,000                      | 544,300               | 750,000                   | N/A                     | Ground       | 800 gpm                     | 1789                               |

Source: Local Government Survey 2021

**Table 5: Sewage Treatment System Capabilities**

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

Source: Local Government Survey 2021

## Identified Needs and Opportunities

### Needs:

- Sewer treatment (update sewage treatment facility mains)
- Continue to address water system problems
- Better Internet System/Add Broadband
- The residents of Richland need an immediate medical care facility to address the needs of dialysis patients and emergency situations as well as drug use/addiction problems, mental health
- Upgrades to Richland's Parks; establish a park at a central location in town where it more accessible to all.
- Constructing a bridge over the gully in the city park will make the area more useful.

### **Opportunities:**

- Rehabilitating the Old Richland School will provide a needed community center with an auditorium facility.
- City Park is a community asset and is a frequently visited community site by Richland residents as well as unincorporated Stewart County residents. Benches and new playground equipment will enhance the city park and provide activities and amenities for all ages.
- RVRC staff host a resource awareness session to educate elected officials and other city/county leaders about RVRC resources and activities that benefit our local governments.

## **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.

Many of the streets in the City of Richland are paved. Many of the paved streets need to be repaved and widened and any drainage problems need to be addressed. There is no need for additional streets currently 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/GA Highway 520 runs through the city limits of Richland and the Richland Industrial Park, providing direct highway access. This must be capitalized upon. The highest 2020 traffic count on U.S. Highway 280 is located just north of Industrial Drive. The 2020 traffic count is 5,500 ADT. In 2015 the count at that point is 4,750 ADT. In Richland the next highest traffic count is located just east of the Nicholson and Walker Street intersection. The 2020 average daily traffic at that intersection is 3,520 trips. The 2015 ADT at the Nicholson and Walker Street intersection is 3,160.

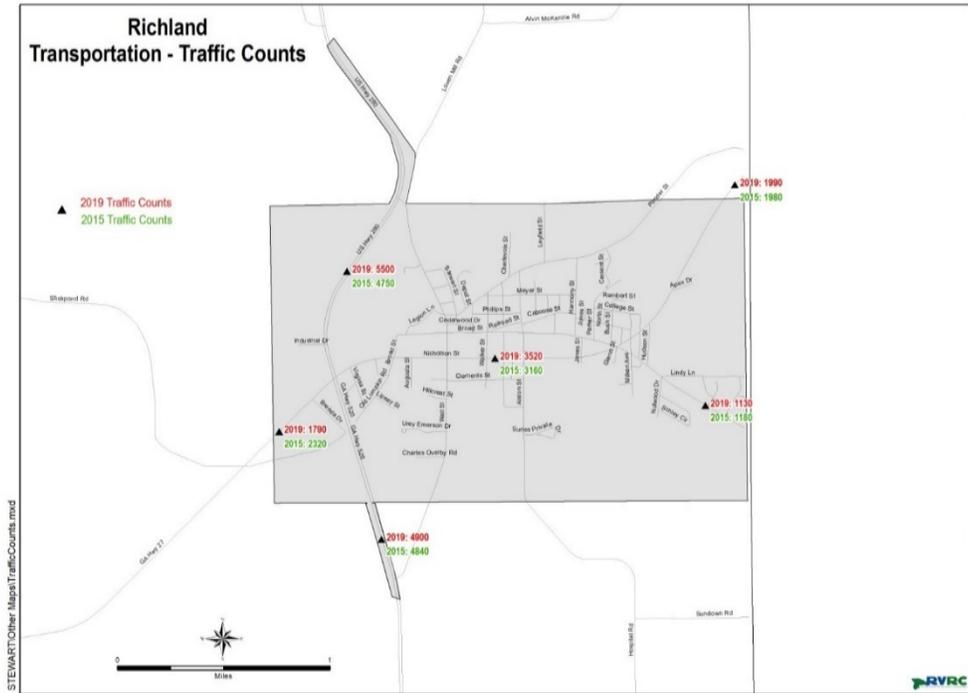
Currently, travelers on the highway are not aware of the downtown area and stop only for gas and for a meal at the highway intersection. Richland has completed a streetscape renovation downtown and added a rum distillery (Richland Rum) to help attract area residents and tourists to downtown. Richland continues its efforts to attract travelers 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 a mild interest in reactivating the line and connecting with the SAM short line. The reactivation of the line is listed in Stewart County's Community Work Program.

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 primarily for agricultural purposes.



Historic Postcard Richland Depot



## Proposed Interstate 14

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

**Table 6: Stewart County Road Data**

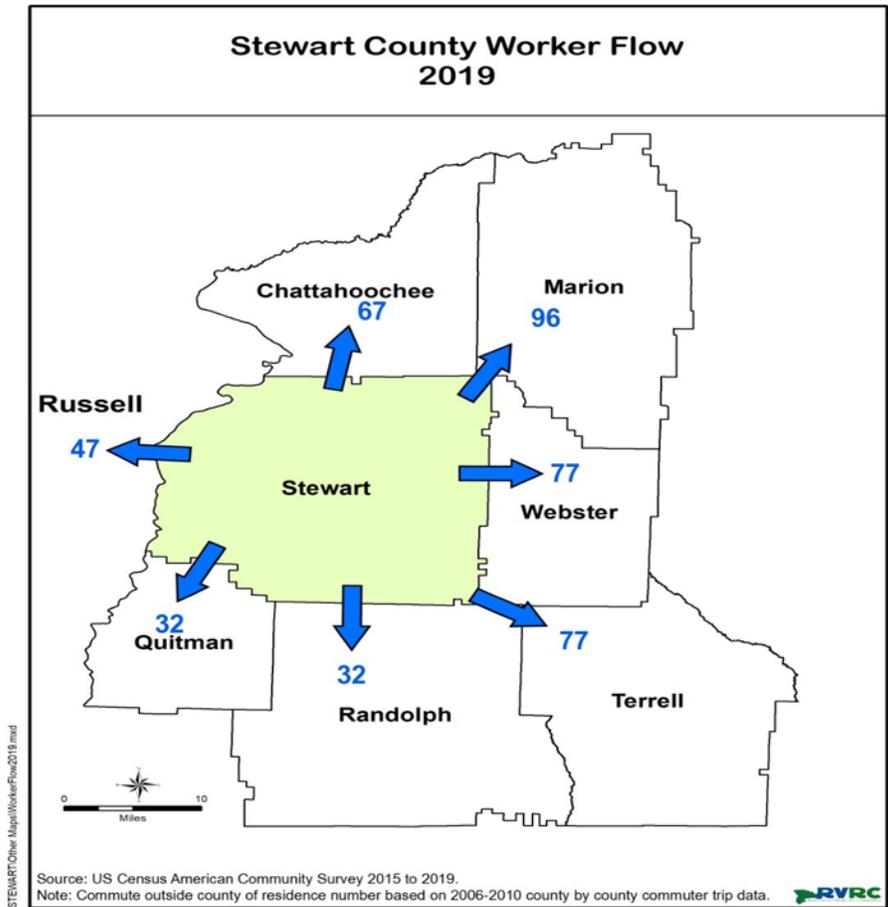
| <b>Road by Function</b> | <b>Linear Miles</b> |
|-------------------------|---------------------|
| <b>Unpaved</b>          | 39.7                |
| <b>Interstate</b>       | 0                   |
| <b>State Route</b>      | 105                 |
| <b>County Road</b>      | 288                 |
|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

Source: Georgia County Guide 2020

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

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

Source: Georgia State Rail Plan 2021



## Identified Needs and Opportunities

### Needs:

- Keep the areas along city streets clean of trash and other debris. Specifically, keep the main roads running through Richland trash free and n
- Improve sidewalk system. Prioritize damaged sidewalks by condition and make handicap accessible; new sidewalks also need to be handicap accessible.
- Connect side walks to destination points such as city hall, downtown, recreation facilities /parks
- Resurface and maintain city streets

### 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. However, there is a mild interest in reactivating the line and connecting with the SAM short line.
- 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 highway into 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 2015-2019 American Community Survey estimates the total number of houses in Richland to be 752. It is noteworthy that this represents an increase of 52 housing units. The average household size for Richland is currently 2.36 persons per household in 2021, up slightly 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 is 8.1 percent. When broken out by homeowner and renter, the homeowner vacancy rate is 3.9 percent, and the renter vacancy rate was 12.3 percent. The overall ACS 2015-2019 estimated housing vacancy rate for Richland is 19 percent.

The estimated 2015-2019 ACS total housing stock estimate is 752 units of which 521 are detached and 11 attached single family units, 64 multi-family units, and 156 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 2019 Richlands rental housing units comprised 35% of housing units which is lower from 37% in 2010. In comparison to the state of Georgia the 2021 housing stock was 16.9 % renter occupied, down from 21.9% in 2010.

Housing costs in Richland are relatively low when compared to the region and the state, with a median housing value of \$56,800 in 2019, up from \$52,200 in 2010 as compared to the State’s median 2019 value of \$176,000 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. Eighteen percent (18%) of Richland’s homeowners are cost burdened and 44% of Richland’s renters are cost burdened. Statewide homeowners 21% of homeowners are cost burdened while 45% of renters are cost burdened in Georgia.

For the Stewart County, Lumpkin, and Richland, and the State of Georgia the most recent and best information came from the 2015 to 2019 American Community Survey and the 2000 and 2010 U.S. Census.

**Table 8: Housing Characteristics 2000 - 2019**

| Jurisdiction                  | Stewart County |              |              | Lumpkin    |            |            | Richland   |            |            |
|-------------------------------|----------------|--------------|--------------|------------|------------|------------|------------|------------|------------|
|                               | 2000           | 2010         | 2019         | 2000       | 2010       | 2019       | 2000       | 2010       | 2019       |
| Housing Units Vacant          | 347            | 521          | 530          | 69         | 86         | 143        | 92         | 104        | 139        |
| Housing Units Owner Occupied  | 1,464          | 1,341        | 1,335        | 365        | 334        | 257        | 416        | 371        | 401        |
| Housing Units Renter Occupied | 543            | 521          | 481          | 187        | 151        | 167        | 208        | 220        | 212        |
| <b>Total</b>                  | <b>2,354</b>   | <b>2,383</b> | <b>2,346</b> | <b>621</b> | <b>571</b> | <b>567</b> | <b>716</b> | <b>695</b> | <b>752</b> |

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



**Table 9: Housing Types 2019**

| Category                | 2019 |
|-------------------------|------|
| TOTAL Housing Units     | 752  |
| Single Units (detached) | 521  |
| Single Units (attached) | 11   |
| Double Units            | 31   |
| 3 to 9 Units            | 33   |
| 10 to 19 Units          | 0    |
| 20 to 49 Units          | 0    |
| 50 or more Units        | 0    |
| Mobile Home or Trailer  | 156  |
| All Other               | 0    |

2015-2019 American Community Survey



Example: Historically appropriate affordable housing

## Identified Needs and Opportunities

### Needs:

- Need affordable and adequate housing.
- Demolition of dilapidated and abandoned housing including mobile/manufactured homes
- Renovation of existing site-built homes and manufactured homes if cost effective

### Opportunities:

- Diversify housing mix from predominantly single-family, site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).
- Establish Downtown Housing
- Establish active housing programs to rehabilitate existing housing and Increase home ownership opportunities.
- Create housing opportunities for low income and special needs populations.

## Economic Development

Stewart County has a 2021 median household income of \$33,589 with 1,816 households and a population of 5,513 over the age of 18 (American Community Survey Five Year Estimates 2015-2019).

Stewart County had a June of 2021 unemployment rate of 4% according to Georgia Department of Labor statistics which is the same (4%) unemployment rate for the State of Georgia. There is a total of 1,750 people in the labor force in Stewart County. Most work in the service sector (36%), followed by the government sector (18%), retail trade (7.2%), manufacturing (18%) and transportation 8% (ESRI Business Analyst, 2015-2019 ACS Estimate).

What is particularly unique about Stewart County is how many people migrate out of the county daily to work. According to the U.S Census ACS Estimate 2015-2019, the daily net out-migration from the county is 933 people. Sixty-two (62) percent of county resident workers age 16 and above work outside of Stewart County. Thirty-eight (38%) of Stewart County resident workers age 16+ worked in State and in Stewart County. Approximately 19% percent of Stewart County residents work outside the state of Georgia. The fact that 44% of workers in Stewart County work in another

county has profound planning implications, indicating that 1.) Transportation to employment centers is critical and 2.) More needs to be done to 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 Cities of Richland and Lumpkin continually work to implement many of the goals and objectives listed in the CEDS to better attract employers. Actions taken to improve Stewart County include a series of water and sewer infrastructure improvements, broadband improvements, and 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**

| <b>Workers Age 16+ by place of work</b>                | <b>2015-2019 ACS Estimate</b> | <b>Percent</b> |
|--|-------------------------------|----------------|
| <b>Total</b>   | 1,494                         | 100%           |
| <b>Worked in State and County of Residence</b>         | 561                           | 37.6%          |
| <b>Worked in State and Outside County of Residence</b> | 651                           | 43.6%          |
| <b>Worked Outside State of Residence</b>               | 282                           | 18.9%          |

Source: U.S Census ACS Estimate 2015-2019

**Table 11: Workers by Employment Type**

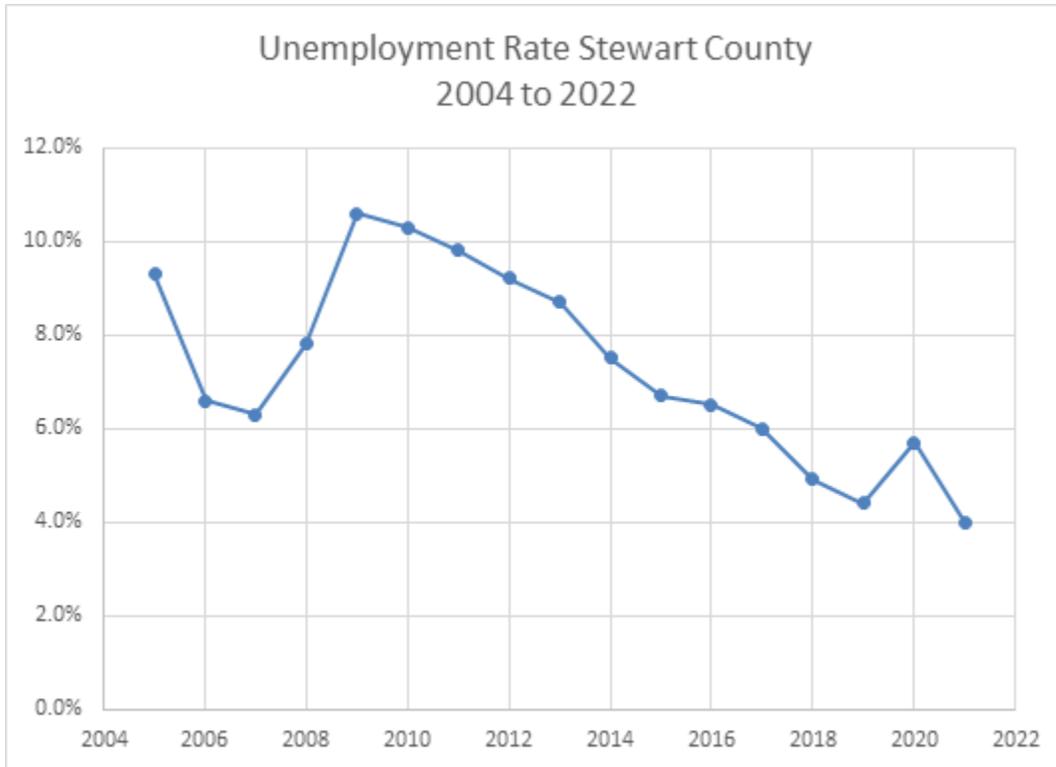
| <b>SIC Codes</b>                       | <b>Percentage of Workforce</b> |
|--|--------------------------------|
| <b>Agriculture and Mining</b>          | 46 / 2.6%                      |
| <b>Construction</b>                    | 81 / 4.6%                      |
| <b>Manufacturing</b>            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

Source: ESRI Business Analyst 2021

**Table 12: Unemployment Rate**

| <b>Time Period</b>            | <b>Labor Force</b> | <b>Employed</b> | <b>Unemployed</b> | <b>Unemployment Rate</b> |
|-------------------------------|--------------------|-----------------|-------------------|--------------------------|
| <b>Preliminary June, 2021</b> | 2,538              | 2,436           | 102               | 4%                       |
| <b>Revised May, 2021</b>      | 2,563              | 2,468           | 95                | 3.7%                     |
| <b>Annual Average</b>         |                    |                 |                   |                          |
| <b>2020</b>                   | 2,367              | 2,509           | 142               | 5.7%                     |
| <b>2019</b>                   | 2,388              | 2497            | 109               | 4.4%                     |
| <b>2018</b>                   | 2,255              | 2371            | 116               | 4.9%                     |
| <b>2017</b>                   | 2,164              | 2,302           | 138               | 6%                       |
| <b>2016</b>                   | 2,000              | 2,138           | 138               | 6.5%                     |
| <b>2015</b>                   | 2120               | 1979            | 141               | 6.7%                     |
| <b>2014</b>                   | 2189               | 2025            | 164               | 7.5%                     |
| <b>2013</b>                   | 2289               | 2089            | 200               | 8.7%                     |
| <b>2012</b>                   | 2319               | 2105            | 214               | 9.2%                     |
| <b>2011</b>                   | 2337               | 2108            | 229               | 9.8%                     |
| <b>2010</b>                   | 2402               | 2154            | 248               | 10.3%                    |
| <b>2009</b>                   | 2317               | 2071            | 246               | 10.6%                    |
| <b>2008</b>                   | 2322               | 2141            | 181               | 7.8%                     |
| <b>2007</b>                   | 2272               | 2129            | 143               | 6.3%                     |
| <b>2006</b>                   | 1979               | 1848            | 131               | 6.6%                     |
| <b>2005</b>                   | 1951               | 1770            | 181               | 9.3%                     |

Source: Georgia Department of Labor 2021



The ESRI Retail Market Potential Analysis for Stewart County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2021). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Stewart County residents spend on average less on those items than other U.S. residents. An index ranking above 100 indicates the opposite; that Stewart County residents spend more on those items.

The ESRI Retail Market Potential Analysis for Stewart County depicts various consumption patterns and buying trends of the population. Spending categories in this report include the purchase of apparel, automobiles, groceries, beverages, etc. Every categorical expenditure is ranked by a Market Potential Index (MPI) number which portrays the “relative likelihood of adults in the specified trade area to exhibit certain consumer behavior or purchasing pattern compared to the U.S.” (ESRI Business Analyst Retail Market Potential, 2021). In this report, an MPI of 100 is considered the U.S. average. An index ranking below 100 indicates that Stewart County residents spend on average less on those items than other U.S. residents. An index ranking above 100 indicates the opposite; that Stewart County residents spend more on those items. For example, with an MPI of 111 Stewart County residents went to fast food/drive-in restaurant 9+times a month which is higher than the U.S. average. With an MPI of 124, Stewart County residents bought/changed motor oil in

the last 12 months. With an MPI of 132, Stewart County residents spent 100+dollars at a convenience store in the last 30 days. With an MPI of 99, fewer Stewart County residents visited a doctor in the last 12 months. For the full ESRI Retail Market Potential Analysis for Stewart County, see the Appendix

Stewart County is a Tier 1 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:**

- Capitalize on the eco-tourism boom in Stewart County. Richland's 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 Stewart County, Richland and Lumpkin.
- The city needs to recruit small businesses and promote entrepreneurial efforts.
- Infrastructure investments in roads, city streets, broad band, water, sewer and gas are needed to remain competitive in business recruitment.
- Add affordable housing.
- Improve Stewart County's, Lumpkin, and Richland telecommunication systems to enhance a resident's ability to improve educationally, and job training wise without having to travel Americus, Columbus or Albany.
- Develop partnerships between government agencies, on-profit, private sector entities involved in economic development to increase economic development resources and encourage marketing efforts for the community.
- Pataula Transit is available to Stewart County Citizens but only 10 percent of county and city citizens are aware of Pataula's transportation services. Officials from Pataula Transit need to attend Stewart County, Lumpkin and Richland commissioner and city council meetings to promote their transportation services.
- Promoting better marketing efforts for the Richland Industrial Park will mean needed jobs for Richland residents.

### **Opportunities:**

- Capitalize on the increasing traffic volumes on U.S. Highway 280: 2015 ADT is 4,750; 2020 ADT is 5,570.

- The city of Richland has improved its water and sewer system capabilities which makes the city more attractive to commercial and light industrial activities.
- Vacant agricultural land inside Richland and outside of its city limits provides an opportunity for farmers market activities.

## Broadband

### Broadband Internet Service Element for Stewart County

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

The Georgia General Assembly passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018 to facilitate extension of broadband service to unserved/underserved areas; the purposes being to enable residents to participate fully in society and enjoy the many benefits of the technology. The Act gave rise to the Georgia Broadband Deployment Initiative (GBDI), focused on partnerships and collaboration among government at all levels, and the private sector, to deploy fixed, terrestrial broadband services with minimum download speeds of 25 Megabits Per Second (Mbps) and upload speeds of at least 3 Mbps. The initiative will also assist communities apply for federal funding in support of broadband deployment.

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

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

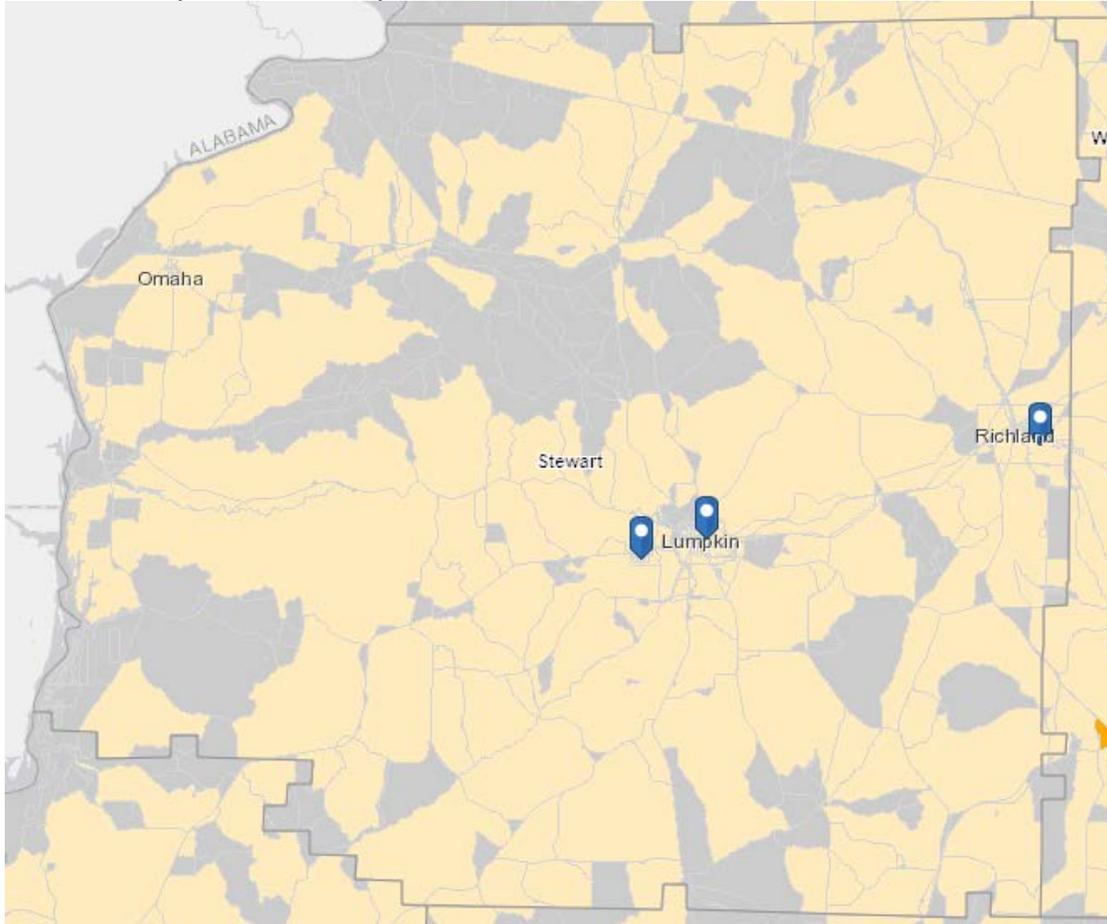
[The data used to create the map depict where broadband service is available to at least ONE consumer \(whether residential or business\) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard,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

---

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

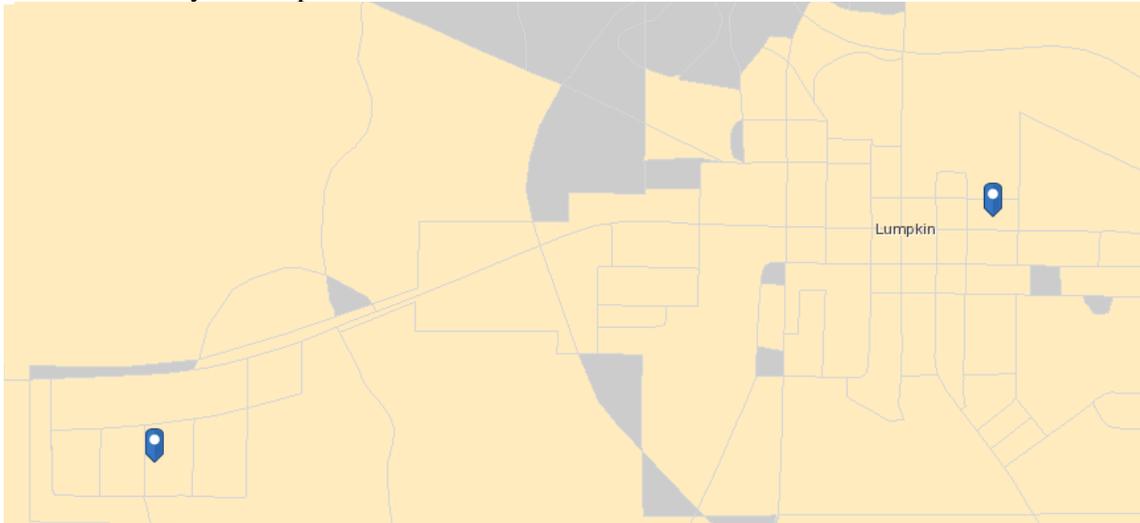
The yellow shading in the accompanying graphics represents areas which 20% of homes and businesses in a census block cannot subscribe to services at the threshold speed of 25 Mbps/3 Mbps. Nearly 100% of Stewart County’s population lives in an unserved census block (2,548 locations). There are 20 locations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

Broadband Availability in Stewart County

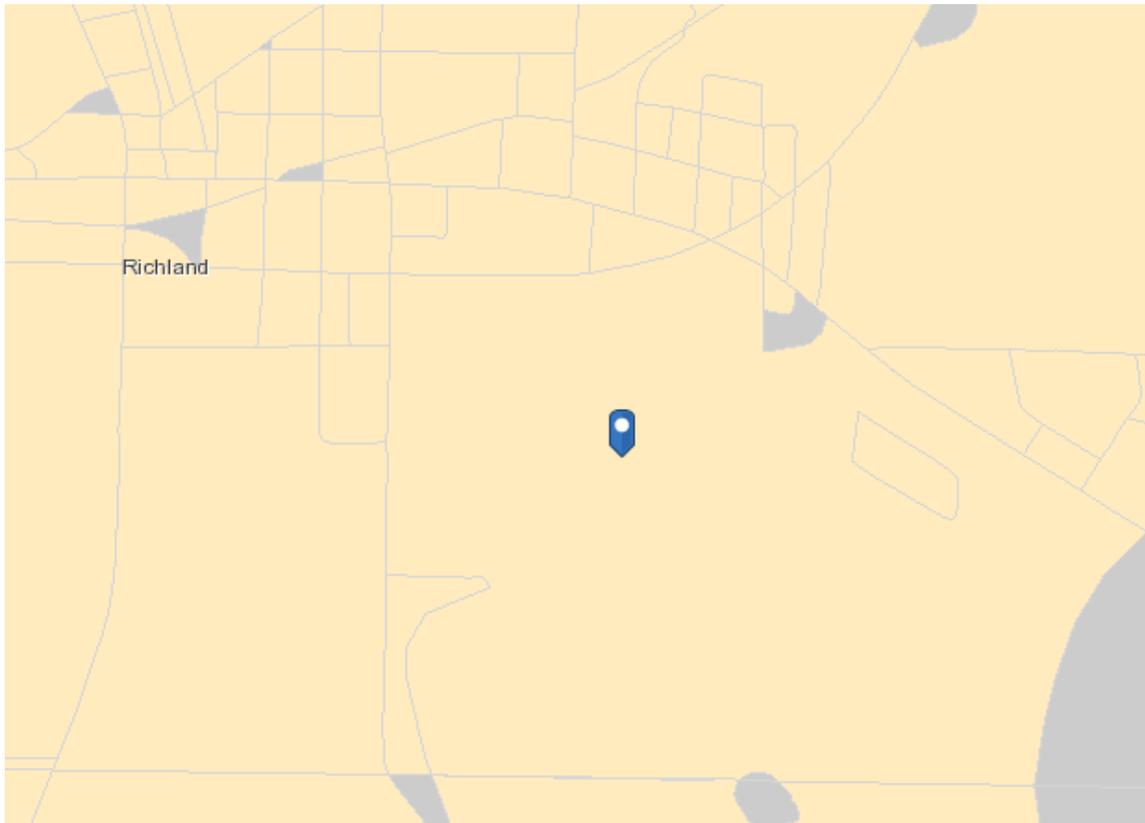


| Broadband Availability in Stewart County   |  |   |   |
|--|--|---|---|
| <span style="color: yellow;">■</span> Served   | <span style="color: grey;">■</span> Unserved | <span style="color: lightblue;">■</span> No Locations | <span style="color: blue;">📍</span> Served Below Thresholds |
| <p>County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as ‘Unserved’. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various internet service providers of Georgia. Location data are from commercially available sources.</p> |  |   |   |
| <p>Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2020.</p>  |  |   |   |

### Broadband Availability in Lumpkin

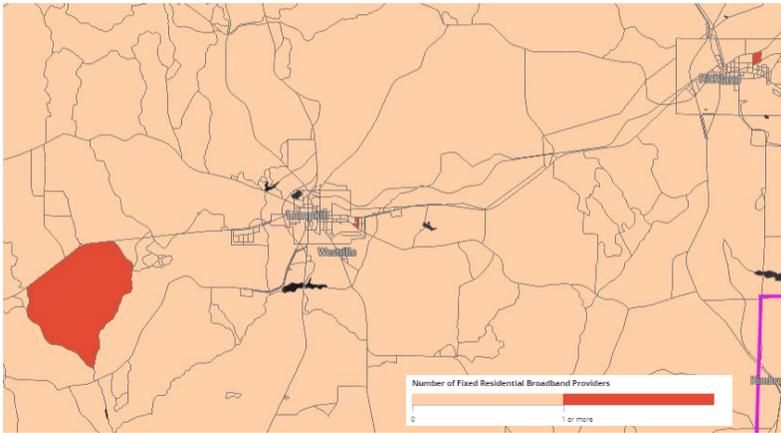


### Broadband Availability in Richland



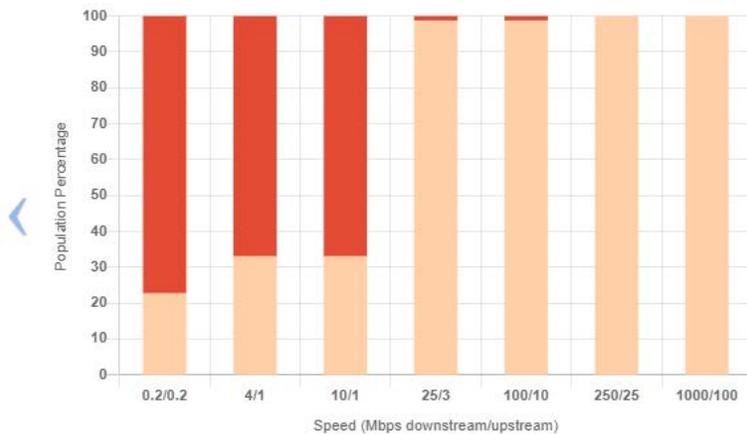
■ Served   ■ Unserved   ■ No Locations   ■ Served Below Thresholds  
Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2020.

### Fixed Residential Broadband Providers, Stewart County



#### Broadband

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



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

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

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

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

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

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

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

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

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

## **Natural Resources**

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).

| Soil Classification | Dominant Slope % | Drainage                                       | Permeability | Use and Vegetation  |
|---------------------|------------------|--|--------------|---|
| Norfolk             | 0-10             | Well-drained<br>Negligible to<br>Medium Runoff | Moderate     | <ul style="list-style-type: none"> <li>• Mostly cleared and used for general farm crops.</li> <li>• Where cultivated--corn, cotton, peanuts, tobacco, and soybeans. Where wooded--pines and mixed hardwoods.</li> </ul>                                 |
| Wagram              | 0-15             | Well-drained<br>Negligible to<br>Medium Runoff | Moderate     | <ul style="list-style-type: none"> <li>• Cropland</li> <li>• Where cultivated--tobacco, cotton, corn, and small grains. Where wooded--loblolly and longleaf pine, white oak, red oak, turkey oak, and post oak; hickory, holly, and dogwood.</li> </ul> |

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

## Slopes

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, 51,077 acres are farmland with 3,445 acres in harvest crops.

The forested areas of Stewart County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. There are 233,000 acres in forestland with 227,200 in private ownership. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important in the economic sector of the county. Stewart County should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission to ensure the scenic and environmental value of this large land area.

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

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

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

## **Plant and Animal Habitats**

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

**Table 15: Stewart County Endangered Species**

| 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:**

- The public needs adequate access to regulatory guidelines concerning natural resources.
- Allow for higher residential densities in Richland to help protect against natural resource encroachment.
- Make sure staff has all natural resource information and is in Part V compliance.

**Opportunities:**

- City has an opportunity to adopt subdivision regulations or development standards to support their existing zoning as well as an opportunity to better protect existing natural resources.
- Best management practices should be encouraged or required as part of the development process.
- Ensuring that litter and other debris is removed from public property will keep community facilities working well, improve natural habitat for wildlife, and make the city of Richland more inviting to visitors and residents.

## 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:**

- Historic resource conditions are endangered and/or declining.
- Management planning for significant cultural resources is needed.
- Improve, enhance, and promote Richland's cultural resources via Facebook, City website, News media.

### **Opportunities:**

- Capitalize on the availability of vacant historic structures and older well-built homes
- Strengthen and enforce resource protection regulations.

## **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 Lumpkin, Stewart County and Webster, County.
- Actively participate in regional planning efforts.
- Complete Comprehensive Plan in 2022
- Start 2027 update Stewart, Lumpkin, and Richland Pre Disaster Mitigation Plan

### **Opportunities:**

- The Service Delivery Strategy will need to be updated by 2/28/2027



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

**Table 18: Existing Land Use Table Stewart County**

|  | Lumpkin Acreage | Richland Acreage | Unincorporated County Acreage | Total County Acreage |
|--|-----------------|------------------|-------------------------------|----------------------|
| <b>Agriculture/Forestry</b>                        | 211             | 989              | 274,596                       | 275,796              |
| <b>Commercial</b>                                  | 35              | 91               | 173                           | 299                  |
| <b>Public/Institutional</b>                        | 51              | 51               | 4,406                         | 4,508                |
| <b>Industrial</b>                                  | 0               | 49               | 4                             | 53                   |
| <b>Residential</b>                                 | 240             | 292              | 1,994                         | 2,525                |
| <b>Multi-Family Residential</b>                    | 4               | 13               | 0                             | 16                   |
| <b>Transportation/<br/>Communication/Utilities</b> | 192             | 280              | 4,655                         | 5,126                |
| <b>Parks/Recreation/<br/>Conservation</b>          | 1               | 20               | 6,485                         | 6,506                |
| <b>Undeveloped/Vacant</b>                          | 291             | 290              | 1,640                         | 2,220                |
| <b>Total</b>                                       | <b>1,025</b>    | <b>2,075</b>     | <b>293,953</b>                | <b>297,049</b>       |

Source: RVRC Staff 2022

## Identified Needs and Opportunities

### Needs:

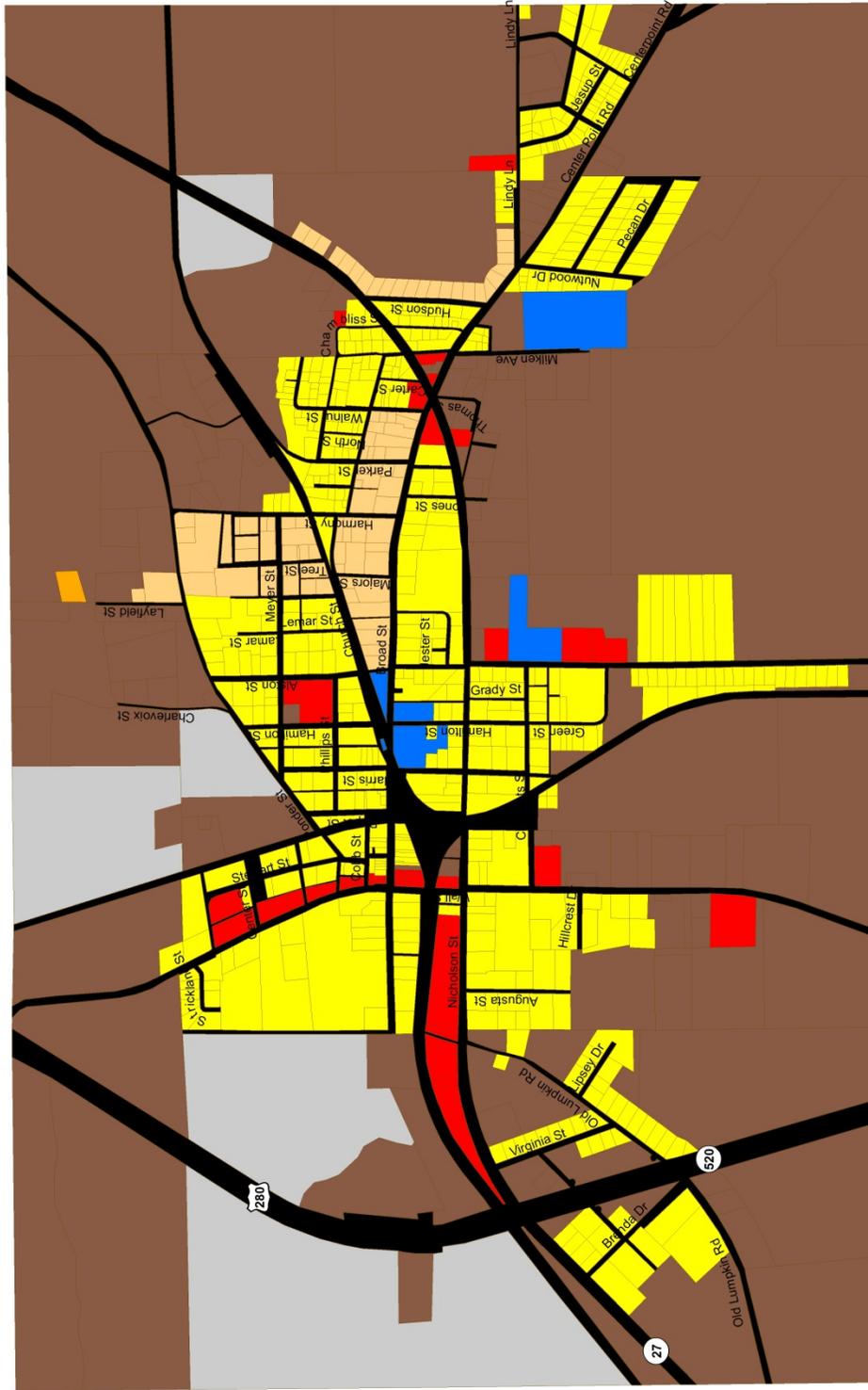
- Richland needs to increase its residential land use densities to conserve land and to lower housing cost.
- Richland needs more functional public space downtown and in a few other areas of the city there are no public spaces designed to encourage the attention and presence of people at all hours of the day and night in Richland.
- Code enforcement needs to be more strictly enforced.
- Subdivision Regulations or other development standards such as Best Management Practices 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 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.
- The City of Richland has adopted the State Building Code and contracts with a Building Inspector to enforce building code compliance.

# Richland, Georgia

## Existing Landuse Classification



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



## **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   |
|---|--|
| <b>Residential</b>                              | 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.  |
| <b>Multi-Family Residential</b>                 | The predominant use of land within the residential category is for duplex and multi-family dwelling units organized into general categories of net densities.  |
| <b>Agriculture/Forestry</b>                     | 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. |
| <b>Commercial</b>                               | 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.   |
| <b>Industrial</b>                               | 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.  |
| <b>Parks/ Recreation/ Conservation</b>          | This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, land in a land trust or similar uses.  |
| <b>Public/Institutional</b>                     | Community facilities excluding utilities. This category includes certain state, federal or local government uses and institutional land uses. Examples include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, colleges, churches, cemeteries, hospitals, etc.   |
| <b>Transportation/ Communication/ Utilities</b> | This category includes such uses as major transportation routes, public transit stations power generation plants, railroad facilities, radio towers, cell towers, telephone switching stations, airports, port facilities or other similar uses.   |

## **Areas with Significant In-fill Development Opportunities**

These areas are portions of the city that are likely to experience infill development in the coming years. Within the City of 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

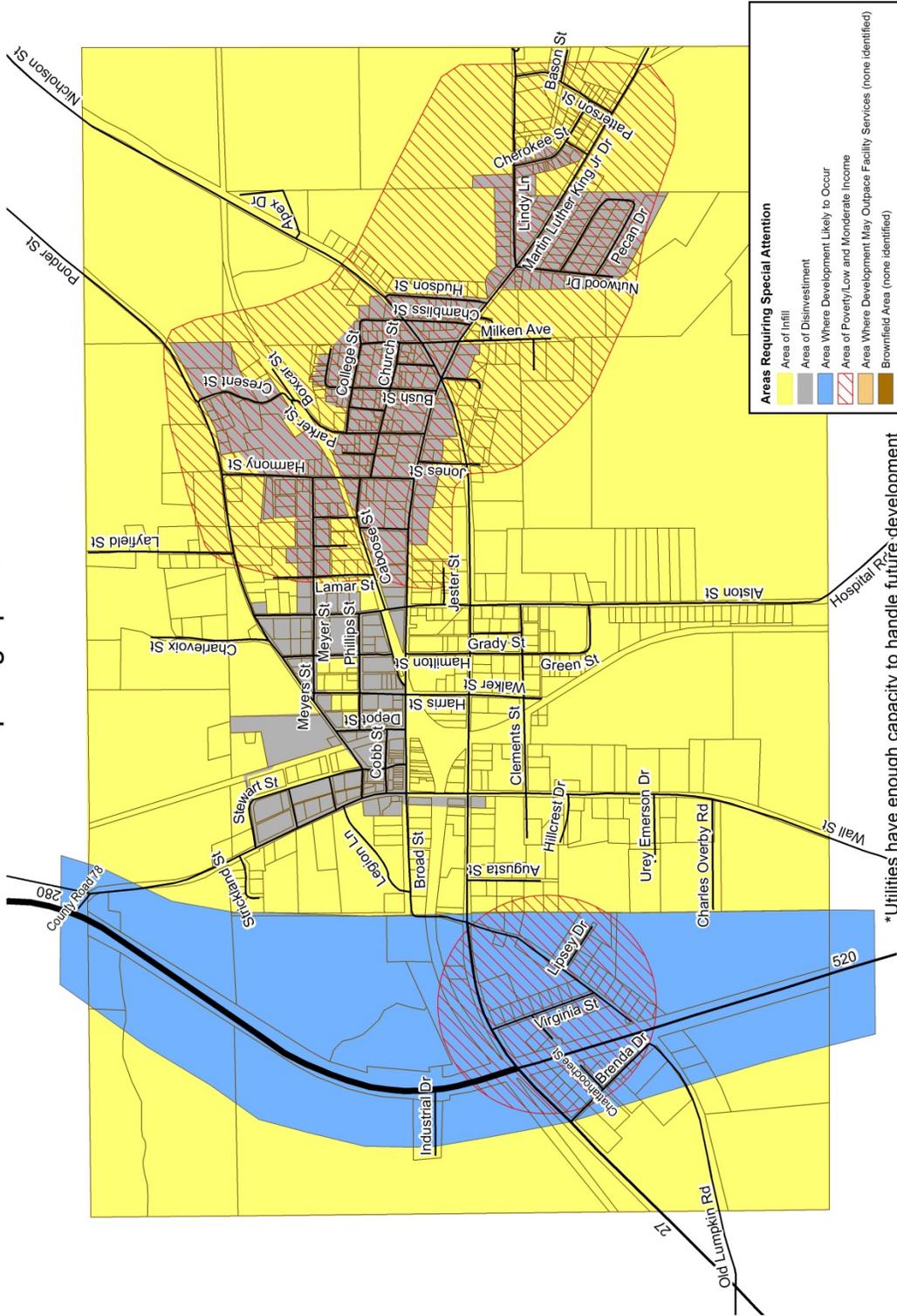
area of note is located north of Nicholson Street / SR 27 intersection. This area includes properties located on Parker Street, College Street, North Street, Church Street, Bush Street, Carter Street, Rembert Street Milken Avenue and Chambliss Street. The second residential area in need of redevelopment 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 Areas Requiring Special Attention



\*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.

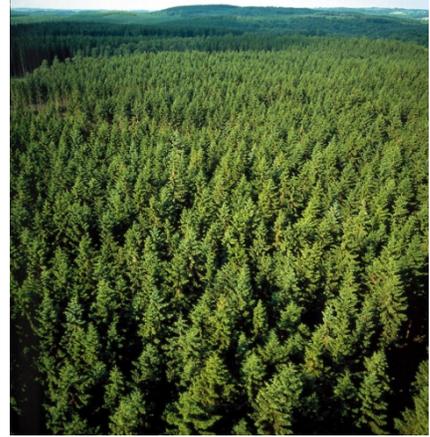
- b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - d. Encourage and promote the design and 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.



# COMMUNITY VISION AND POLICIES

## Richland Vision Statement

Richland's vision is to rebuild and strengthen its social fabric by creating an active, safe, clean, home affordable, inclusive, infrastructure ready, job attracting, welcoming community by addressing the following needs:

- Create 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 affordable houses, and renovating existing houses
- Finding uses for existing commercial, agricultural, and industrial buildings.
- Address crime in Richland.

## 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.

# **RICHLAND REPORT OF ACCOMPLISHMENTS**

| Activity  | Status              | Explanation  |
|---|---------------------|--|
| <b>Community Facilities</b>   |                     |  |
| Rehabilitate the City's natural gas system  | Completed           |  |
| Develop a Recreation Center   | Underway            | Will add 2 baseball fields to the recreation center site in 2024 |
| Add bathroom facilities to the city park on Wall Street   | Underway            | Projected completion date 2023                                   |
| Make necessary improvements to the water and sewer system. Area includes streets east of Alston Street. | Underway Phase<br>3 | 2022 for sewer and 2023 for water                                |
| Correct drainage problems   | Completed           |  |
| Inventory all public facilities and establish regular maintenance and replacement schedule              | Completed           |  |

| Activity  | Status           | Explanation  |
|---|------------------|--|
| <b>Economic Development</b>   |                  |  |
| Continue work on redevelopment of downtown Richland   | Underway         | Four buildings have been rehabilitated. This project will continue in 2022.  |
| Market industrial park  | Underway         | Done on an annual basis 2022-2026  |
| Implement a Façade Improvement Program in the downtown area                                   | Completed        |  |
| Acquire additional land for industrial park   | Postponed        | Mayor has been active in searching for affordable land to add to the existing park but nothing affordable has emerged. Newly elected Mayor will address in 2022. |
| Support redevelopment of Richland High School for use as call center or other Business/agency | Underway         | 2025   |
| Develop and implement a Gateways Program at entrances to city                                 | Not Accomplished | Task is no longer an activity the local government will address. Has other projects it wishes to do first.   |
| Support repair and use of railroad lines running through city                                 | Accomplished     |  |

| Activity   | Status    | Explanation   |
|--|-----------|---|
| <b>Housing</b>   |           |   |
| Develop a thorough code enforcement program in support of housing improvements, rehabilitation, and dilapidated structure removal. | Underway  | City has contracted with an independent code enforcement officer. Complete 2026 |
| Ensure Fair Housing information is available for residents at City Hall  | Completed |   |

| Activity   | Status   | Explanation |
|--|----------|-------------|
| <b>Land Use</b>  |          |             |
| Revise local ordinances or regulations to provide at least one or more areas that allow mixes of residential and commercial use. | Underway | 2022        |
| Review and update Comprehensive Plan   | Underway | 2022        |
|  |          |             |

| Activity   | Status   | Explanation |
|--|----------|-------------|
| <b>Natural and Historic Resources</b>  |          |             |
| Preserve historic buildings in Richland: Whistle Stop Café and the historic Richland High School | Underway | 2025        |
| Promote Whistle Stop Tour and Railroad Museum  | Underway | .2022       |
| Adopt Part V Environmental Planning Criteria for wetlands and groundwater recharged areas        | Underway | 2024        |

| Activity                                    | Status   | Explanation |
|---|----------|-------------|
| <b>Transportation</b>                       |          |             |
| Repair existing sidewalks/add new sidewalks | Underway | 2024        |
|   |          |             |

| Activity                            | Status    | Explanation                      |
|-------------------------------------|-----------|----------------------------------|
| <b>Intergovernmental</b>            |           |                                  |
| Support Broadband Initiative        | Underway  | 2022- Fund application submitted |
| Update Pre-Disaster Mitigation Plan | Completed |                                  |

# **RICHLAND COMMUNITY WORK PROGRAM**

| Activity   | Years                             | Responsible Party | Cost Estimate | Funding Source                        |
|--|-----------------------------------|-------------------|---------------|---------------------------------------|
| <b>Community Facilities</b>  |                                   |                   |               |                                       |
| Develop a Recreation Center: Will add 2 baseball fields to the recreation center site                          | 2024                              | Richland          | \$100,000     | City General Funds<br>Private Funds   |
| Add bathroom facilities to the city park on Wall Street  | 2023                              | Richland          | \$50,000      | General Funds<br>Private Funds        |
| Make necessary improvements to the water and sewer system. Area includes streets east of Alston Street Phase 3 | 2022 for sewer and 2023 for water | Richland          | \$1 million   | General Funds<br>USDA<br>GEFA<br>CDBG |
|  |                                   |                   |               |                                       |
|  |                                   |                   |               |                                       |

| Activity  | Years     | Responsible Party | Cost Estimate | Funding Source                             |
|---|-----------|-------------------|---------------|--|
| <b>Economic Development</b>   |           |                   |               |  |
| Continue work on redevelopment of downtown Richland   | 2023      | Richland          | Unknown       | Richland, DCA                              |
| Market industrial park  | 2022-2026 | Richland          | \$10,000      | General Funds                              |
| Acquire additional land for industrial park   | 2022      | Richland          | \$75,000      | General Funds                              |
| Support redevelopment of Richland High School for use as call center or other Business/agency | 2025      | Richland          | \$500,000     | Mainstreet<br>General Funds<br>USDA<br>EIP |

| Activity  | Years | Responsible Party | Cost Estimate | Funding Source |
|---|-------|-------------------|---------------|----------------|
| <b>Housing</b>  |       |                   |               |                |
| Develop a thorough code enforcement program in support of housing improvements, rehabilitation and dilapidated structure removal. | 2026  | Richland          | \$20,000      | General Funds  |
| Complete Update of Richlands zoning ordinance. Increase lot sizes / density in an effort to add affordable housing opportunities  | 2025  | Richland          | 10,000        | General Funds  |

| Activity   | Years | Responsible Party | Cost Estimate | Funding Source |
|--|-------|-------------------|---------------|----------------|
| <b>Land Use</b>  |       |                   |               |                |
| 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   | 2022  | Richland          | \$40,000      | General Funds  |

| Activity   | Years | Responsible Party          | Cost Estimate | Funding Source                                |
|--|-------|----------------------------|---------------|---|
| <b>Natural and Historic Resources</b>  |       |                            |               |   |
| Preserve historic buildings in Richland: Whistle Stop Café and the <b>Historic Richland School</b> .           | 2025  | Richland                   | \$500,000     | General Funds<br>DNR<br>USDA<br>Private Funds |
| Promote Whistle Stop Tour and Railroad Museum as well as other natural and historic resources via social media | 2022  | Richland Main Street Prog. | \$20,000      | General Funds<br>GDEcD                        |
| Adopt Part V Environmental Planning Criteria for wetlands and groundwater recharged areas                      | 2024  | Richland                   | \$20,000      | General Funds                                 |

| Activity  | Years | Responsible Party | Cost Estimate | Funding Source       |
|---|-------|-------------------|---------------|----------------------|
| <b>Transportation</b>   |       |                   |               |                      |
| Repair existing sidewalks/ add new sidewalks in the area of town east of Alston Street. Connect sidewalks to areas of commerce, government buildings, schools, park and other recreation areas. | 2024  | Richland          | \$50,000      | General Funds<br>TIA |

| Activity   | Years | Responsible Party | Cost Estimate | Funding Source                |
|--|-------|-------------------|---------------|-------------------------------|
| <b>Intergovernmental</b>                             |       |                   |               |                               |
| Develop a broadband system<br>With other communities | 2026  | Richland          | Unkown        | General Funds,<br>COVID Funds |
| Begin Update of Pre-<br>Disaster Mitigation Plan     | 2025  | Richland          | \$25,0000     | FEMA/GEMA                     |

## **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 |
|--|-------------------------------|-----------------------|-----|
| <b>Apparel (Adults)</b>                              |                               |                       |     |
| 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 |
| <b>Automobiles (Households)</b>                      |                               |                       |     |
| HH owns/leases any vehicle                           | 470                           | 80.8%                 | 94  |
| HH bought/leased new vehicle last 12 mo              | 42                            | 7.2%                  | 77  |
| <b>Automotive Aftermarket (Adults)</b>               |                               |                       |     |
| 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 |
| <b>Beverages (Adults)</b>                            |                               |                       |     |
| 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  |
| <b>Cameras (Adults)</b>                              |                               |                       |     |
| 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 |
| <b>Cell Phones (Adults/Households)</b>               |                               |                       |     |
| 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  |
| <b>Computers (Households)</b>                        |                               |                       |     |
| 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 |
|---|-------------------------------|-----------------------|-----|
| <b>Convenience Stores (Adults)</b>                          |                               |                       |     |
| 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 |
| <b>Entertainment (Adults)</b>                               |                               |                       |     |
| 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  |
| <b>Financial (Adults)</b>                                   |                               |                       |     |
| 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 |
|---|-------------------------------|-----------------------|-----|
| <b>Grocery (Adults)</b>   |                               |                       |     |
| 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  |
| <b>Health (Adults)</b>  |                               |                       |     |
| 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  |
| <b>Home (Households)</b>  |                               |                       |     |
| 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 |
| <b>Insurance (Adults/Households)</b>                              |                               |                       |     |
| 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  |
| <b>Pets (Households)</b>  |                               |                       |     |
| Household owns any pet  | 342                           | 58.8%                 | 109 |
| Household owns any cat  | 148                           | 25.4%                 | 113 |
| Household owns any dog  | 297                           | 51.0%                 | 125 |
| <b>Psychographics (Adults)</b>                                    |                               |                       |     |
| 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 |
| <b>Reading (Adults)</b>   |                               |                       |     |
| 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 |
|--|-------------------------------|-----------------------|-----|
| <b>Restaurants (Adults)</b>                                    |                               |                       |     |
| 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  |
| <b>Television &amp; Electronics (Adults/Households)</b>        |                               |                       |     |
| 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  |
| <b>Travel (Adults)</b>   |                               |                       |     |
| 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  |

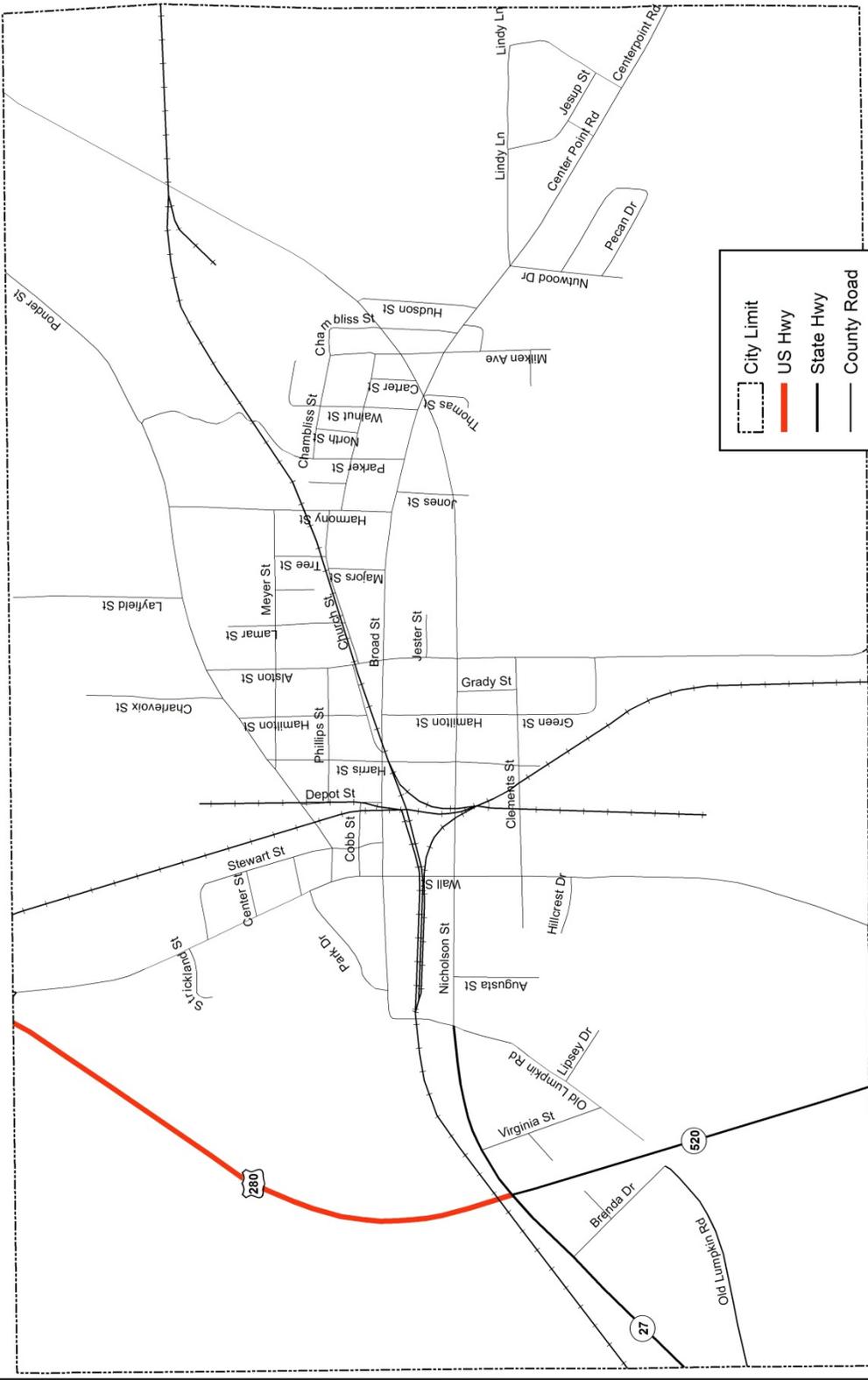
**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**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

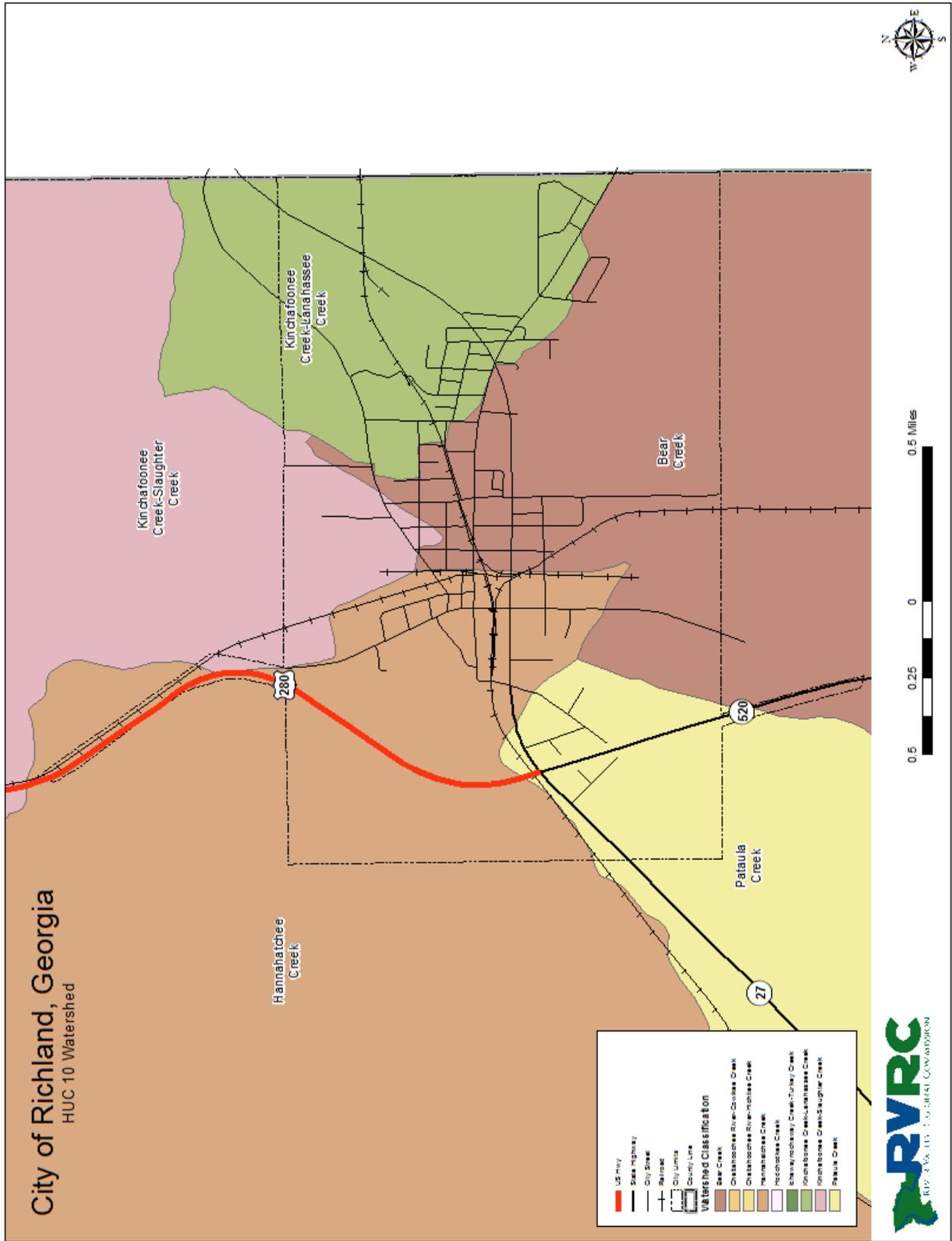
## **Appendix: Maps**

# Richland, Georgia Transportation



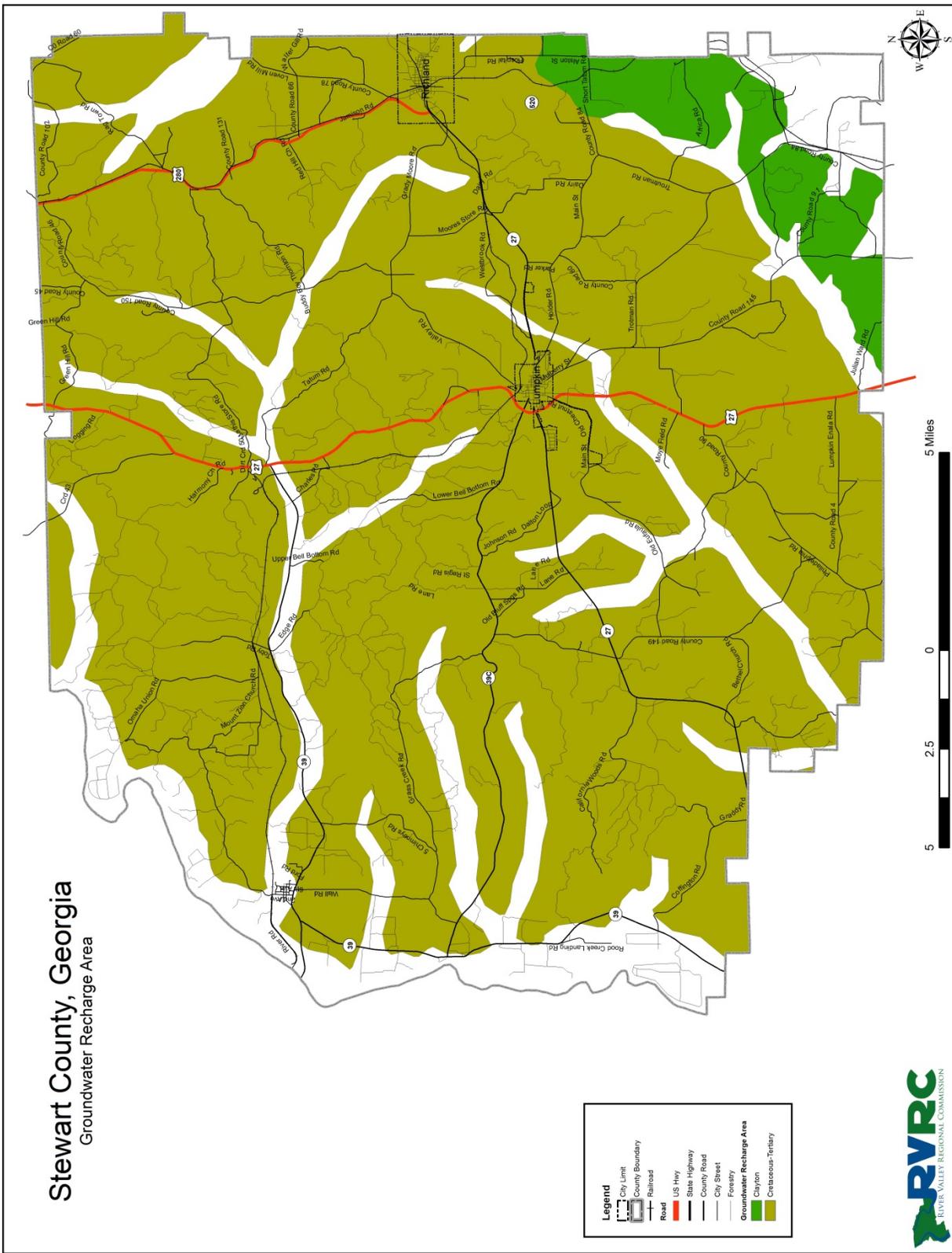
|  |             |
|--|-------------|
|  | City Limit  |
|  | US Hwy      |
|  | State Hwy   |
|  | County Road |
|  | City Street |
|  | Railroad    |





# Stewart County, Georgia

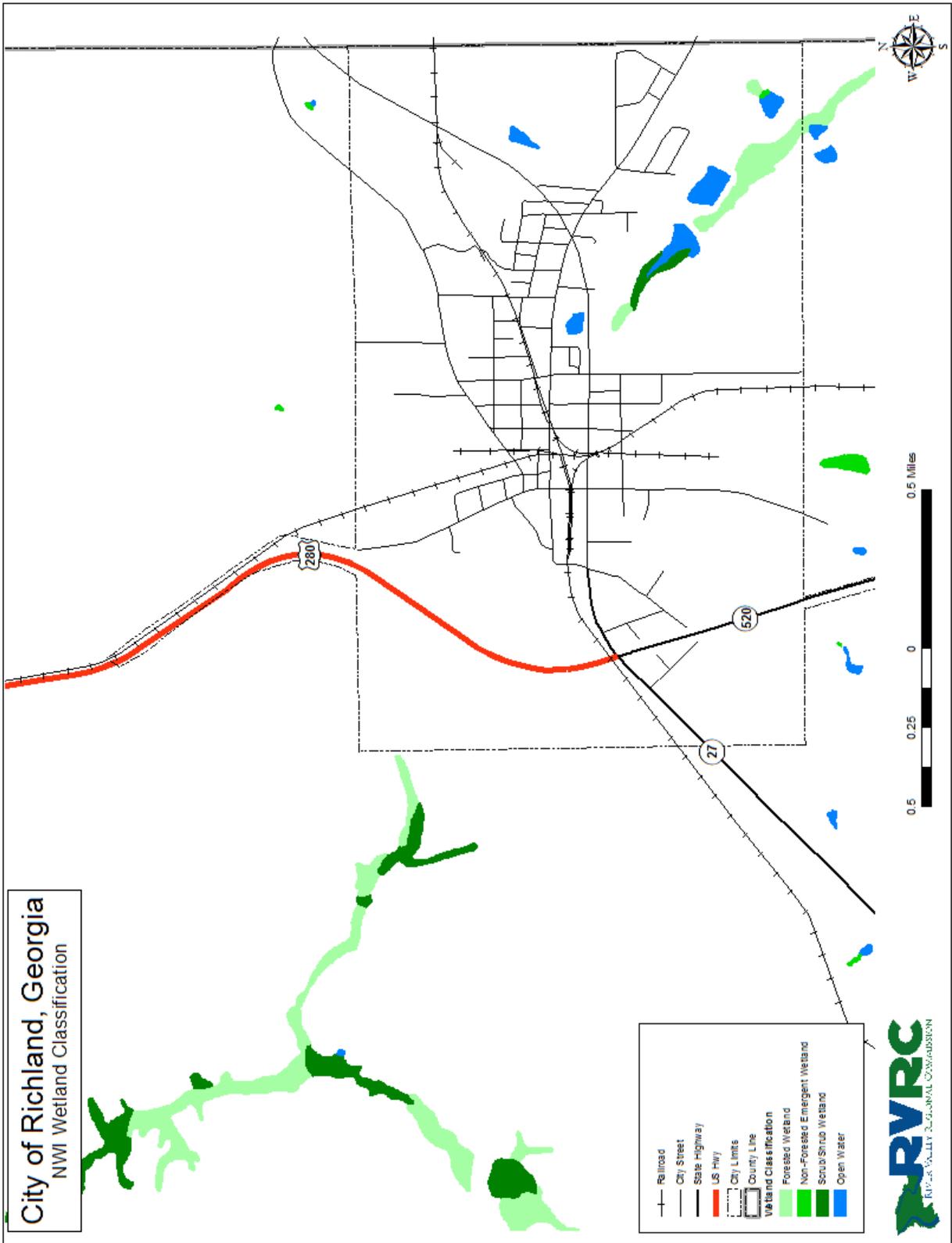
## Groundwater Recharge Area



**Legend**

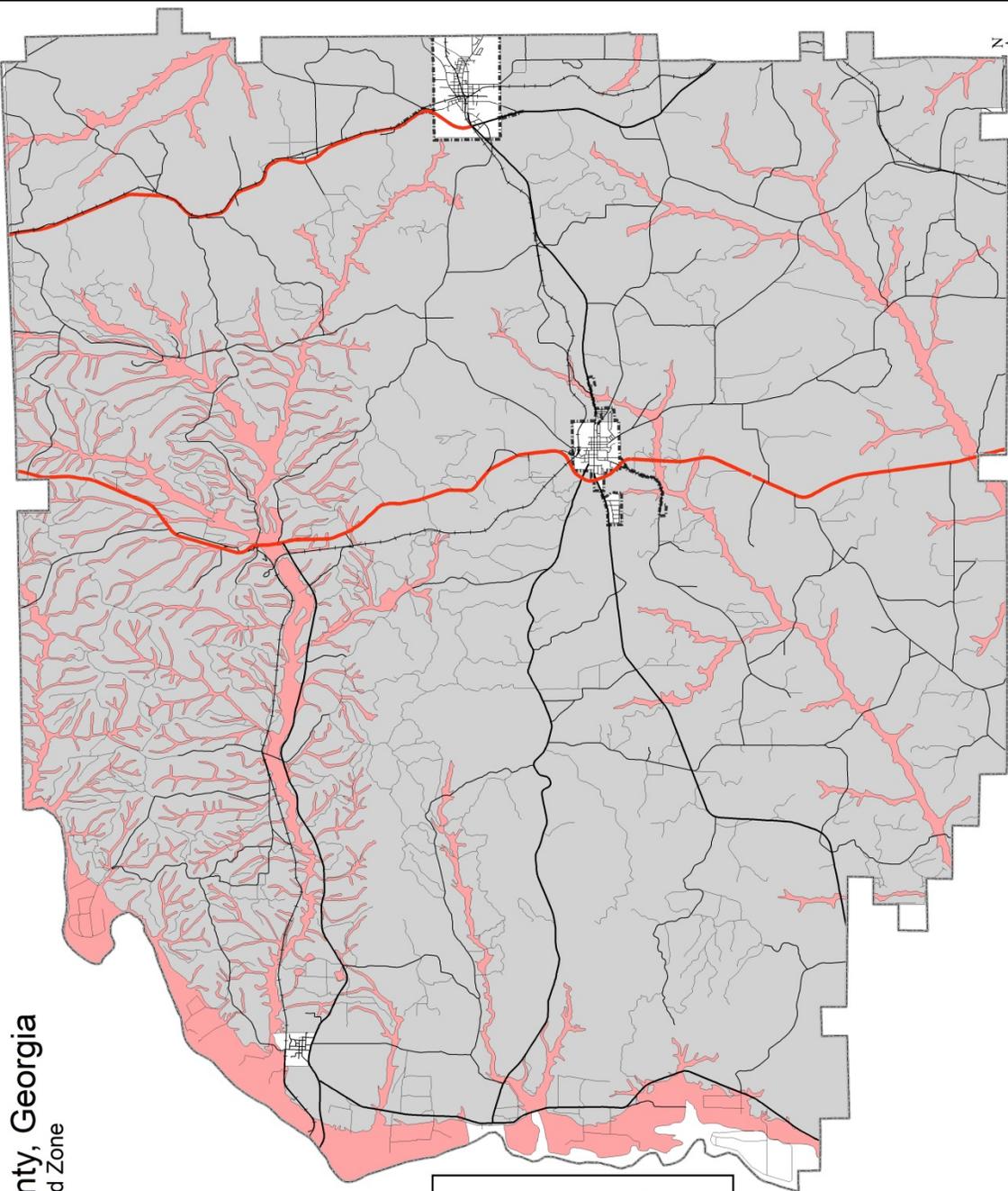
- City Limit
- County Boundary
- Railroad
- Road
- US Hwy
- State Highway
- County Road
- City Street
- Forestry
- Groundwater Recharge Area
- Clayton
- Cretaceous-Tertiary





# Stewart County, Georgia

## Q3 Flood Zone



**Legend**

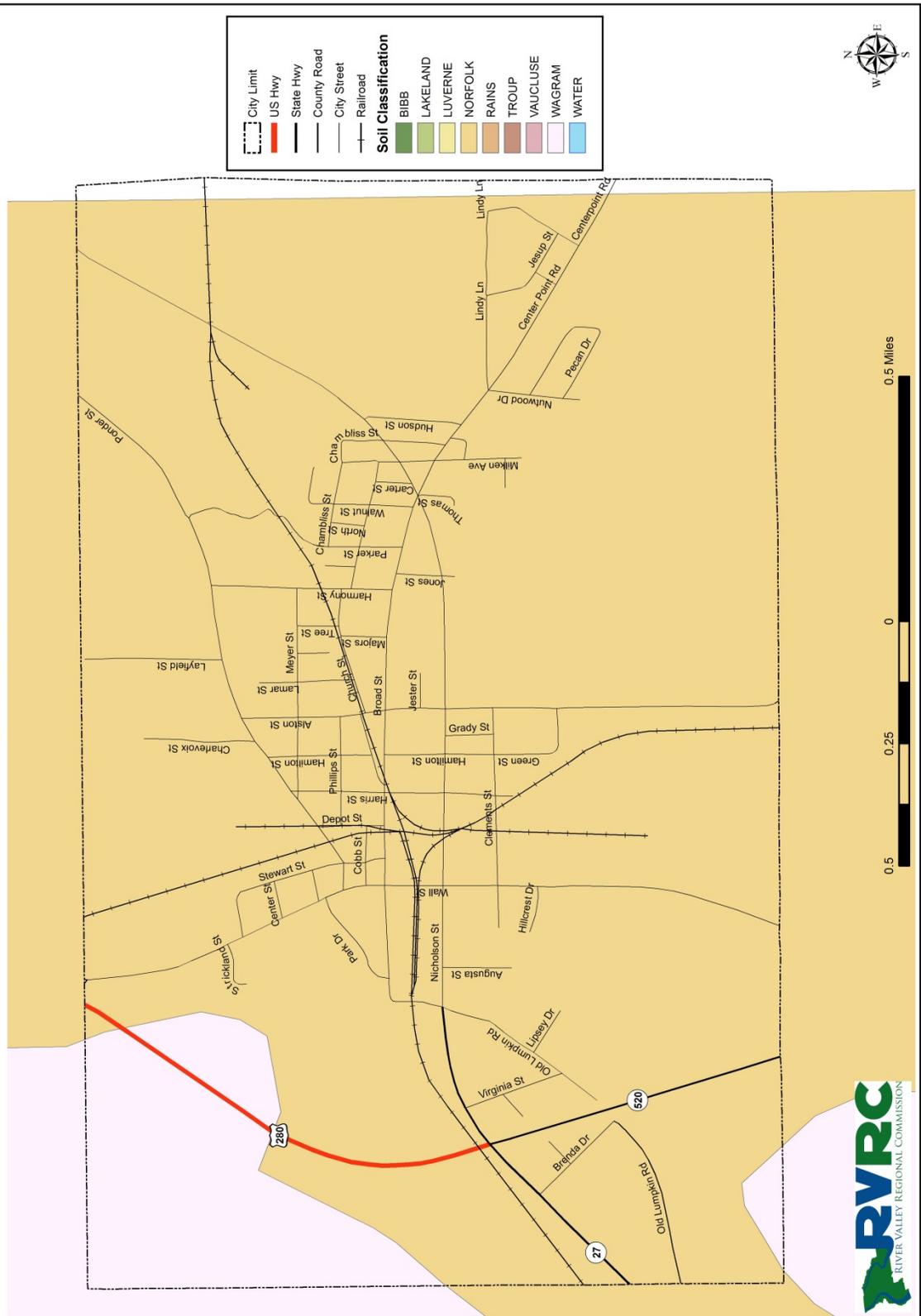
- County Boundary
- Railroad
- Road**
  - US Hwy
  - State Highway
  - County Road
  - City Street
  - Forestry
  - City Limit
- Q3 Flood Zone**
  - (Zone A) No Base Flood Elevation Determined
  - (Zone AE) Base Flood Elevation Determined
  - (Zone X500) 500 Year Flood Area
  - (Zone X) Outside 500 Year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



0 Miles

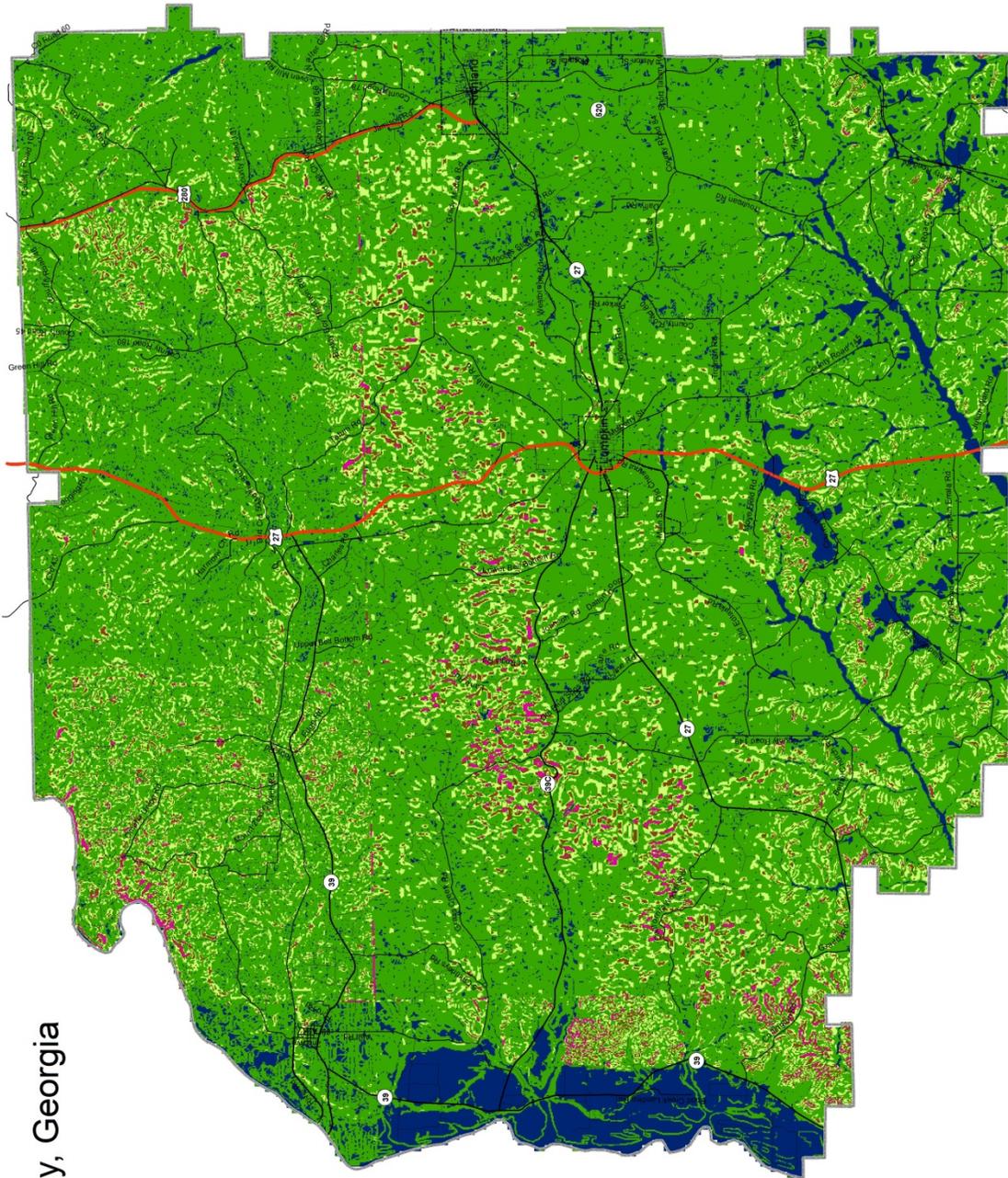


# Richland, Georgia Soil Classification



# Stewart County, Georgia

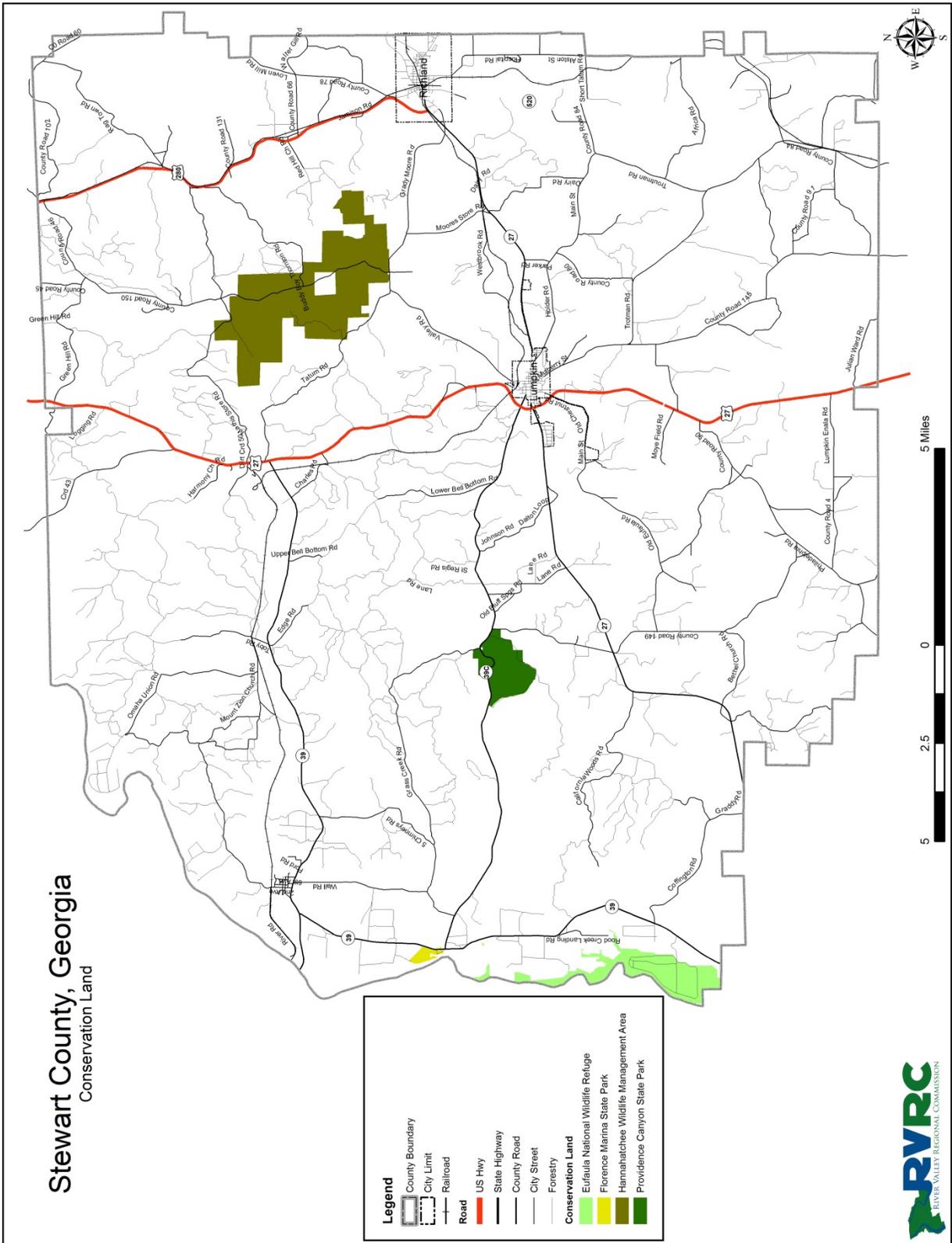
Slope



**Legend**

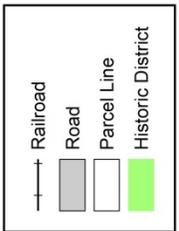
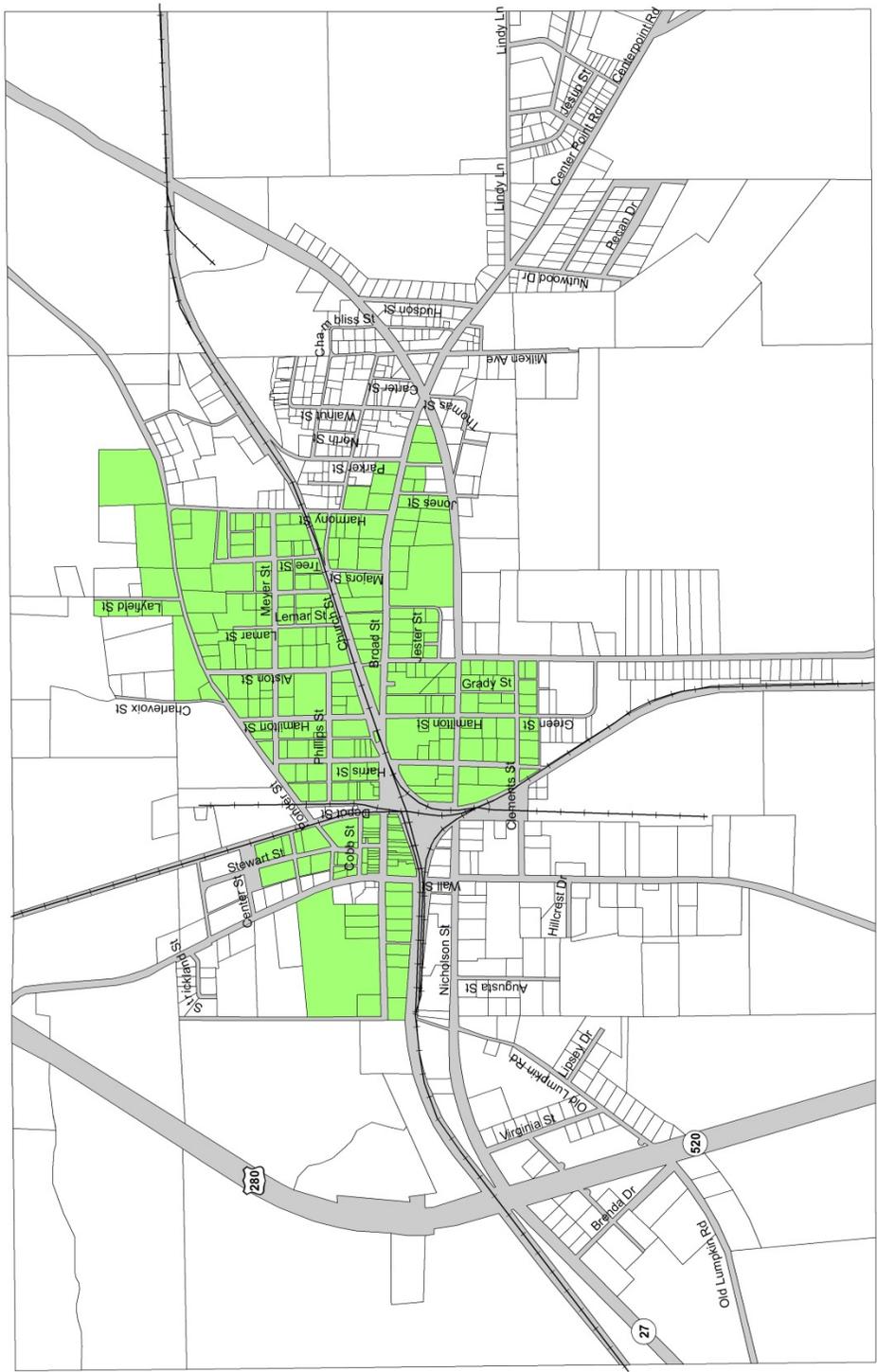
- County Boundary
- City Limit
- Road
  - US Hwy
  - State Highway
  - County Road
  - City Street
  - Forestry
  - Railroad
- Slope
  - 0 - 2%
  - 2% - 15%
  - 15% - 22%
  - 22% - 29%
  - > 29%





# Richland, Georgia

Historic District





## **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  |
|----------|---|
| <b>D</b> | <b>Condition of Sidewalks:</b> Multi-Level. Un-level. No handicap access<br><b>Handicap Accessibility:</b> Not very<br><b>Painted Crosswalks:</b> None raised. Concrete curbs are dangerous<br><b>Shaded Areas:</b> None  |
| <b>C</b> | <b>Condition of Sidewalks:</b> Fair<br><b>Handicap Accessibility:</b> Poor<br><b>Painted Crosswalks:</b> Fair<br><b>Shaded Areas:</b> Poor  |
| <b>B</b> | <b>Condition of Sidewalks:</b> Areas not accessible<br><b>Handicap Accessibility:</b><br><b>Painted Crosswalks:</b> Crosswalks are okay<br><b>Shaded Areas:</b> Not enough shade  |
| <b>B</b> | <b>Condition of Sidewalks:</b> Existing. New. Great condition, but concerns with grading and utility poles.<br><b>Handicap Accessibility:</b> Existing, but sparingly. Not consistent. Handicap spaces and crosswalks conflict.<br><b>Painted Crosswalks:</b> Great red brick crosswalks.<br><b>Shaded Areas:</b> 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**

#1220

SWJPC - TUESDAY, MAY 4, 2021 - B 5

## Public Meeting

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

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

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

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

**STEWART COUNTY, CITY OF LUMPKIN, AND CITY OF RICHLAND**

**2022 Comprehensive Plan Update Public Meeting**

**May 11, 2021**

**3:25 P.M.**

**Stewart County Courthouse**

**Plan Activities**

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



#1250

# Public Meeting

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

The purpose of this meeting is to hear the community on the plan changes and provide opportunity for residents to make suggestions, additions, or revisions. Plan elements include: demographic section, Future Land Use Map, Community Work Program Report of Accomplishments, a new Community Work Program and a final list of Issues and Opportunities and Goals and Objectives as well as any other portion of the plan to be submitted to the Regional Commission and the state.

Stewart County as well as Lumpkin and Richland are committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped, accessibility or foreign language shall contact the Stewart County Clerk, Carol Stewart, at 729-838-6769. For more information about the public hearing, please contact Rick Morris with the River Valley Regional Commission at 706-256-2910.

SWJPC - THURSDAY, JANUARY 20, 2022 - 3

COMMUNITY COLLEGE IN GEORGIA

**SOUTH GEORGIA TECHNICAL COLLEGE**

MEMBERS - COMPLETE

WWW.SOUTHWESTERNEDU

800.579.1226

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

**RAINEY USED CARS, INC**

Stewart County, Lumpkin and  
Richland Public Meeting

10-21-2022 Final Public  
meeting

Joseph B. Williams

Mac Moye

A. Stanek

May Rushin

Chelle Stewart

Sydney

Aime Holloway

Wilson, Wanda



#1234

SWJ PC TUESDAY, AUGUST 5, 2021 - 7

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

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

## Please Participate in the Stewart County Community Survey

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

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

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

## **Appendix: Leadership Team and Stakeholders**

## Stewart County Comprehensive Plan 2022

### Stakeholder List

| Name             | Position                       | Community                      | Email  | Phone        |
|------------------|--------------------------------|--------------------------------|--|--------------|
| David Barrett    | Citizen                        | Richland                       | <a href="mailto:gmsinc1@bellsouth.net">gmsinc1@bellsouth.net</a>               | 229-938-5122 |
| Adolph McLendon  | Mayor                          | <a href="#">Richland</a>       | <a href="mailto:cityofrichland@bellsouth.net">cityofrichland@bellsouth.net</a> | 229-321-2489 |
| Debbie Stone     | Citizen                        | Lumpkin                        | <a href="mailto:msdeystone@yahoo.com">msdeystone@yahoo.com</a>                 |              |
| Barbara Cullifer | City Council                   | Lumpkin                        | <a href="mailto:memama1217@yahoo.com">memama1217@yahoo.com</a>                 | 229-838-6312 |
| Jimmy Babb       | Mayor                          | Lumpkin                        | <a href="mailto:lpbabb@bellsouth.net">lpbabb@bellsouth.net</a>                 | 229-321-0245 |
| Victoria Barrett | Citizen                        | Richland                       | <a href="mailto:vbarrett@cwvga.org">vbarrett@cwvga.org</a>                     | 229-854-4889 |
|                  |                                |                                |  |              |
| Joe Lee Williams | BOC Commissioner               | Richland                       | <a href="mailto:williams@stewartcountyga.gov">williams@stewartcountyga.gov</a> | 229-943-3149 |
| Randy Butts      | Citizen                        | Lumpkin                        | <a href="mailto:lumpkinadmin@bellsouth.net">lumpkinadmin@bellsouth.net</a>     | 229-838-4333 |
| Edwina Turner    | Family Connections Coordinator | <a href="#">Stewart County</a> | <a href="mailto:stewartcountyfc@gmail.com">stewartcountyfc@gmail.com</a>       | 229-321-2167 |
| Ashley Turner    | Citizen                        |                                | <a href="mailto:asturner@wcb Bradley.com">asturner@wcb Bradley.com</a>         | 706-289-1572 |
|                  |                                |                                |  |              |
| Joseph Williams  | Chairman BOC                   | Stewart County                 | <a href="mailto:josephwilliams@bellsouth.net">josephwilliams@bellsouth.net</a> | 706-5752403  |
| Rossie Ross      | Citizen                        | Richland                       | <a href="mailto:rosssigns@yahoo.com">rosssigns@yahoo.com</a>                   |              |
| Eddie Lester     |                                |                                | <a href="mailto:richlandfire31825@gmail.com">richlandfire31825@gmail.com</a>   |              |
| Kathy Blackburn  | Citizen                        | Richland                       | <a href="mailto:kathyblackburn@live.com">kathyblackburn@live.com</a>           |              |
| William Coy      | Citizen                        | Richland                       | <a href="mailto:cityofrichland@bellsouth.net">cityofrichland@bellsouth.net</a> |              |
| Samantha Pace    |                                |                                | <a href="mailto:paces@uga.edu">paces@uga.edu</a>                               |              |
| Natasha Jordan   | Citizen                        | Richland                       | <a href="mailto:naj6238@yahoo.com">naj6238@yahoo.com</a>                       |              |
| Kenneth Josey    | Citizen                        | Richland                       | <a href="mailto:kenneth.josey@yahoo.com">kenneth.josey@yahoo.com</a>           |              |
| Robyn Fant       | Citizen                        | Lumpkin                        | <a href="mailto:fantr@stewart.k12.ga.us">fantr@stewart.k12.ga.us</a>           | 229-815-9539 |
| Jimmy Lee        |                                | Lumpkin                        |  |              |
|                  |                                |                                |  |              |
| Arcola Scott     | Stewart County BOC             | Lumpkin                        | <a href="mailto:Arcolascott58@yahoo.com">Arcolascott58@yahoo.com</a>           | 229/938-4884 |
| Tyrone Nelson    | Stewart County BOC             | Stewart County                 | <a href="mailto:keshanelson38@yahoo.com">keshanelson38@yahoo.com</a>           | 229/321-9328 |
|                  |                                |                                |  |              |
| Tom Mayo         | Stewart County Commissioner    | Richland                       | <a href="mailto:tmayo6993@gmail.com">tmayo6993@gmail.com</a>                   | 229-310-6661 |

|   |   |                |  |              |
|---|---|----------------|--|--------------|
| Chip Jones                                | Co-Owner, Richland Rum Store<br>Manager, Richland Main Street | Richland       |  | 229-887-3433 |
| Dr. Valerie Roberts                       | Superintendent School System                                  | Stewart County |  | 229-838-4329 |
| Katina Anthony,                           | RN, Health Department   | Stewart County |  | 229-838-4859 |
|   |   |                |  |              |
| Mac Moye                                  | County Manager  | Stewart County | <a href="mailto:mmoye@stewartcountyga.gov">mmoye@stewartcountyga.gov</a> | 229-838-6769 |
| Greg Stewart                              | EMA Director, Lumpkin Fire Chief                              | Lumpkin        |  | 229-321-2940 |
| Laurie Sheffield                          | (DFACS ) Director   | Lumpkin        |  | 229-838-4335 |
| Larry Jones                               | Sheriff   | Stewart County |  | 229-838-4311 |
| Russel C. McDonald                        | Police Chief  | Richland       |  | 229-887-3530 |
| Ronald Jackson                            | Police Chief, Lumpkin   |                |  | 229-883-6101 |
| Eddie Story                               | Fire Chief  | Richland       |  | 229-887-3530 |
| Ed Lynch                                  | EMS Director  | Lumpkin        |  | 229-321-9606 |
|   |   |                |  |              |
| Virtual Stakeholders                      |   |                |  |              |
| Stewart County Fire and EMS Facebook Page | 500 plus followers  |                |  |              |
| Stewart County Facebook Page              | 989 followers   |                |  |              |

**Rick Morris**

---

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

**[EXTERNAL] CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.  
*If you suspect the message is fraudulent, forward to [Support@leverageneos.com](mailto:Support@leverageneos.com)*

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

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

Mac

---

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

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

Rick

**Stewart County Comprehensive Plan 2016  
Stakeholder List**

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

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

**Rick Morris**

---

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

**Tracking:**

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

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

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

Rick Morris

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

From: Camille Bielby <cbielby@rivervalleyrc.org>

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

To: Rick Morris <rmorris@rivervalleyrc.org>

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

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

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

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

This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.

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

From: Rick Morris <rmorris@rivervalleyrc.org>

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

To: Camille Bielby <cbielby@rivervalleyrc.org>

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

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

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

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

To: Rick Morris <rmorris@rivervalleyrc.org>

Subject: Scanned image from River Valley Reg. Comm

## Rick Morris

---

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

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

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

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

Rick Morris

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

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

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

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

**Rick Morris**

---

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

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

Rick

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

**[EXTERNAL] CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.  
*If you suspect the message is fraudulent, forward to [Support@leverageneos.com](mailto:Support@leverageneos.com)*

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

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

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

Rick Morris

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

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

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

Camille Bielby

--

"Live each Day with an Attitude of Gratitude"

Edwina G. Turner

Coordinator

Stewart County Family Connection

7062 Green Grove Rd

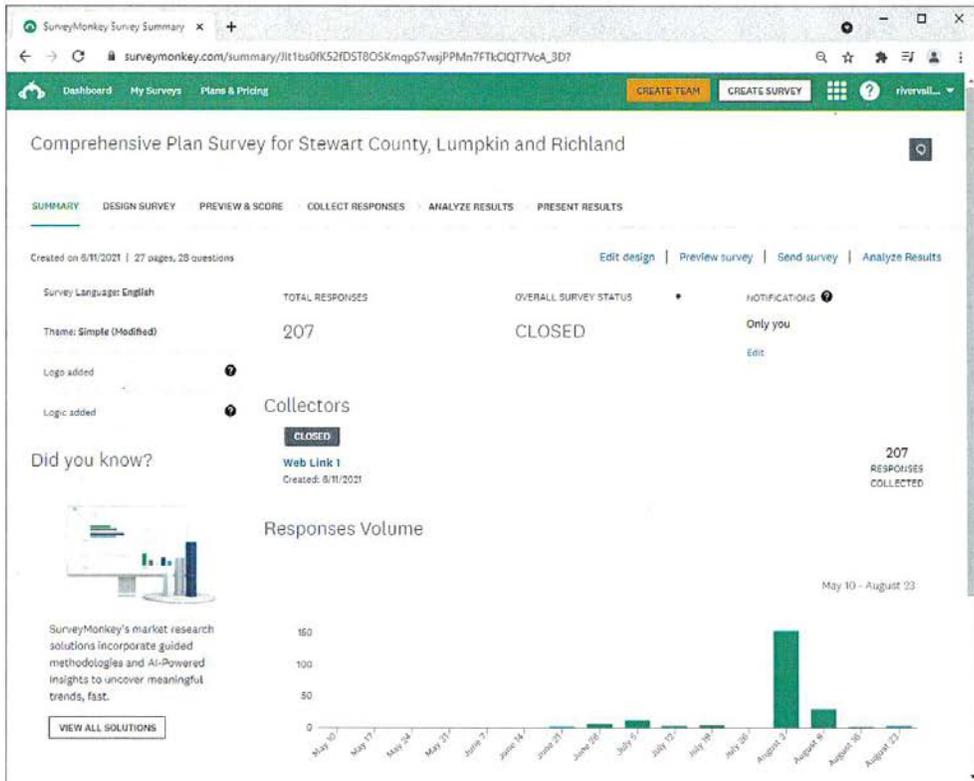
Lumpkin, GA 31815

(229)321-2167

**Rick Morris**

---

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



**Rick Morris**

---

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

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

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

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

Thanks,  
Rick Morris

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

## Rick Morris

---

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

Good Morning, Rick!

Hope you had a good holiday.

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

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

Hope the rest of the week is good!

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

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

*This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.*

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

Please find attached the Stewart County Comprehensive Plan Update survey.

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

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

Thanks,  
Rick Morris

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

**Rick Morris**

---

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

Please call or email if you have questions.

Rick Morris

**Rick Morris**

---

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

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

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

**Rick Morris**

---

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

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

*If you suspect the message is fraudulent, forward to [Support@leverageneos.com](mailto:Support@leverageneos.com)*

Got it

Thank you

Jack

Jack Lockwood  
Public Health Consultant  
West Central Health District  
2100 Comer Avenue  
Columbus GA 31902-2299  
Office: (706) 321-6115  
Mobile: (706) 329-0894  
Fax (706) 321-6383  
[Jack.Lockwood@dph.ga.gov](mailto:Jack.Lockwood@dph.ga.gov)  
[www.columbushealth.com](http://www.columbushealth.com)  
<https://www.facebook.com/WestCentralHealthDistrictGA>

Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private or sensitive information. If you received this message in error, please delete it and contact me.

---

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

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

Please call or email if you have questions.

Rick Morris

**Rick Morris**

---

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

| <b>Tracking:</b> | <b>Recipient</b>              | <b>Delivery</b>             |
|------------------|-------------------------------|-----------------------------|
|                  | mmoye@stewartcountyga.gov     |                             |
|                  | Greg Stewart                  |                             |
|                  | cityofrichland@bellsouth.net  |                             |
|                  | msdebstone@yahoo.com          |                             |
|                  | jpbabb@bellsouth.net          |                             |
|                  | jwilliams@stewartcountyga.gov |                             |
|                  | josephbwilliams@bellsouth.net |                             |
|                  | Randall Butts                 |                             |
|                  | arcolascott58@yahoo.com       |                             |
|                  | fantr@stewart.k12.ga.us       |                             |
|                  | wilsonwanda31825@gmail.com    |                             |
|                  | Allison Slocum                | Delivered: 8/2/2021 5:02 PM |
|                  | lumpkincity                   |                             |
|                  | ddavis@cityoflumpkin.org      |                             |
|                  | memama1217@yahoo.com          |                             |
|                  | vbarrett@cwvga.org            |                             |
|                  | stewartcountyfc@gmail.com     |                             |
|                  | asturner@wcbadley.com         |                             |
|                  | mrosssigns@yahoo.com          |                             |
|                  | richlandfire31825@gmail.com   |                             |
|                  | kathyblacburn@live.com        |                             |
|                  | paces@uga.edu                 |                             |
|                  | naj6238@yahoo.com             |                             |
|                  | kenneth.josey@yahoo.com       |                             |
|                  | keshanelson38@yahoo.com       |                             |
|                  | tmayo6993@gmail.com           |                             |
|                  | Allison Slocum                |                             |
|                  | Scott DeClue                  |                             |

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

Rick Morris  
706-256-2910

**Rick Morris**

---

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

Rick Morris is inviting you to a scheduled Zoom meeting.

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

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

Meeting ID: 932 2577 5854  
Passcode: 0kZQ16

**Rick Morris**

---

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

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

Rick

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

**[EXTERNAL] CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you know the content is safe.  
*If you suspect the message is fraudulent, forward to [Support@leverageneos.com](mailto:Support@leverageneos.com)*

Rick and Jim,

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

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

Thanks.

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

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

## Rick Morris

---

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

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

Rick

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

Good morning, Rick!

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

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

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

The survey has been closed.

Camille Bielby  
Regional Planner  
River Valley Regional Commission  
228 Lamar Street

Americus, Georgia 31709  
(706) 660-5374 Ph  
(706) 256-2908 Fax

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

*This email and any files transmitted with it are confidential and intended solely for the use of the addressee. If you are not the intended addressee, then you have received this email in error and any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please notify us immediately of your unintended receipt by reply and then delete this email and your reply. River Valley Regional Commission will not be held liable to any person resulting from the unintended or unauthorized use of any information contained in this email or as a result of any additions or deletions of information originally contained in this email.*