

2017

STEWART COUNTY

COMPREHENSIVE PLAN



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RESOLUTION

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

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

WHEREAS, Stewart County 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 Stewart County Board of Commissioners that the Stewart County Comprehensive Plan 2017-2027 be adopted.

Duly considered and approved by the Stewart County Board of Commissioners in session this 14th day of February, 2017.

STEWART COUNTY
BOARD OF COMMISSIONERS


Chairman

ATTEST

SEAL


County Clerk

Stewart County Comprehensive Plan 2017



Stewart County Vision Statement

A successful Stewart County is a community with new businesses scattered throughout the county, affordable housing for everyone, well-maintained roads and bridges, and county water available to all residents.

We want Stewart County to be a drug-free place where citizens and elected officials work together to improve the community. We want all residents of Stewart County to have a job and an affordable, healthy and safe home. We want to use our plentiful natural resources, state and local parks, and abundant available land to draw new residents to Stewart County. With sincere, ethical elected officials collaborating with local residents in a community-wide effort, we can address these needs and become a progressive Stewart County.

Priority Projects

1. Hannahatchee Bridge Right-of-Way work
2. Trotman Road improvements
3. Dan Brinson Road housing project
4. Impact of Georgia Power Plant

Stewart County 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 Stewart County.
- Improve housing options and conditions throughout Stewart County.
- Increase Public awareness of natural and cultural resources and conservation.
- Provide essential recreational facilities that are well-maintained and accessible to all residents.
- Provide facilities for essential medical care and wellness for residents of Stewart County.
- 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 Stewart County residents.
- Provide essential governmental facilities that are well-maintained and accessible to all Stewart County residents.
- Provide an environmentally sound and economically feasible means of solid waste collection and disposal.
- Promote Stewart County as a healthy, attractive and efficient community.
- Provide for safe, efficient and well-maintained access to property in the county and for through-routes for local and regional travelers.
- Maintain an open and cooperative relationship with surrounding jurisdictions and concerned entities.



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Organization of the Comprehensive Plan Update

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

Elements required by the state for each community include:

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

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

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

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

The Stewart County 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 Stewart County Comprehensive Plan Update process is to encourage as much public participation, open dialogue and communication as possible; seeking to build consensus among Stewart County residents that will result in better government decisions and greater community agreement with those decisions.

Identification of Stakeholders

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



Citizen Notification and Public Meetings

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

Public Hearings

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

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

Plan Development Time Frame

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

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

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

COMMUNITY DATA, NEEDS AND OPPORTUNITIES

Population

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

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

Community	1990	2000	2010	2015	Percent Change Since 2010
Richland	1,668	1,794	1,473	1,496	1.6%
Lumpkin	1,250	1,369	1,348	1,327	-1.6%
Stewart County	5,654	5,252	6,058	5,851	-3.4%
State of Georgia	6,478,216	8,186,453	9,687,653	10,214,860	5.4%

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

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

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

Source: River Valley RC Staff

Community Facilities

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

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

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

The county owns the following buildings: the County Courthouse, the Sheriff's Department, the Lumpkin Library, the Omaha Community Center, and a campground on Singer Pond Road.

The Stewart County Courthouse has been recently rehabilitated. The Sheriff's Department was constructed in 2010. The Library on the Square in Lumpkin has serious issues with mold and other health hazards. The building needs to have the mold and any other identified hazard abated before it can be used. It is currently closed to the public.

Regarding critical facilities, Stewart County operates three water systems. One system is in the Brooklyn community in the eastern part of the county. Another system is in the Louvale community, and another in the Omaha community: both are located in the northwest corner of the county.

City/County	Services Provided	Water Source	Number of Water Connections
Stewart County	W	G	400
Lumpkin	B	G	645
Richland	B	G	620

Source: Local Government Survey 2012

Table 4: Water Usage & Storage Information

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

Source: Local Government Survey 2012

Table 5: Sewage Treatment System Capabilities

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

Source: Local Government Survey 2012

Identified Needs and Opportunities

Needs:

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

revenues. The challenge of the future is meeting these escalating requirements without a corresponding increase in revenue.

- The age, capacity, function, safety, and maintenance needs of Stewart County, the City of Lumpkin, and the City of Richland public facilities have not been thoroughly inventoried. In order to better maintain these facilities, it is important that the local governments inventory the public facilities for age, capacity, and function and establish a regular maintenance schedule. A long-term strategy for the location and maintenance of public service facilities is recommended.
- The Stewart County Sheriff's Department has sufficient personnel or equipment to meet the population's public safety needs.

Opportunities:

- Stewart County is physically locating services (i.e. infrastructure) in impact areas to benefit the citizens and make for easy access (walking, bicycle, car, etc.).
- Stewart County does not have a Community Recreation Center. There are several tennis courts and basketball courts located in Lumpkin and Richland; however, there is not a Community Recreation Center. There is also no public recreation program in the county. There is an opportunity for the local governments to partner with the School System to meet the Recreational needs of the citizens.
- The Stewart County Elementary School and Stewart/Quitman Middle-High School are relatively new and have the capacity for additional students. The physical facilities are in good condition and are regularly maintained.



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

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 in Chattahoochee and Stewart Counties, completed in 2003, includes a 6-foot paved bicycle lane buffered by a 2-foot rumble strip. This bicycle facility prompted an increase in bicycle tourism and facilitated events such as the Fair on the Square Bike Ride. Public transportation in Stewart County and its municipalities is provided by Pataula Transit, which is a joint transportation program between Stewart, Randolph, and Quitman Counties. The transit system provides transportation for employment and medical appointments.

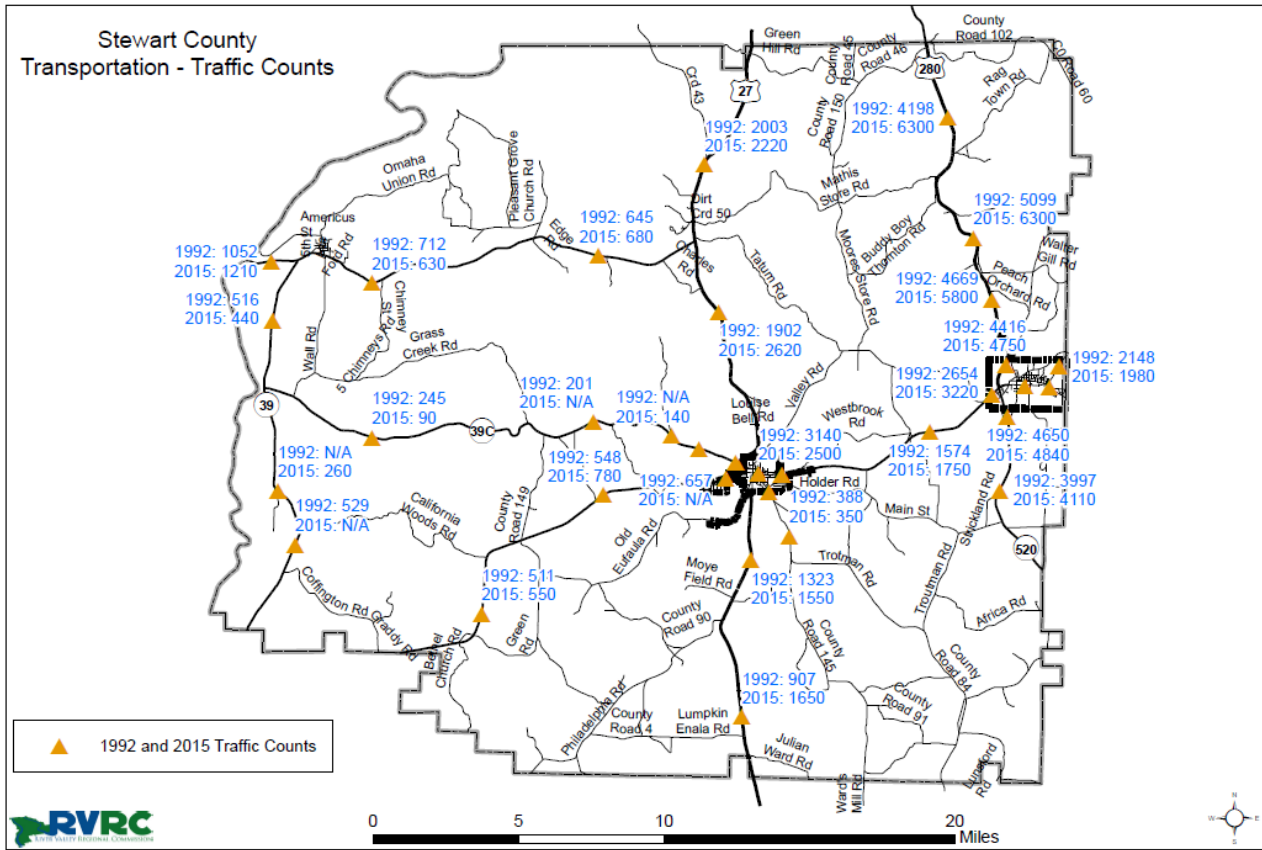
Stewart County is served by major Federal and State roads. Georgia Highway 27 crosses the middle of the county in an east-west direction, while U.S. Highway 27 splits the county in a north-south direction. U.S. Highway 27 begins in Georgia at the Georgia-Tennessee line and continues south into Florida. U.S Highway 280 crosses the eastern portion of the county going through the city of Richland and turning east towards Plains, Georgia and onto Savannah, Georgia. State Route 520 goes through Richland to Albany, Georgia and over to Brunswick, Georgia.

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

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

The widening of U. S. Highway 27 has a tremendous impact on Stewart County. Stewart County now has two major four-lane highways running through the county.

Neither U.S. Highway 27 or U.S. Highway 280/State Route 520 are at capacity at this time. They are not expected to be at capacity in the near future. In 1992, the highest traffic count on U.S. Highway 27 in Stewart County was 2,648 average daily trips. The highest traffic count data in 2015 for U.S Highway 27 in Stewart County was 2,620 average daily trips. Traffic count data for U.S. Highway 280/State Route 520 in 1992 shows a traffic count high of 5005 average daily trips. In 2015, the highest traffic count for U.S. Highway 280 was 6,300 average daily trips.



Proposed Interstate 14

A project that has been talked about since 2004, and that is still being discussed is Interstate 14. Interstate 14 is a proposed route linking Augusta, Georgia, Macon, Georgia, Columbus, Georgia, Montgomery, Alabama, and Natchez, Mississippi and a route linking through Savannah, Georgia, Augusta, Georgia, and Knoxville, Tennessee (proposed Interstate 3). Following the existing U.S. 80 and bypass of Columbus, the proposed Interstate 14 would turn south on Interstate 185, then southeast on U.S. 27-280/Georgia 1. Interstate 14 would then split east along Georgia 26 at Cusseta, then continue east along Georgia 26, meeting Interstate 75 in the vicinity of Perry, where it would meet up with Georgia 96 and the Fall Line Freeway Corridor (High Priority Corridor 6). Interstate 14 would then turn northeast through Warner Robins and connect with Georgia 88 via a new route between Irwinton and Sandersville. From there, Interstate 14 would travel northeast via Georgia 88 and U.S. 1/Georgia 4 to meet Interstate 520 in Augusta. At Augusta, Interstate 14 could continue east over the Savannah River, and it would follow the new Interstate 520 freeway northeast to end at Interstate 20 in South Carolina. Construction of the proposed interstate will be very expensive and will require Congressional support. Completion of the interstate, once approved, is estimated to take twenty (20) years. If it is ever built, the proposed corridor will have a major impact on the RVRC counties that surround Columbus, Georgia.

Lumpkin

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

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

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

Richland

The majority 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 at this time nor is there any anticipated need in the future. Parking is adequate in the downtown area and throughout the town. There is no problem with traffic congestion. Richland has two (2) traffic signals which are adequate and meet traffic needs. There is no anticipated need to add traffic signals in the future. The downtown area and adjacent residential neighborhoods have sidewalks which encourage pedestrian activity.

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

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

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

Table 6: Stewart County Road Data

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

Source: Georgia County Guide 2015

Table 7: Freight Railroad Systems Operating in Stewart County

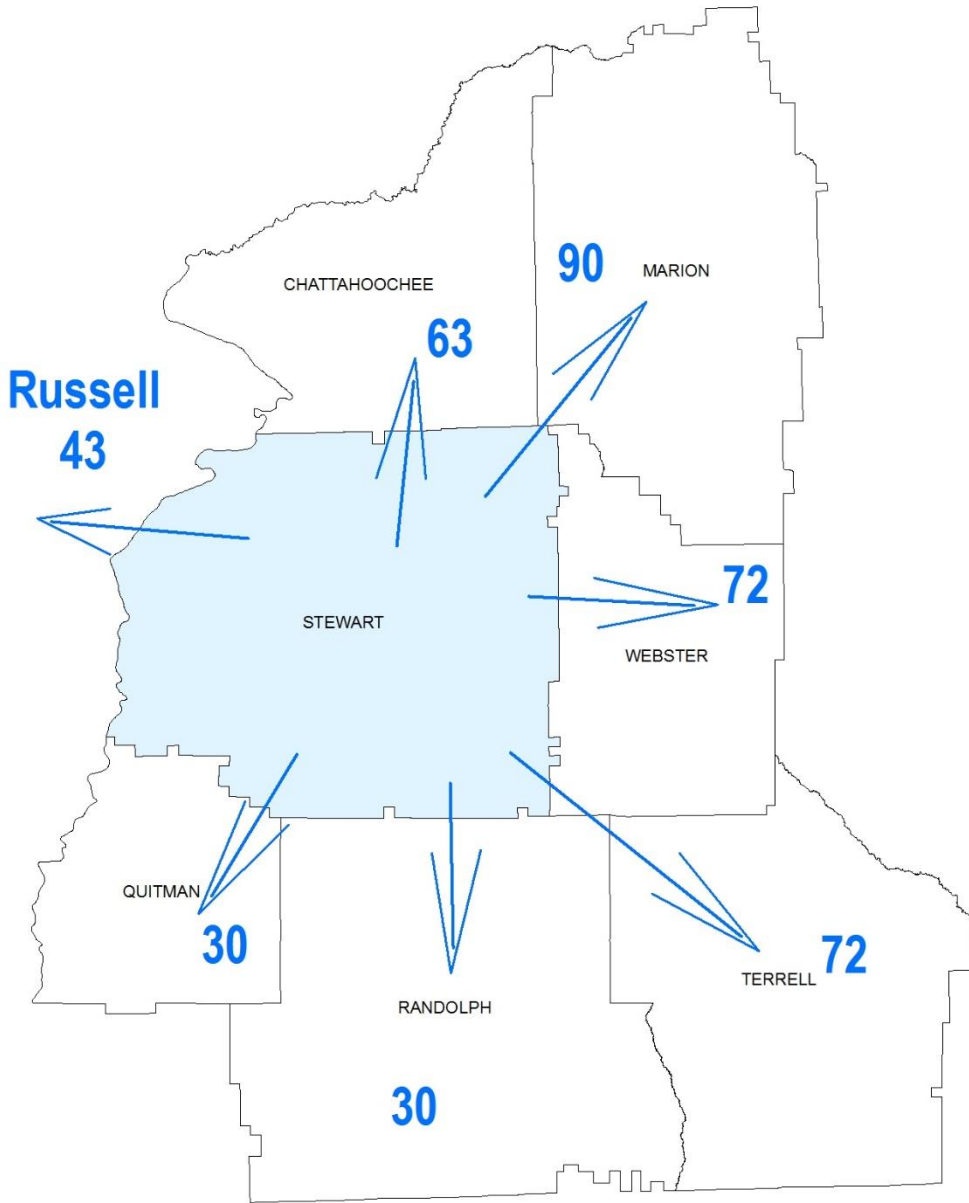
Freight Railroads	Rank	Length	Location	Operating
Heart of Georgia	Short Line	226 Miles	Omaha, Richland to Stewart County and Webster County Line	GDOT

Source: Georgia State Rail Plan 2015



Omaha Railroad Bridge

Stewart County Worker Flow 2006 - 2010



Identified Needs and Opportunities

Needs:

- Increased maintenance cost associated with development along dirt roads.
- Maintenance of existing paved county roads and dirt roads.
- Lack of a sidewalk ordinance in our community which requires all new development to provide user-friendly sidewalks.

Opportunities:

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

Housing

Housing stock in Stewart County consists of a mixture of traditional single family stick-built homes, multi-family units and manufactured and mobile home units. Higher density housing, such as apartments, is found within the city limits of Lumpkin and Richland. The communities within the county that can support denser housing have readily available water. The 2010 housing inventory consisted of 2,383 total housing units, an increase over the 2000 number of 2,342 housing units. The 2015 American Community Survey estimates the total number of houses in Stewart County to be 2,342. It is noteworthy that this represents a decrease in overall housing of 41 units. The average household size for Stewart County is currently 2.48 persons per household in 2015, up from 2.35 persons per household in 2010 and the same as the 2.48 persons per household in 2000, according to the U.S. Census Bureau. Vacant housing units, which are a problem in rural, Georgia are a problem in Stewart County as well. The vacancy rates have been climbing slightly over the last fifteen years and it will be reasonable to expect higher vacancy rates in the future. The vacancy rate for Stewart County in 2000 was 14.7 percent and 22 percent in 2010. The estimated housing vacancy rate in 2015 for Stewart County is 26 percent.

The total housing stock consisted of 2,342 detached single family units, while multi-family units only comprised of 148 units of the total housing stock. Manufactured or mobile home units, totaling 822 units (35%), continue to be an important and increasing source of housing for many residents in Stewart County. In 2015, a growing number of Stewart County's housing units (38%, up from 28% in 2010) were rental units. In comparison to the state of Georgia, where the 2015 housing stock was 37% renter occupied, up from 30% in 2010.

Housing costs in Stewart County are relatively low when compared to the region and the state, with a median housing value of \$52,500 in 2015, up from \$49,500 in 2010 as compared to the State's

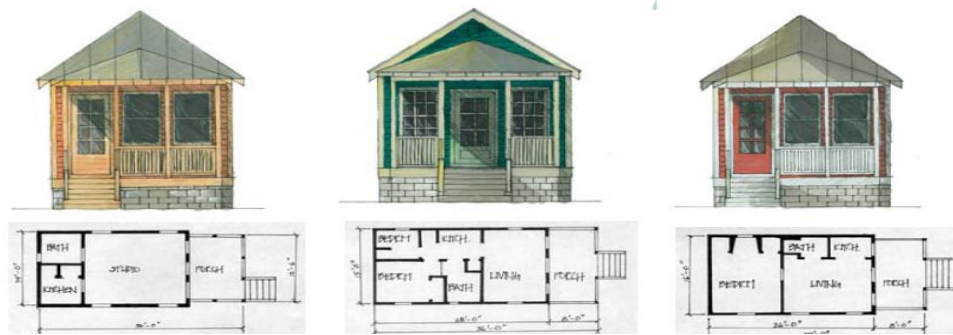
median 2015 value of \$148,100 and a 2010 median housing value of 161,400. From a cost burdened standpoint, Stewart County has a significant percentage of its population who pay more than 30% of their income on housing. This includes both homeowners and renters. Forty-two percent (42%) of Stewart County home owners are cost burdened and 67% of Stewart County renters are cost burdened. This is also a statewide issue with 32% of owners and 52% of renters being cost burdened in Georgia.

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

Table 8: Housing Characteristics 2000 - 2015

Jurisdiction	Stewart County			Lumpkin			Richland		
	2000	2010	2015	2000	2010	2015	2000	2010	2015
Housing Units Vacant	347	521	566	69	86	111	92	104	159
Housing Units Owner Occupied	1,464	1,341	1,135	365	334	272	416	371	343
Housing Units Renter Occupied	543	521	656	187	151	175	208	220	298
Total	2,354	2,383	2,342	621	571	558	716	695	800

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



Example: Historically appropriate affordable housing

Table 9: Housing Types 2000 - 2015

Category	2000	2010	2015
TOTAL Housing Units	2354	2383	2,342
Single Units (detached)	1,425	1582	1,372
Single Units (attached)	9	9	14
Double Units	68	67	94
3 to 9 Units	49	55	16
10 to 19 Units	4	2	3
20 to 49 Units	17	3	21
50 or more Units	0	0	0
Mobile Home or Trailer	741	665	822
All Other	41	0	0

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

Identified Needs and Opportunities

Needs:

- Availability of affordable and adequate housing.
- Presence of dilapidated and abandoned structures; aesthetically challenged real estate.
- Balance of housing cost with housing quality.

Opportunities:

- Continue construction of additional, affordable, and adequate housing.
- Diversify housing mix from predominantly single-family, site built and manufactured housing units to quality multi-family and single-family attached (town house, condominiums).

- Create housing communities rather than housing developments, while retrofitting existing housing areas.
- Increase home ownership opportunities.
- Create housing opportunities for special needs populations.

Economic Development

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

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

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

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



Omaha Brewing Company



Richland Rum

in and expansion of Pataula Regional Transit and the redevelopment of downtown Lumpkin and Richland.

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

Table 10: Stewart County Workers

Workers Age 16+ by place of work	2011-2015 ACS Estimate	Percent
Total	1,488	100%
Worked in State of Residence	1251	84.1%
Worked in County of Residence	610	41.0%
Worked Outside County of Residence	641	43.1%
Worked Outside State of Residence	237	15.9%

Source: U.S Census ACS Estimate 2010-2014



Farm in Stewart County

Table 11: Workers by Employment Type

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

Source: ESRI Business Analyst 2016

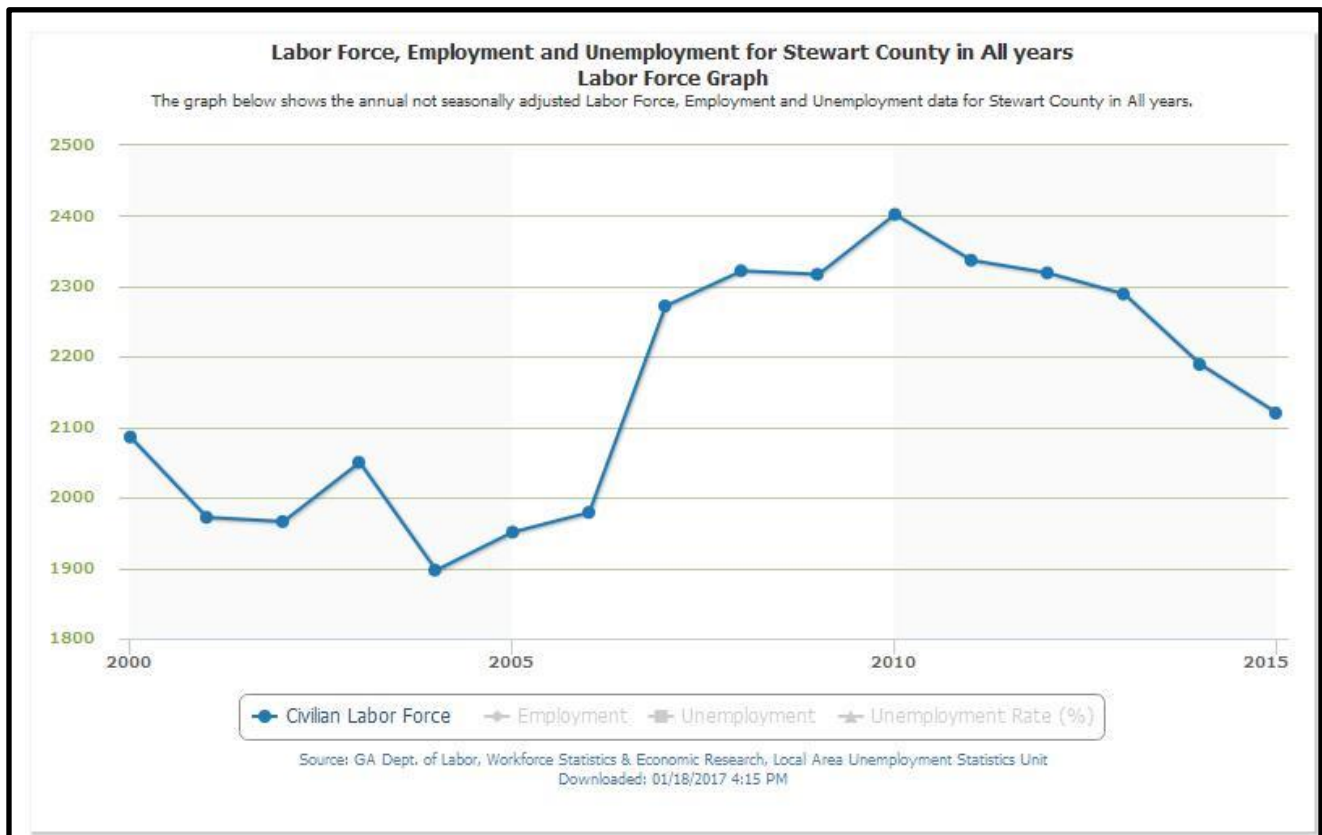


Much of Stewart County is planted in timber

Table 12: Unemployment Rate

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

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



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

Stewart County is a Tier 1 County in regards to the Job Tax Credit Program as determined by the Georgia Department of Community Affairs (See Appendix for Maps). The Job Tax Credit Program

(O.C.G.A. § 48-7-40.1) provides additional benefits to specified census tracts or additionally designated areas which are considered to be less developed or have a higher rate of poverty.

Identified Needs and Opportunities

Needs:

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

Opportunities:

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

Natural Resources

Stewart County should expand appropriate infrastructures to meet development needs and minimize the effects on sensitive areas. The natural and cultural resources of Stewart County are fundamental components in the development of the county and should be included in the planning process. Stewart County 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.

Stewart County 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

Stewart County realizes the importance of their location in the Middle Chattahoochee River Watershed and understands the significant role current and future development plays in water quality. Stewart County participated in the regional water planning efforts of the Middle Chattahoochee River Water Planning Council as mandated by state law in 2008 “to manage water resources in a sustainable.” (*Middle Chattahoochee Regional Water Plan*, September 2011). Stewart County continues to support the regional water planning process by maintaining an active presence on the regional water council and by making water policy issues a priority in government decisions.

Water Supply Watersheds

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

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

Groundwater Recharge Areas

Stewart County and the Cities of Lumpkin and Richland are located in an important groundwater recharge area. Lumpkin and Richland are located over the Cretaceous-Tertiary aquifer system. Stewart County is located over this aquifer system and also the Clayton aquifer system (See Appendix for Maps). The Cretaceous-Tertiary aquifer system, which includes the Providence aquifer system, is an interconnected group of sub-systems that developed in the Late Cretaceous sands of the Coastal Plain Province. While the Clayton aquifer system, in the southeastern corner of Stewart County, is found in the limestone of the Paleocene Clayton Formation (Donahue, Groundwater Quality in Georgia for 2002).

Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that 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 all development in these areas follow established Best Management Practices for the protection of groundwater recharge areas.

Wetlands

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources).

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

While special protection measures for these wetlands are not needed at this time, Stewart County and the Cities of Lumpkin and Richland realize the importance of wetlands and the many benefits their protection provides. Consequently, these local governments have established policies regarding development in areas of significant environmental sensitivity.

Flood Plains

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

Soil Types

Stewart County and the Cities of Lumpkin and Richland are located in the Southern Coastal Plain Province. The province consists of soils occupying broad interstream areas having gentle to moderate slopes with underlying marine sands, loam, and/or clays. The soil configuration of Stewart County puts many constraints and limitations on development. Classifications include Bibb, Lakeland, Luverne, Norfolk, Rains, Troup, Vaucluse, and Wagram. See the soils chart for

discussions on recommended usage (See Appendix for Maps).

Slopes

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

Erosion and sedimentation control measures should be implemented on slopes that are suitable for development in order to minimize adverse impacts.

Protected River Corridors

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

Table 13: Soil Suitability

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

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

Prime Agricultural and Forest Land

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

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

Table 14: Stewart County Agricultural Trends

	Number of Farms	Total Acreage	Acres of Harvested Cropland	Percent Crops Harvested	Forestland Total Acreage	Acres of Harvested Timber
Stewart County	108	59,254	12,699	21.43	238.2 (thousands)	55.8
River Valley Region	4,588	1,002,225	420,520	41.95	2,360.2 (thousands)	509.8
Georgia	42,257	9,620,836	3,609,788	37.52	24,744.7 (thousands)	4731.3

Source: Georgia County Guide (data is from 2012)

Plant and Animal Habitats

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

Table 15: Stewart County Endangered Species

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

Source: NatureServe Explorer, 2016



Gopher Tortoise: Endangered Species in Stewart County



Red Cockaded Woodpecker: Endangered species with habitat in Stewart County

Table 16: Stewart County Endangered Species

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

Source: NatureServe Explorer, 2016



©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's) and many scenic sites and viewsheds (See Appendix for Maps).

Hannahatchee Wildlife Management Areas

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

Florence Marina

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

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

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

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



Egrets are common sights at Florence Marina



Florence Marina

Providence Canyon

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

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

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



Providence Canyon State Park

Rood Creek Park

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



Rood Creek Park

Scenic Sites and Viewsheds

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

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

Identified Needs and Opportunities

Needs:

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

- Adequate public access to regulatory guidelines concerning natural resources.
- Plan in order to address erosion, sedimentation and stormwater runoff problems due to the Coastal Plain soils in Stewart County.
- Plan to protect designated farm land (Stewart County).

Opportunities:

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

Cultural Resources

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

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

Stewart County

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



Louvale Church Row

Lumpkin

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

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



Beddingfield Inn

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

Richland

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

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

Identified Needs and Opportunities

Needs:

- Management planning for significant cultural resources.
- On-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.

- Make development entities aware of cultural resources.
- Adequate public access to regulatory guidelines concerning cultural resources.
- Improvement of Historic resource conditions which are endangered and/or declining.
- Historic Preservation Commission or Historic Preservation Ordinance.

Opportunities:

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



Richland, Georgia Historic Postcard

Intergovernmental Coordination

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

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

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

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

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

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

Identified Needs and Opportunities

Needs:

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

Opportunities:

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



River Valley Regional Council Meeting



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

Existing Land Use

The proper mix of land uses ensures that a community is both viable and sustainable. It is a daunting task to limit new development in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. At the same time, no one desires to have a scene of the old west boomtowns, based solely on the production of certain products and wealth, without regard for tomorrow. Many difficult 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 Stewart County 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 Stewart, look at areas in need of attention, areas in need of protection, and areas with development opportunities.

Table 17: Existing Land Use Definitions Table

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

Table 18: Existing Land Use Table Stewart County

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

Source: RVRC Staff, 2016

Identified Needs and Opportunities

Needs:

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

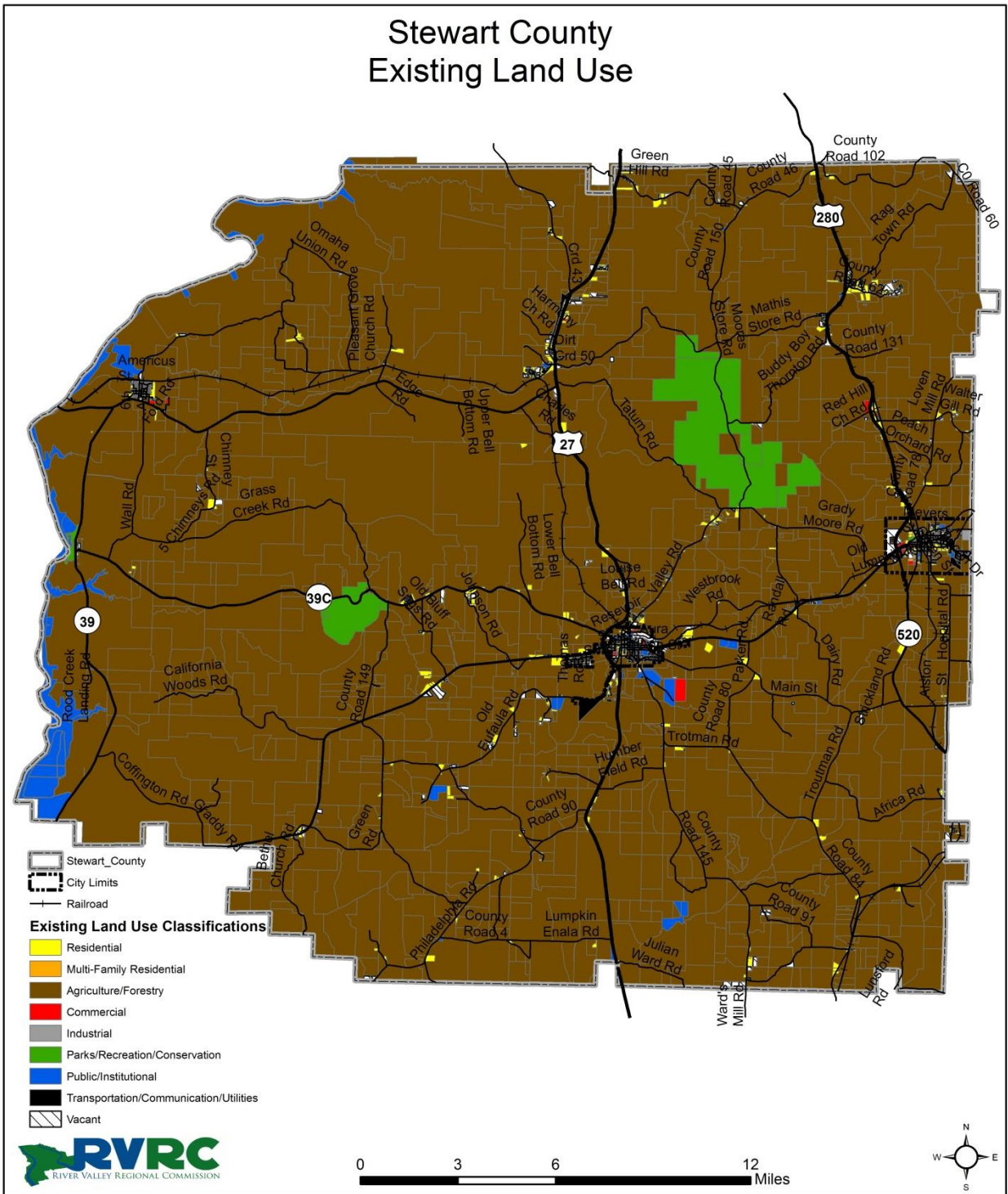
public participation. Increased involvement will allow for a superior product which more closely reflects the needs of the residents.

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

Opportunities:

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

Stewart County Existing Land Use



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 Stewart County's infrastructure and public facilities caused by future development. Stewart County has the community facilities and infrastructure capacity to handle future needs.

This section will map and review proposed land use in Stewart County, 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. Stewart County contains several significant environmental features including floodplains, groundwater recharge areas and a protected river corridor.

The most significant environmental features in Stewart County are related to and result from its location on the Chattahoochee River. The Chattahoochee flows along the western boundary of the county. Land along the Chattahoochee performs a variety of critical functions related to water resources: controlling floods, trapping sediments, filtering out toxins and excess nutrients, and supporting rich assortments of wildlife and plant species. Uncontrolled development along the River Corridor could lead to contamination of the water, thus having an adverse impact on the fishing, recreation, and drinking quality of the water. Stewart County will provide for the protection and preservation of the Chattahoochee River Corridor in order to protect the health, safety, and welfare of all its citizens.

Stewart County has several areas which are considered to be Most Significant Groundwater Recharge Areas of Georgia. These areas are found throughout the county. Stewart County and the Cities of Lumpkin and Richland should partner with one another to require all development in these areas follow established Best Management Practices for the protection of groundwater recharge areas.

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

Significant Cultural Resources

There are many cultural resources in Stewart County. These resources add to the quality of life for all Stewart County residents. The county library in Richland provides the citizens of Stewart County with an accessible, modern facility, thus furthering the educational benefits of the facility. Stewart County 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.

Stewart County understands the significance of cultural resources and places high importance on conserving the area's history, tradition, and culture through preservation. The Board of Commissioners recognizes the far-reaching benefits of preservation. As a result, they make the conservation of the area's history, tradition, and culture through preservation a priority. However, Stewart County has not enacted a historic preservation ordinance or appointed a historic preservation commission. As a result, they are not eligible for the Certified Local Government program administered by the National Park Service, nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 1989, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, the Stewart County Historic Society (a county-wide not-for-profit) and individual, private citizens carry out these goals.

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

Stewart County and its cities have been losing population over the last twenty plus years. Thus, growth pressures are currently minimal. Growth in Stewart County is most likely to occur in the Omaha area of the county, if the proposed nuclear power plant is constructed north of Omaha. Other areas of growth include the fringes of the municipalities and in the municipalities of Lumpkin and Richland where water and sewer are available and direct or easy access to state routes is available.

Table 19: Stewart County Future Land Use Definitions

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

Areas with Significant In-fill Development Opportunities

These areas are portions of the county that are likely to experience infill development in the coming years. Within the municipalities, infill development will be concentrated in the existing downtowns. 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 cities the cost of expanding and maintaining infrastructure often associated with new neighborhood developments. In unincorporated Stewart County, you will see in-fill development primarily in the rural communities of Louvale, Omaha and Brooklyn (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, increase in 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, utilize existing public infrastructure, and increase job opportunities and local tax revenues.

There was 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

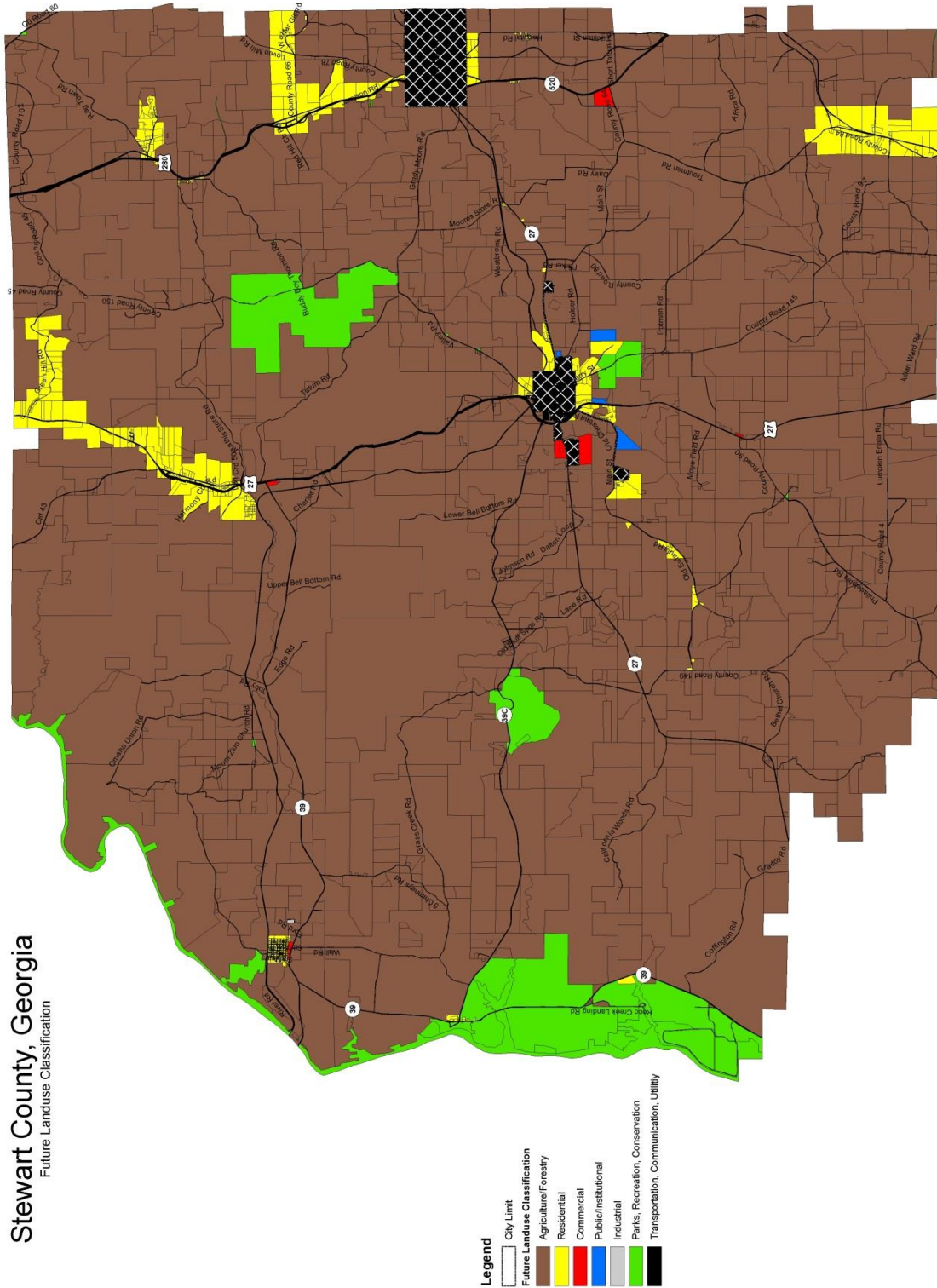
All communities have areas of disinvestment or areas in need of improvement and Stewart County is no different. As the area grows, new development will have impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. Hopefully, market forces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

In the unincorporated area, there are two areas of disinvestment, both of which are residential in nature. These residential areas are characterized by manufactured or stick built homes that are in need of rehabilitation. Overgrown vegetation on vacant lots and street and drainage issues are also problematic in these areas. One of the more structurally and aesthetically challenged areas is Dan Brinson Road located in the Louvale community of Stewart County. To date, funds have been allocated to this area to improve water infrastructure and to install new septic systems. Housing funds are currently being sought to improve housing in this area. The second area, located on the west side of Stewart County, is in the Omaha community. This area is primarily a mix of older site-built and older manufactured homes, of which many are in need of improvement. This area could also be impacted by future growth, given that the proposed Georgia Power nuclear power plant would be located just north of Omaha. The Brooklyn Community located in northeast Stewart County off of U.S Highway 280 also needs improvement. This area has both residential and commercial structures in need of repair. Stewart County should aim to capitalize on the potential increase in population to engage the public in redevelopment efforts that would benefit the community as a whole (See Appendix for Maps).

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%. By reinvesting in communities and creating a better quality of life through jobs, educational opportunities, and recreational options, these numbers can be reduced, and help promote the long term development of Stewart County.

Stewart County, Georgia

Future Landuse Classification

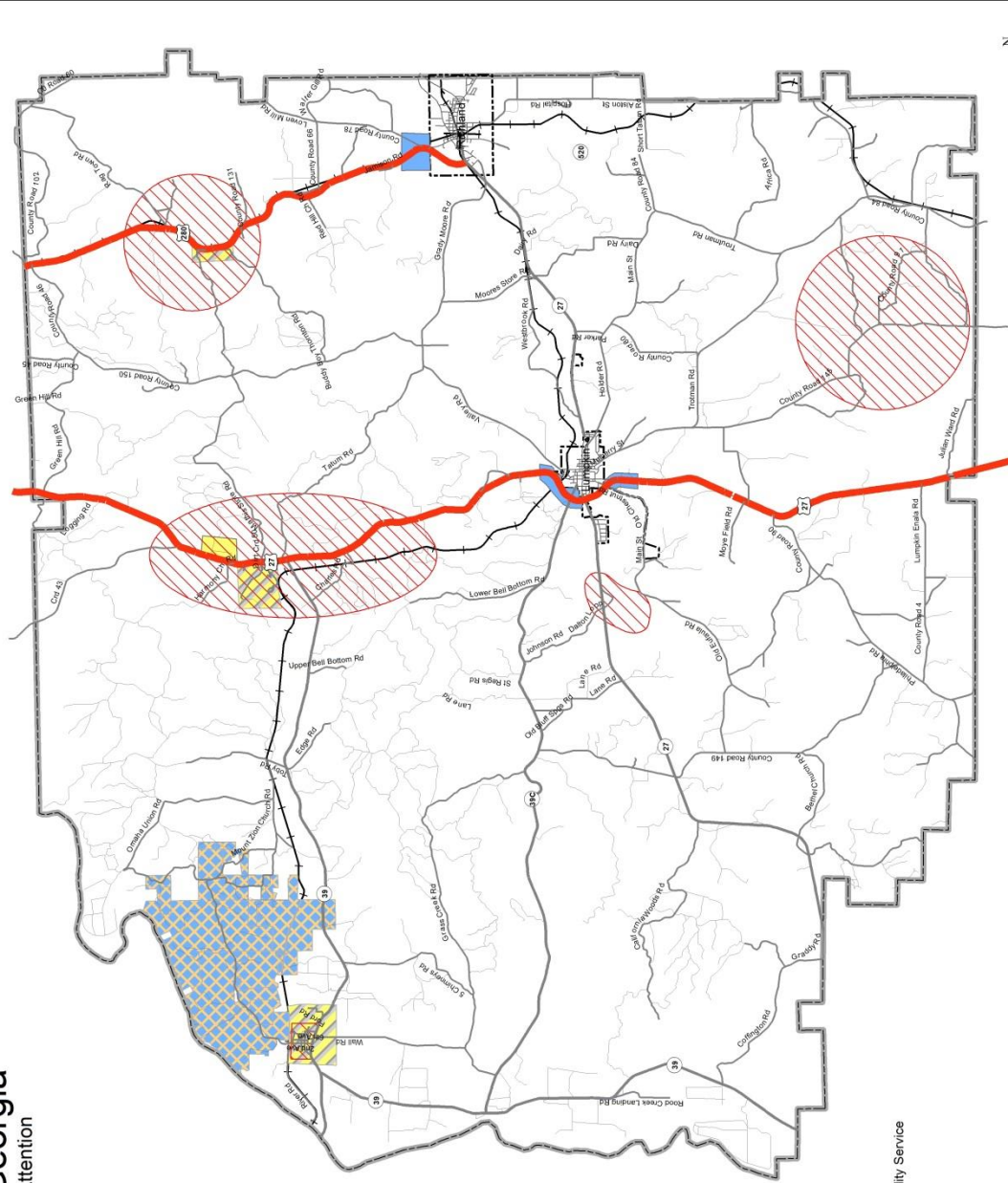


- Legend**
- City Limit
 - Future Landuse Classification
 - Agriculture/Forestry
 - Residential
 - Commercial
 - Public/Institutional
 - Industrial
 - Parks, Recreation, Conservation
 - Transportation, Communication, Utility



Stewart County, Georgia

Areas Requiring Special Attention



- Legend**
- City Limit
 - County Boundary
 - Road**
 - US Hwy
 - State Highway
 - County Road
 - City Street
 - Forestry
 - Railroad
 - Areas Requiring Special Attention**
 - Area of Infill
 - Area of Disinvestment
 - Area Where Development Likely to Occur
 - Area of Poverty/Low and Moderate Income
 - Area Where Development May Outpace Facility Service
 - Brownfield Area (none identified)



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

Vision

Stewart County will protect its natural and cultural resources, state parks, conservation areas, and other significant preserves. Stewart County's natural resources should be conserved and maintained and their sound and wise use promoted in support of the local economy, as well as the health and welfare of local residents.



Description of Character Area

- Limited development in this area in order to maintain its existing rural nature.
- Conservation easements will be encouraged.
- Roadways will be widened only when absolutely necessary.
- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and 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 Stewart County and the Cities of Lumpkin and Richland.
 - a. Encourage maximum use of the county'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 Westville, Providence Canyon, Richland Train Museum and Richland Hotel.
 - 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.
 - e. Encourage the development of the Clay/Quitman/Stewart/Calhoun County's Scenic Byways Designation.
- C. Conserve, maintain and promote the natural, historic, and cultural resources in order to make Stewart County 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

Stewart County will promote new housing developments in areas of the county that have infrastructure available. Agriculture and forestry will continue to be a part of Stewart County's economy. Existing residential areas in Stewart County 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 Stewart County 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 Stewart County and the Cities of Lumpkin and Richland.

B. 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.

Crossroads Community

Vision

Stewart County's Crossroads Communities of Louvale, Omaha and Brooklyn will continue to thrive and flourish into the 21st Century with the addition of new families and limited commercial development.



Description of Character Areas

- New developments that accommodate residents' commercial and service needs will be allowed.
- Commercial structures will be located near the street front, consistent with the character of the neighborhood and will be landscaped appropriately.
- Infill development on vacant sites closer in to the center of the community will be encouraged.
- Sites, with existing infrastructure in place, will be used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Residential development that offers a mix of housing types (single-family homes, duplexes, triplexes, and live/work units), densities and prices in the same neighborhood will be encouraged.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses will be encouraged.

Land Uses or Zoning Categories to be Allowed

Land Use categories to be allowed include low and medium density residential, commercial and public/institutional in a limited manner.

Quality Community Objectives for this Area

Traditional Neighborhood, Environmental Protection, Housing Opportunities, Growth Preparedness

Implementation Measures

- A. Maintain each Crossroads Community as a healthy, attractive and efficient community while not competing with Lumpkin and Richland as the commercial centers of Stewart County.
 - a. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.

- b. Review all proposed transportation rights-of-way, utilities extension and land uses and development to assure they are consistent with overall county policies and fulfill the express function, purpose and character for which they are proposed and planned.
- B. Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.
 - a. Prohibit the disposal of hazardous waste within Stewart County and the Cities of Lumpkin and Richland.
- C. Protect residents from significant hazards to life, health and property.
 - a. Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
 - b. Require construction practices designed to minimize soil erosion and sedimentation, including requirements for revegetation during and following construction.
- D. Operate and maintain a sound and efficient planning system which guides and assists in continued development.
 - a. Pursue, promote and encourage a close relationship between Stewart County, the Cities of Lumpkin and Richland and the Crossroads Communities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, and other related matters,
 - b. Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Stewart County and its municipalities' policies and programs, to enhance mutual understanding and improve decision-making.
- E. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the Crossroads Communities' and on through routes for local and regional travelers.
 - a. Minimize conflicts between local and through traffic using available means.
 - b. Provide for timely maintenance and improvement of streets.

Other/Special

Vision

Stewart County and the Cities of Lumpkin and 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.
- Public buildings will be added 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

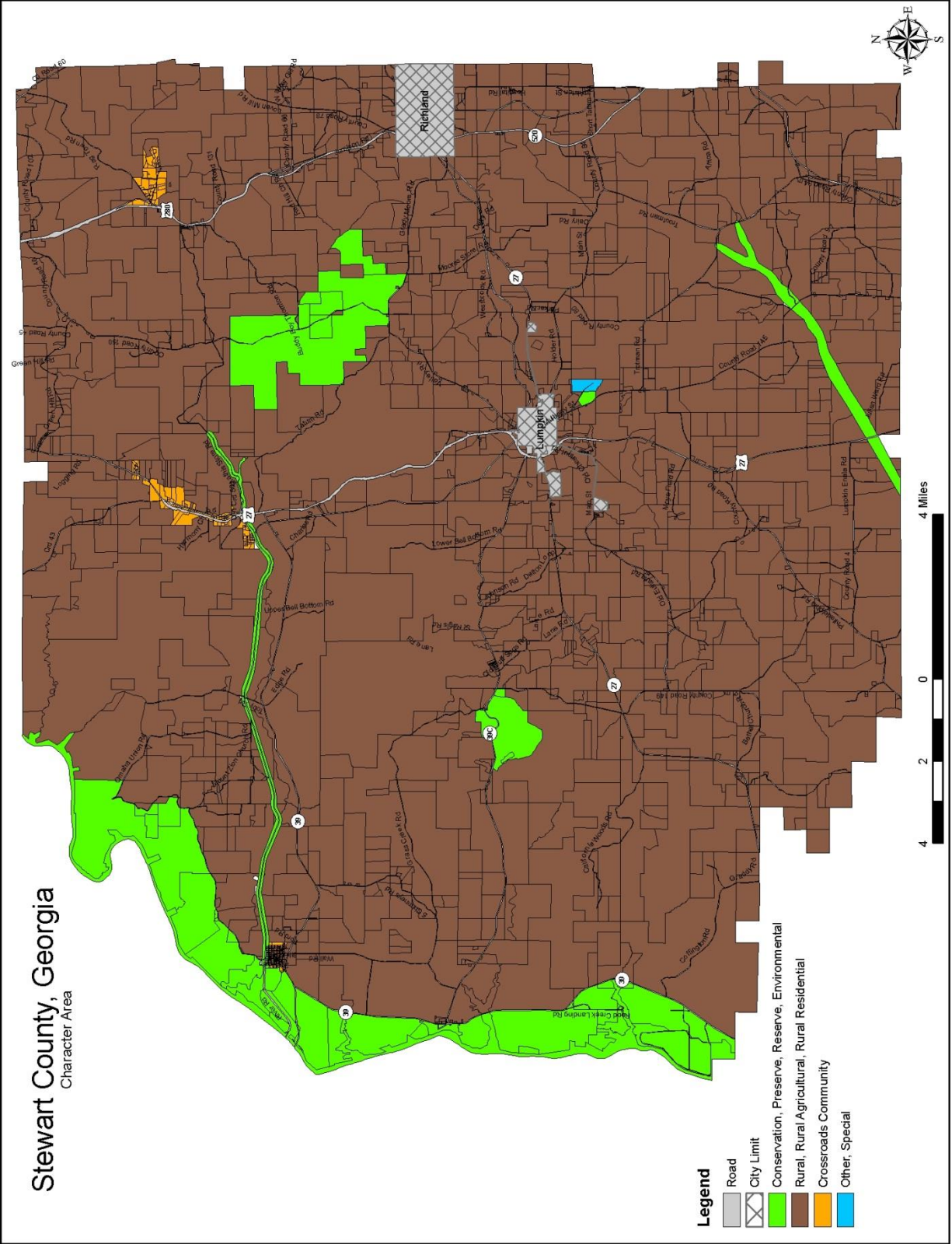
- A. Improve and extend the public water systems to better serve the current and future population.
 - a. Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents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

- b. Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.
- B. Maintain existing sewage systems and serve all adjacent development areas.
 - a. Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
 - b. Encourage those sanitary sewer system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
 - c. Encourage coordination between Lumpkin and Richland for the expansion of the public sewer systems.
- C. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
 - a. Provide for safe, efficient movement of people, goods and services in and around Stewart County and the Cities of Lumpkin and 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 Stewart County and the Cities of Lumpkin and Richland.
 - a. Encourage and support the expansion of Adult Education opportunities in Stewart County.
 - b. Encourage and support the expansion of services at the libraries in Lumpkin and Richland.
 - c. Encourage and support the activities of the Stewart County School System to educate the children of Stewart County.
- E. Support and encourage the provision of recreational and fine arts opportunities for the residents of Stewart County and the Cities of Lumpkin and Richland.
 - a. Encourage the collaboration between the Stewart County Board of Education and the Stewart County Board of Commissioners on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
 - b. Encourage and support the development of a Stewart County Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.







- c. Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
- F. Encourage and support the efforts of the Stewart Webster Hospital, Four Counties Health Care and the Stewart Webster Rural Health Clinic.
 - a. Work to re-establish the local LPN school and other health field training through Columbus Technical College.
 - b. Encourage the Stewart County Board of Education to offer health care curriculum at the local high school.

Stewart County, Georgia

Character Area



Legend

-  Road
-  City Limit
-  Conservation, Preserve, Reserve, Environmental
-  Rural Residential
-  Crossroads Community
-  Other, Special



COMMUNITY VISION AND POLICIES

Stewart County Vision Statement

A successful Stewart County is a community with new businesses scattered throughout the county, affordable housing for everyone, well-maintained roads and bridges, and county water available to all residents.

We want Stewart County to be a drug-free place where citizens and elected officials work together to improve the community. We want all residents of Stewart County to have a job and an affordable, healthy and safe home. We want to use our plentiful natural resources, state and local parks, and abundant available land to draw new residents to Stewart County. With sincere, ethical elected officials collaborating with local residents in a community-wide effort, we can address these needs and become a progressive Stewart County.

Quality Community Objectives

Stewart County 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 Stewart County. 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

Stewart County has adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Stewart County's Vision and addressing identified Needs and Opportunities. These policies will guide Stewart County in future development decisions. The framework for decisions to be made about the future development of Stewart County 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.

- Make people more aware of county resources.
- Investigate other means of notifying residents of important public information.

ECONOMIC DEVELOPMENT

Goals: Promote and maintain a stable economic environment for Stewart County.

- Partner with County EDC, Council of Governments, SBDC, and RVRC to ensure entrepreneurs have training needed and knowledge of funding options.
- Assist in securing grant funds for economic development activities.
- Make sure infrastructure for water is available to everyone in order to encourage business development.
- Partner with the technical college to provide training for individuals in the school system.
- Partner with Technical College to encourage knowledge of basic trades.
- Cooperate and support the workforce development initiatives promoted by the Workforce Innovation and Opportunity Act through the River Valley Regional Commission.
- Provide efficient transportation services to area jobs, technical colleges and universities.
- Support the expansion of broadband infrastructure and access to technology.
- Encourage eco-tourism and outdoor recreation pursuits in conjunction with the Chattahoochee River and the Hannahatchee WMA.
- Prepare for the impact of the proposed Georgia Power Plant.

HOUSING

Goals: Improve housing options and conditions throughout Stewart County.

- Ensure code enforcement officer continues to have up to date information.
- Partner with Habitat for Humanity and local churches to ensure citizens with disabilities have handicap access to their homes.
- Partner with USDA and DCA to make sure citizens know about housing resources.
- Assist in securing grant funding for housing activities.

NATURAL AND CULTURAL RESOURCES

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

- Ensure EPD Part V ordinances are up to date.

- Partner with the Chattahoochee Fall Line Conservation Partnership and other organizations that focus on natural resources conservation to develop educational programs for property owners and local schools.
- Inform elected and appointed officials of local conservation activities.
- Develop educational programs for the local schools about natural and cultural resources and conservation.
- Partner with GDOT and RVRC to designate bike routes.
- Follow Best Management Practices for development.
- Follow the Comprehensive Plan regarding development.
- Identify and protect Natural and Cultural Resources.
- Make property owners aware of state and federal financial incentives for natural and cultural resource conservation.
- Assist in securing grant funds for eligible conservation activities.

COMMUNITY FACILITIES

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

- Partner with the School Board to develop recreational opportunities for all ages.
- Promote the use and development of Hannahatchee Wildlife Management Area.
- Partner with the state parks to develop free events for Stewart County residents.

Goals: Provide facilities for essential medical care and wellness for residents of Stewart County.

- Recruit a medical clinic to provide basic medical care for citizens.

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

- Expand and improve existing water systems throughout the county in areas with appropriate population densities.
- Work with local health agencies to ensure that all residential and commercial establishments meet the minimum requirements for individual septic systems.

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

- Continue to support and maintain volunteer fire departments and EMS facilities and personnel.
- Continue to support law enforcement personnel.
- Continue to support the county health department.

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

- Partner with the School Board to find new use for current high school campus.
- Provide for handicap accessible buildings and public meeting spaces, where feasible, or provide alternative arrangements for public services and meeting locations.
- Implement a maintenance program for the general upkeep of governmental facilities.

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

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

LAND USE

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

- Follow Best Management Practices regarding land development.
- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Ensure Subdivision Regulations and Zoning Ordinances comply with current state law and are enforced.
- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of county ordinances and regulations for subdivision of land and control of use and development within Stewart County.
- Conserve and maintain shared green space for recreation and natural resources preservation in expanding residential neighborhoods.

- Pursue, promote and encourage coordination of the plans of all public boards, agencies, commissions and other authorities in Stewart County in accord with county policies and programs to enhance mutual understanding and improve decision making.

TRANSPORTATION

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

- 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 and bridges in the county 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 county roads.
- Support efforts to bring the Sam Shortline from Cordele to Omaha and Florence Marina.

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

REPORT OF ACCOMPLISHMENTS

Activity	Status	Explanation
Community Facilities		
Renovate the Old Jail Building	Completed	The County gave the building to the Stewart County Historic Preservation Society. They received a Georgia Heritage grant to rehabilitate the windows in the building.
Support the 4-H program with a full-time staffer	Completed	
Support the 4-H program with a transport vehicle for youth	Completed	
Plan for one EMS location in (Omaha/Florence)	Postponed	The County will re-evaluate this item in 2020 when the Power Plant development goes to the next phase.
Support Regional Broadband Initiative	Not Accomplished	This is not an actionable item. It will be moved to the Community Policies and Goals.
Renovate Stewart Detention Center facility	Not Accomplished	The County will remove this item from the next Work Program. Stewart County has agreements with the Randolph and Sumter County Detention Centers to hold Stewart County prisoners.

Activity	Status	Explanation
Economic Development		
Support creation of Scenic By-Ways Designation of GA Highway 39.	Not Accomplished	This is not a priority for the County. This item will be removed from the next Work Program.
Develop and implement a Gateway program at entrances to city.	Not Accomplished	The Transportation Enhancement money for this item was given to the Beddingfield Inn for necessary maintenance and improvements. This item will be removed from the next Work Program.
Develop landscaping at County entranceways	Not Accomplished	The Transportation Enhancement money for this item was given to the Beddingfield Inn for necessary maintenance and improvements. This item will be removed from the next Work Program.
Support creation of Stewart County Chamber of Commerce	Not Accomplished	The County participates in the Southern Council of Governments with neighboring jurisdictions and receives Economic Development assistance from the River Valley Regional Commission.
Reactivate Stewart County Development Authority	Completed	
Adopt an ordinance to enable the County to raze/ remove all uninhabitable and unsafe structures in the County.	Completed	

Activity	Status	Explanation
Housing		
Recruit housing development which meets high standards for quality and affordability. Add design guidelines to encourage quality development.	Not Accomplished	The County Zoning Ordinance and Subdivision Regulations provide sufficient guidelines for the development pressures that Stewart County currently faces. Developing additional design guidelines is not a priority for the county. This item will be removed from the Work Program.
Add a link to Stewart County website connecting the DCA and HUD housing information.	Underway	This item will be completed in 2017.
Adopt an Unsafe Building Ordinance in order to eliminate commercial, industrial, and residential structures that are beyond repair.	Completed	
Will work with the cities on design guidelines for commercial and residential development.	Not Accomplished	The County Zoning Ordinance and Subdivision Regulations provide sufficient guidelines for the development pressures that Stewart County currently faces. Developing additional design guidelines is not a priority for the county. This item will be removed from the Work Program.

Activity	Status	Explanation
Land Use		
Target and promote “niche Market” uses for existing farmland	Completed	
Review Comprehensive Plan	Underway	This item will be completed in 2017.
Review and Update Solid Waste Management Plan	Not Accomplished	The State of Georgia no longer reviews community Solid Waste Management Plans. Stewart County participates in the DCA annual solid waste survey.
Develop a Joint Sign Ordinance with Lumpkin and Richland	Not Accomplished	The County Zoning Ordinance and Subdivision Regulations provide sufficient guidelines for the development pressures that Stewart County currently faces. Developing additional design guidelines is not a priority for the County. This item will be removed from the Work Program.
Develop design guidelines to ensure appropriate new and infill development	Not Accomplished	The County Zoning Ordinance and Subdivision Regulations provide sufficient guidelines for the development pressures that Stewart County currently faces. Developing additional design guidelines is not a priority for the County. This item will be removed from the Work Program.
Develop a Redevelopment Plan	Not Accomplished	This is not a priority for the County. This item will be removed from the next Work Program.
Apply for Opportunity Zone designation from DCA	Not Accomplished	This is not a priority for the County. This item will be removed from the next Work Program.
Complete inventory of land available for development	Not Accomplished	As part of the Comprehensive Planning process, the County will identify large parcels of land with water and/or sewer access. The comprehensive Plan will be completed in 2017.

Activity	Status	Explanation
Natural and Historic Resources		
Develop and adopt a Historic Preservation Ordinance	Not Accomplished	Developing a county-wide Historic Preservation Ordinance is not a priority for the County. This item will be removed from the Work Program.
Begin improved conservation management at bridges on dirt roads	Underway	The County has used TIA funds and GEMA funds to maintain and improve bridges on dirt roads. This item will be completed in 2019.
Adopt Part V Planning Criteria for Wetlands and Groundwater Recharge Areas	Not Accomplished	EPD has not required Stewart County to adopt these ordinances. However, the county is investigating adopting them.

Activity	Status	Explanation
Transportation		
Re-surface Trotman Road	Postponed	This item will be completed in 2017.
Resurface Lyons Street, Sixth Avenue, Fitzgerald Street, Savannah Street	Postponed	2018 and 2019 LMIG money has been assigned to this item. These improvements will be undertaken beginning in 2018.
Replace Hannahatchee Bridge	Postponed	This is a GDOT project and will be completed in 2017.
Resurface Hitchitee Creek Road	Not Accomplished	This item was not completed due to lack of funds. It will be removed from the Work Program.
Add bike lanes on GA Hwy 39	Underway	The County has partnered with RVRC to designate this road as a State Bicycle Route. This should be completed in 2017.
Pave dirt roads in County as needed	Postponed	The County is using TIA money to match grant funds to complete this item. This should begin in 2018.

Activity	Status	Explanation
Intergovernmental		
Support U.S. 27 Association	Completed	
Support the completion of the widening of U.S. 27 in Randolph County	Completed	
Work with RVRC to identify 3 County Rural Transit's Customers and most efficient routes	Completed	
Revisit Service Delivery Strategy and modify if appropriate	Completed	
Support Regional Broadband Initiative	Not Accomplished	The County has chosen to take a local approach to this issue. It will be removed from the Work Program.

COMMUNITY WORK PROGRAM

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Community Facilities				
Construct a new EMS Station in Lumpkin	2017	Stewart County	\$300,000	USDA FEMA
Construct new building and necessary improvements to move high school students to Elementary/Middle School Campus.	2017	Board of Education	\$500,000	Dept. of Education
Evaluate need for EMS Station in Omaha/Florence in preparation for proposed power plant.	2020	Stewart County	\$300,000	USDA FEMA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Economic Development				
Develop an action plan for repairing and improving the rail line through Richland, Lumpkin and Omaha for use by the proposed power plant and as an extension to the Sam Shortline Excursion Train.	2021	Stewart County City of Lumpkin City of Richland GDOT	\$30,000	TIA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Housing				
Complete housing improvements on Dan Brinson Road	2017	Stewart County	\$500,000	CDBG
Add a link to the Stewart County website connecting DCA and HUD housing information.	2017	Stewart County	\$0	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Land Use				
Review Zoning Ordinance and Subdivision Regulations to insure compliance in preparation for proposed power plant.	2018	Stewart County RVRC	\$15,000	General Funds
Review and Update Community Work Program.	2021	Stewart County	\$5,000	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Natural and Historic Resources				
Update the countywide Historic Resources Survey.	2020	Stewart County	\$20,000	General Funds DNR
Review and adopt required Part V Environmental Planning Criteria.	2018	Stewart County	\$7,500	General Funds
Begin improved conservation management at bridges on dirt roads.	2019	Stewart County	\$50,000	TIA LMIG

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Transportation				
Re-surface Trotman Road	2017	Stewart County	\$350,000	LMIG TIA
Resurface Lyons Street, Sixth Avenue, Fitzgerald Street, Savannah Street	2018	Stewart County	\$750,000	LMIG TIA
Replace Hannahatchee Bridge	2017	GDOT	\$750,000	GDOT
Add bike lanes on GA Hwy 39	2017	GDOT	\$100,000	GDOT
Pave dirt roads in County as needed	2018	Stewart County	\$250,000	LMIG TIA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Intergovernmental				
Review and update all Intergovernmental Agreements.	2020	Stewart County	\$5,000	General Funds
Appoint a representative to the Southern Council of Governments.	Annually	Stewart County	\$0	N/A
Appoint a representative to the River Valley Regional Commission Council.	Annually	Stewart County	\$0	N/A

Appendix: Retail Market Potential



Retail Market Potential

Stewart County, GA 2
 Stewart County, GA (13259)
 Geography: County

Prepared by Esri

Demographic Summary		2016	2021
Population		5,849	5,790
Population 18+		4,983	4,922
Households		1,834	1,805
Median Household Income		\$27,026	\$28,216

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	2,223	44.6%	94
Bought any women's clothing in last 12 months	2,024	40.6%	92
Bought clothing for child <13 years in last 6 months	1,407	28.2%	102
Bought any shoes in last 12 months	2,450	49.2%	91
Bought costume jewelry in last 12 months	820	16.5%	84
Bought any fine jewelry in last 12 months	856	17.2%	94
Bought a watch in last 12 months	542	10.9%	99
Automobiles (Households)			
HH owns/leases any vehicle	1,511	82.4%	96
HH bought/leased new vehicle last 12 mo	129	7.0%	75
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	4,270	85.7%	101
Bought/changed motor oil in last 12 months	3,201	64.2%	131
Had tune-up in last 12 months	1,639	32.9%	109
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	2,955	59.3%	91
Drank regular cola in last 6 months	2,727	54.7%	122
Drank beer/ale in last 6 months	1,515	30.4%	71
Cameras (Adults)			
Own digital point & shoot camera	958	19.2%	66
Own digital single-lens reflex (SLR) camera	263	5.3%	61
Bought any camera in last 12 months	266	5.3%	94
Printed digital photos in last 12 months	148	3.0%	102
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	1,686	33.8%	94
Have a smartphone	1,951	39.2%	67
Have a smartphone: Android phone (any brand)	946	19.0%	71
Have a smartphone: Apple iPhone	600	12.0%	47
Number of cell phones in household: 1	704	38.4%	119
Number of cell phones in household: 2	541	29.5%	79
Number of cell phones in household: 3+	394	21.5%	84
HH has cell phone only (no landline telephone)	741	40.4%	96
Computers (Households)			
HH owns a computer	973	53.1%	69
HH owns desktop computer	621	33.9%	75
HH owns laptop/notebook	627	34.2%	63
HH owns any Apple/Mac brand computer	76	4.1%	28
HH owns any PC/non-Apple brand computer	948	51.7%	76
HH purchased most recent computer in a store	427	23.3%	62
HH purchased most recent computer online	126	6.9%	53
Spent <\$500 on most recent home computer	223	12.2%	84
Spent \$500-\$999 on most recent home computer	242	13.2%	69
Spent \$1,000-\$1,499 on most recent home computer	76	4.1%	44
Spent \$1,500-\$1,999 on most recent home computer	34	1.9%	41
Spent \$2,000+ on most recent home computer	42	2.3%	58

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

Stewart County, GA 2
 Stewart County, GA (13259)
 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 mos	2,029	40.7%	80
Bought brewed coffee at convenience store in last 30 days	712	14.3%	91
Bought cigarettes at convenience store in last 30 days	845	17.0%	136
Bought gas at convenience store in last 30 days	2,028	40.7%	123
Spent at convenience store in last 30 days: <\$20	248	5.0%	61
Spent at convenience store in last 30 days: \$20-\$39	302	6.1%	67
Spent at convenience store in last 30 days: \$40-\$50	462	9.3%	122
Spent at convenience store in last 30 days: \$51-\$99	244	4.9%	111
Spent at convenience store in last 30 days: \$100+	1,429	28.7%	125
Entertainment (Adults)			
Attended a movie in last 6 months	2,194	44.0%	74
Went to live theater in last 12 months	265	5.3%	41
Went to a bar/night club in last 12 months	528	10.6%	63
Dined out in last 12 months	1,512	30.3%	68
Gambled at a casino in last 12 months	353	7.1%	52
Visited a theme park in last 12 months	543	10.9%	62
Viewed movie (video-on-demand) in last 30 days	329	6.6%	39
Viewed TV show (video-on-demand) in last 30 days	201	4.0%	31
Watched any pay-per-view TV in last 12 months	559	11.2%	85
Downloaded a movie over the Internet in last 30 days	173	3.5%	48
Downloaded any individual song in last 6 months	674	13.5%	66
Watched a movie online in the last 30 days	337	6.8%	42
Watched a TV program online in last 30 days	328	6.6%	44
Played a video/electronic game (console) in last 12 months	429	8.6%	82
Played a video/electronic game (portable) in last 12 months	156	3.1%	69
Financial (Adults)			
Have home mortgage (1st)	961	19.3%	62
Used ATM/cash machine in last 12 months	1,798	36.1%	73
Own any stock	179	3.6%	47
Own U.S. savings bond	133	2.7%	50
Own shares in mutual fund (stock)	181	3.6%	50
Own shares in mutual fund (bonds)	96	1.9%	40
Have interest checking account	1,019	20.4%	73
Have non-interest checking account	1,107	22.2%	79
Have savings account	1,960	39.3%	73
Have 401K retirement savings plan	486	9.8%	67
Own/used any credit/debit card in last 12 months	2,999	60.2%	81
Avg monthly credit card expenditures: <\$111	511	10.3%	88
Avg monthly credit card expenditures: \$111-\$225	311	6.2%	91
Avg monthly credit card expenditures: \$226-\$450	200	4.0%	63
Avg monthly credit card expenditures: \$451-\$700	143	2.9%	54
Avg monthly credit card expenditures: \$701-\$1,000	103	2.1%	48
Avg monthly credit card expenditures: \$1,001+	139	2.8%	31
Did banking online in last 12 months	907	18.2%	51
Did banking on mobile device in last 12 months	393	7.9%	56
Paid bills online in last 12 months	1,224	24.6%	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 06, 2016



Retail Market Potential

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 Stewart County, GA (13259)
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Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
Used beef (fresh/frozen) in last 6 months	1,286	70.1%	101
Used bread in last 6 months	1,715	93.5%	100
Used chicken (fresh or frozen) in last 6 months	1,202	65.5%	95
Used turkey (fresh or frozen) in last 6 months	291	15.9%	100
Used fish/seafood (fresh or frozen) in last 6 months	919	50.1%	92
Used fresh fruit/vegetables in last 6 months	1,494	81.5%	95
Used fresh milk in last 6 months	1,575	85.9%	98
Used organic food in last 6 months	285	15.5%	79
Health (Adults)			
Exercise at home 2+ times per week	936	18.8%	66
Exercise at club 2+ times per week	214	4.3%	33
Visited a doctor in last 12 months	3,654	73.3%	97
Used vitamin/dietary supplement in last 6 months	2,212	44.4%	84
Home (Households)			
Any home improvement in last 12 months	394	21.5%	80
Used housekeeper/maid/professional HH cleaning service in last 12	141	7.7%	58
Purchased low ticket HH furnishings in last 12 months	229	12.5%	78
Purchased big ticket HH furnishings in last 12 months	327	17.8%	85
Bought any small kitchen appliance in last 12 months	350	19.1%	86
Bought any large kitchen appliance in last 12 months	260	14.2%	111
Insurance (Adults/Households)			
Currently carry life insurance	2,285	45.9%	107
Carry medical/hospital/accident insurance	2,963	59.5%	91
Carry homeowner insurance	2,255	45.3%	96
Carry renter's insurance	218	4.4%	54
Have auto insurance: 1 vehicle in household covered	608	33.2%	107
Have auto insurance: 2 vehicles in household covered	451	24.6%	86
Have auto insurance: 3+ vehicles in household covered	339	18.5%	85
Pets (Households)			
Household owns any pet	1,118	61.0%	113
Household owns any cat	484	26.4%	118
Household owns any dog	961	52.4%	129
Psychographics (Adults)			
Buying American is important to me	2,607	52.3%	124
Usually buy items on credit rather than wait	498	10.0%	85
Usually buy based on quality - not price	881	17.7%	99
Price is usually more important than brand name	1,575	31.6%	120
Usually use coupons for brands I buy often	1,122	22.5%	119
Am interested in how to help the environment	986	19.8%	121
Usually pay more for environ safe product	700	14.0%	110
Usually value green products over convenience	719	14.4%	137
Likely to buy a brand that supports a charity	1,856	37.2%	107
Reading (Adults)			
Bought digital book in last 12 months	284	5.7%	43
Bought hardcover book in last 12 months	763	15.3%	73
Bought paperback book in last 12 month	1,236	24.8%	79
Read any daily newspaper (paper version)	1,307	26.2%	100
Read any digital newspaper in last 30 days	953	19.1%	57
Read any magazine (paper/electronic version) in last 6 months	4,250	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 08, 2016



Retail Market Potential

Stewart County, GA 2
 Stewart County, GA (13259)
 Geography: County

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	3,343	67.1%	90
Went to family restaurant/steak house: 4+ times a month	1,130	22.7%	83
Went to fast food/drive-in restaurant in last 6 months	4,479	89.9%	100
Went to fast food/drive-in restaurant 9+ times/mo	2,161	43.4%	110
Fast food/drive-in last 6 months: eat in	1,754	35.2%	97
Fast food/drive-in last 6 months: home delivery	189	3.8%	49
Fast food/drive-in last 6 months: take-out/drive-thru	2,365	47.5%	102
Fast food/drive-in last 6 months: take-out/walk-in	787	15.8%	81
Television & Electronics (Adults/Households)			
Own any e-reader/tablet	837	16.8%	53
Own e-reader/tablet: iPad	331	6.6%	43
Own any portable MP3 player	960	19.3%	63
HH owns 1 TV	393	21.4%	105
HH owns 2 TVs	480	26.2%	101
HH owns 3 TVs	340	18.5%	87
HH owns 4+ TVs	350	19.1%	101
HH subscribes to cable TV	546	29.8%	60
HH subscribes to fiber optic	25	1.4%	18
HH has satellite dish	884	48.2%	190
HH owns DVD/Blu-ray player	1,002	54.6%	90
HH owns camcorder	151	8.2%	59
HH owns portable GPS navigation device	322	17.6%	64
HH purchased video game system in last 12 mos	69	3.8%	47
HH owns Internet video device for TV	56	3.1%	43
Travel (Adults)			
Domestic travel in last 12 months	1,531	30.7%	61
Took 3+ domestic non-business trips in last 12 months	304	6.1%	55
Spent on domestic vacations in last 12 months: <\$1,000	434	8.7%	81
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	265	5.3%	91
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	81	1.6%	45
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	121	2.4%	62
Spent on domestic vacations in last 12 months: \$3,000+	116	2.3%	42
Domestic travel in the 12 months: used general travel website	159	3.2%	47
Foreign travel in last 3 years	400	8.0%	33
Took 3+ foreign trips by plane in last 3 years	68	1.4%	30
Spent on foreign vacations in last 12 months: <\$1,000	70	1.4%	34
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	60	1.2%	37
Spent on foreign vacations in last 12 months: \$3,000+	68	1.4%	27
Foreign travel in last 3 years: used general travel website	102	2.0%	37
Nights spent in hotel/motel in last 12 months: any	1,312	26.3%	65
Took cruise of more than one day in last 3 years	211	4.2%	51
Member of any frequent flyer program	194	3.9%	24
Member of any hotel rewards program	231	4.6%	33

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.

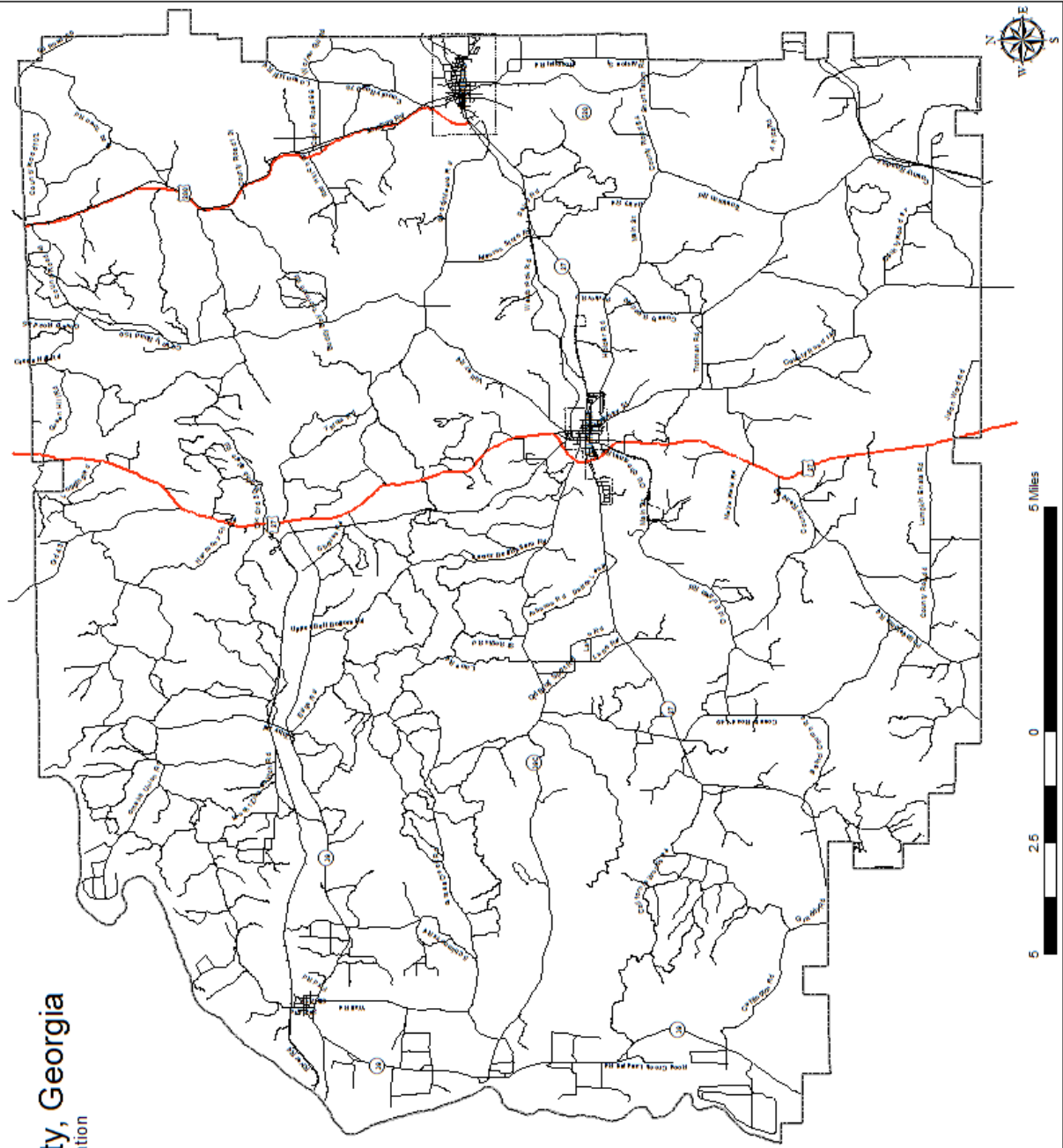
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

October 06, 2016

Appendix: Maps

Stewart County, Georgia

Transportation

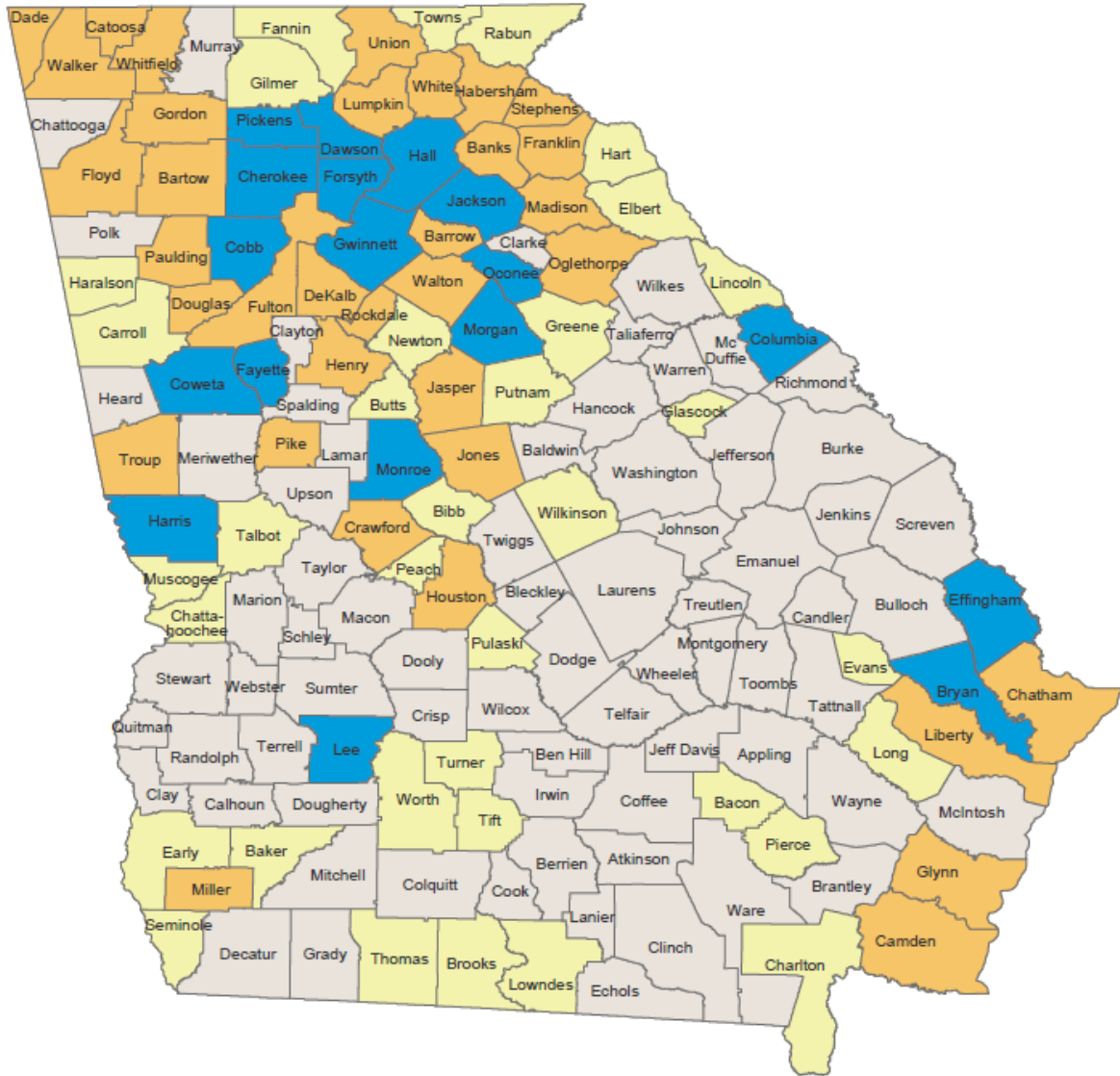






Legend

- County Boundary
- City Limit
- Road
- US Hwy
- State Highway
- County Road
- City Street
- Forestry
- Railroad



2017 Job Tax Credit Tiers



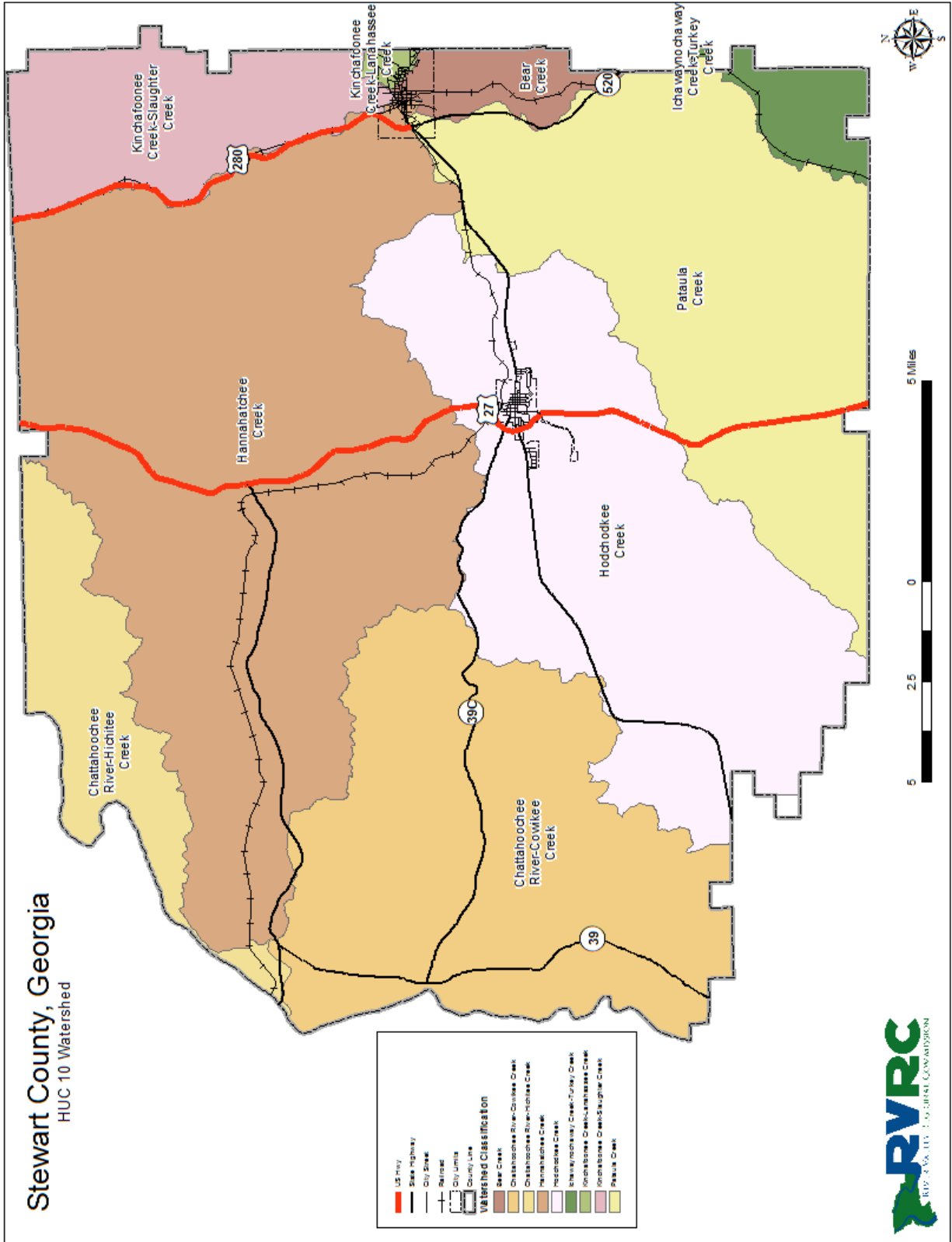
	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

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



Stewart County, Georgia

HUC 10 Watershed

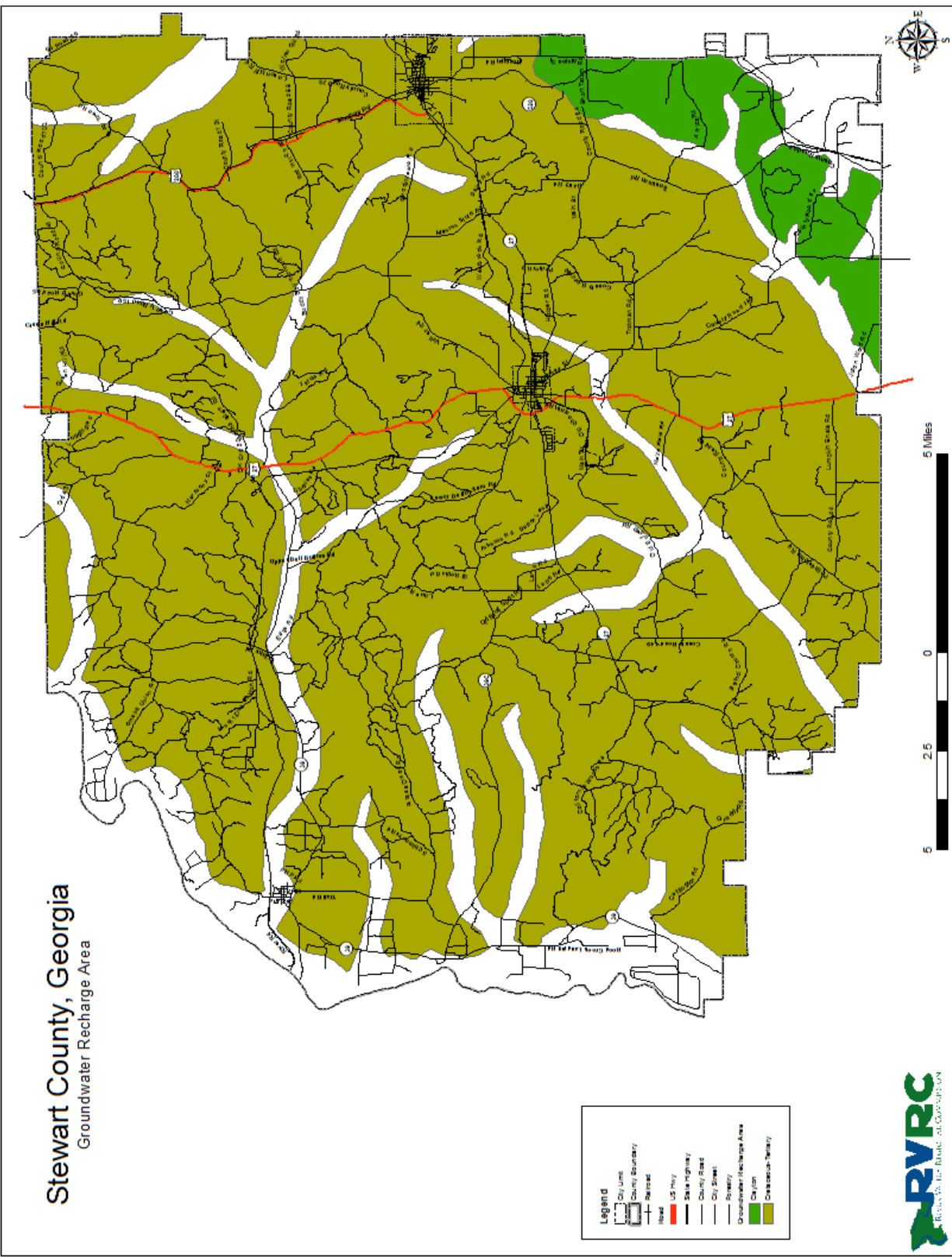


Infrastructure	
	US Hwy
	State Highway
	City Street
	Railroad
	City Limits
	County Line
Watershed Classification	
	Saw Creek
	Chattahoochee River-Comitree Creek
	Chattahoochee River-Claxton Creek
	Chattahoochee River-Hatchee Creek
	Hannahatchee Creek
	Hodhodkee Creek
	Idahavaynocha way Creek-Turkey Creek
	Kinchafoonnee Creek-Slaughter Creek
	Kinchafoonnee Creek-Landhassee Creek
	Pataula Creek



Stewart County, Georgia

Groundwater Recharge Area



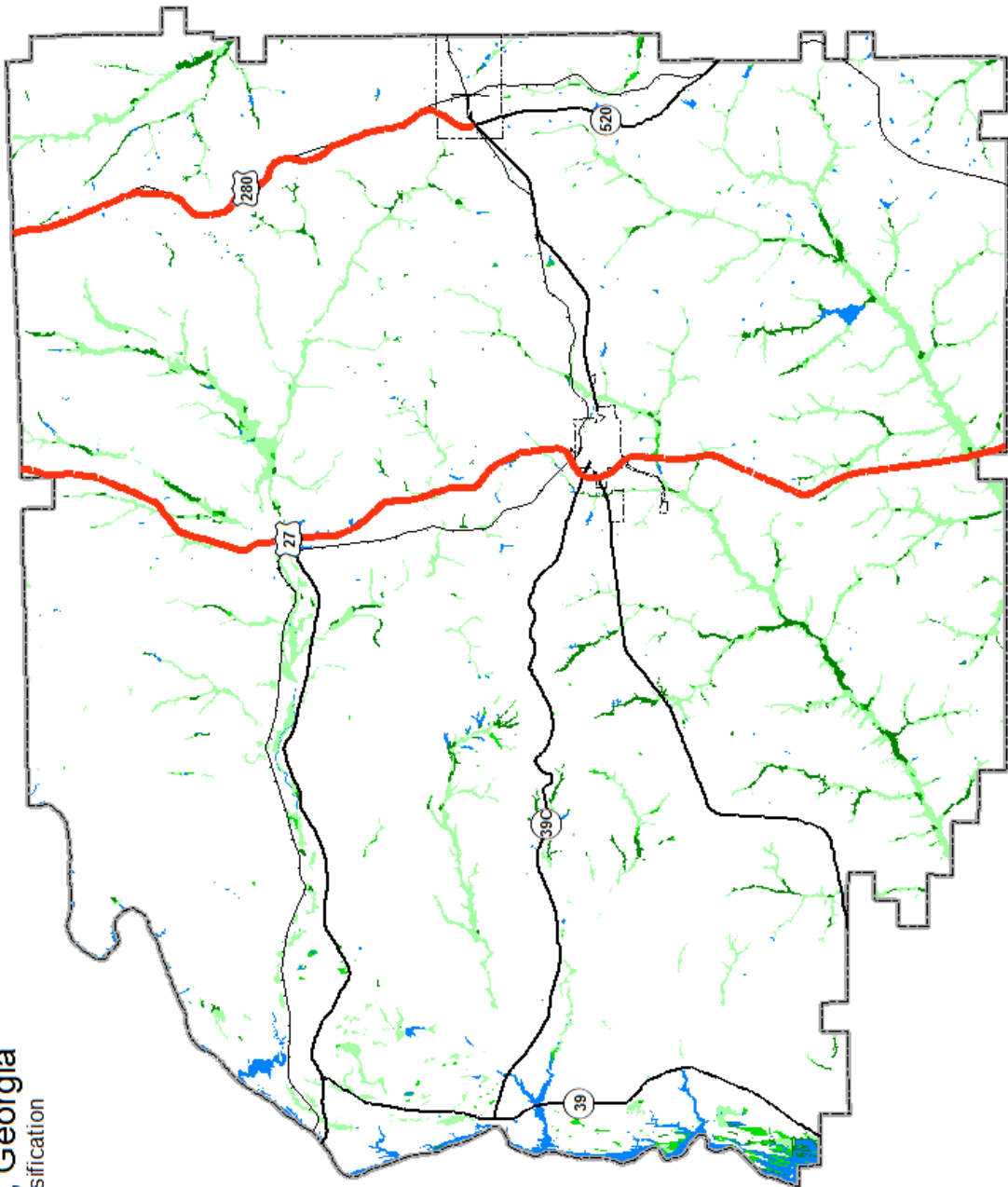
Legend

- City Limits
- County Boundary
- Water
- US Hwy
- State Highway
- County Road
- City Street
- Railroad
- Groundwater Recharge Area
- City
- City/County "Merger"



Stewart County, Georgia

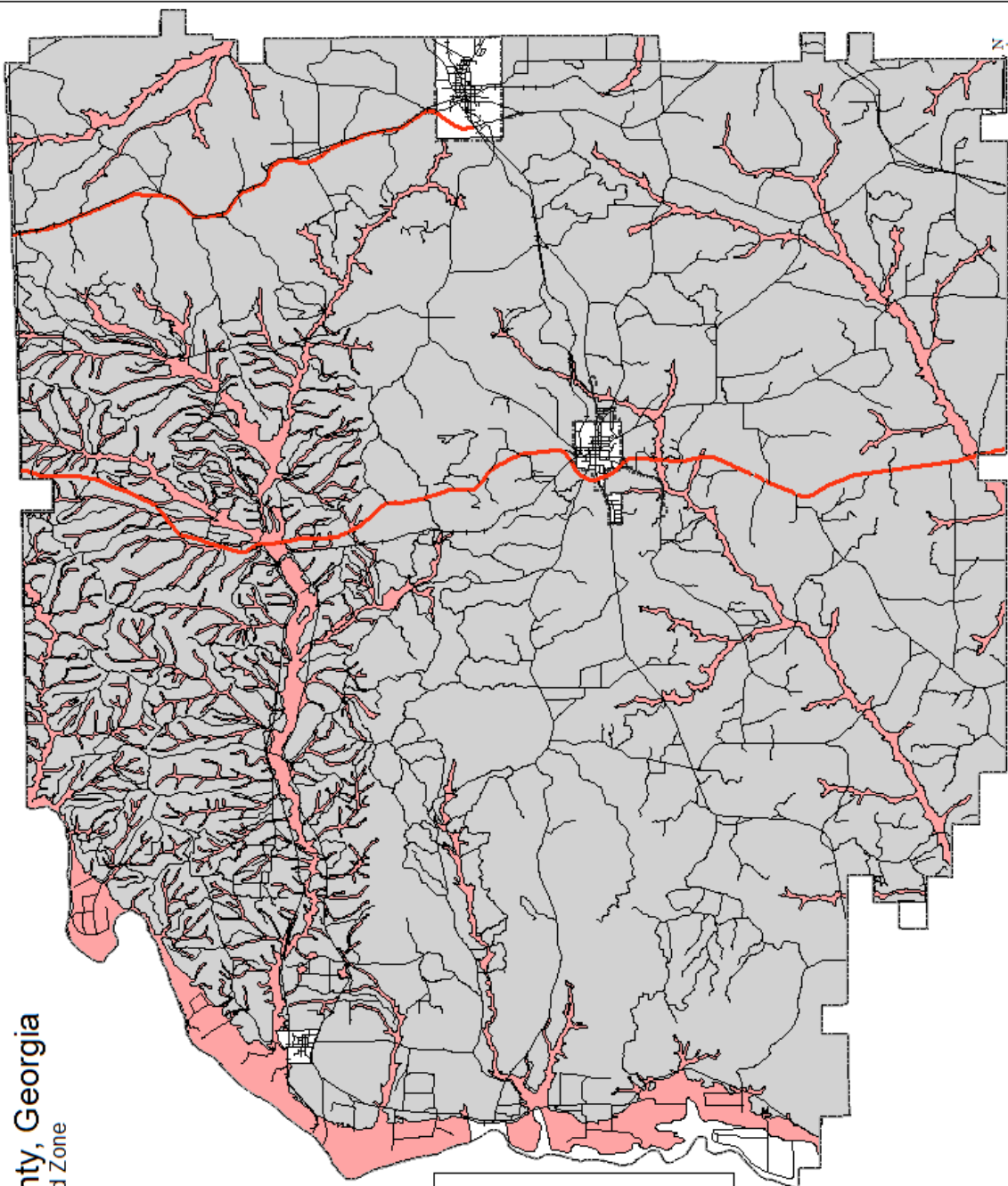
NWI Wetland Classification



	State Highway
	US Hwy
	Railroad
	City Limits
	County Line
Wetland Classification	
	Forested Wetland
	Non-Forested Emergent Wetland
	Scrub Shrub Wetland
	Open Water



Stewart County, Georgia Q3 Flood Zone



Legend	
	County Boundary
	Railroad
Road	
	US Hwy
	State Highway
	County Road
	City Street
	Feeder
	Other City Unit
	Other City Unit
	Zone A (No Base Flood Elevation Determined)
	Zone A(1) Base Flood Elevation Determined
	Zone A(2) Base Flood Elevation Determined
	Zone X(1) 100 Year Flood Area
	Zone X(2) Outside 100 Year Flood Area
	Area Not Included

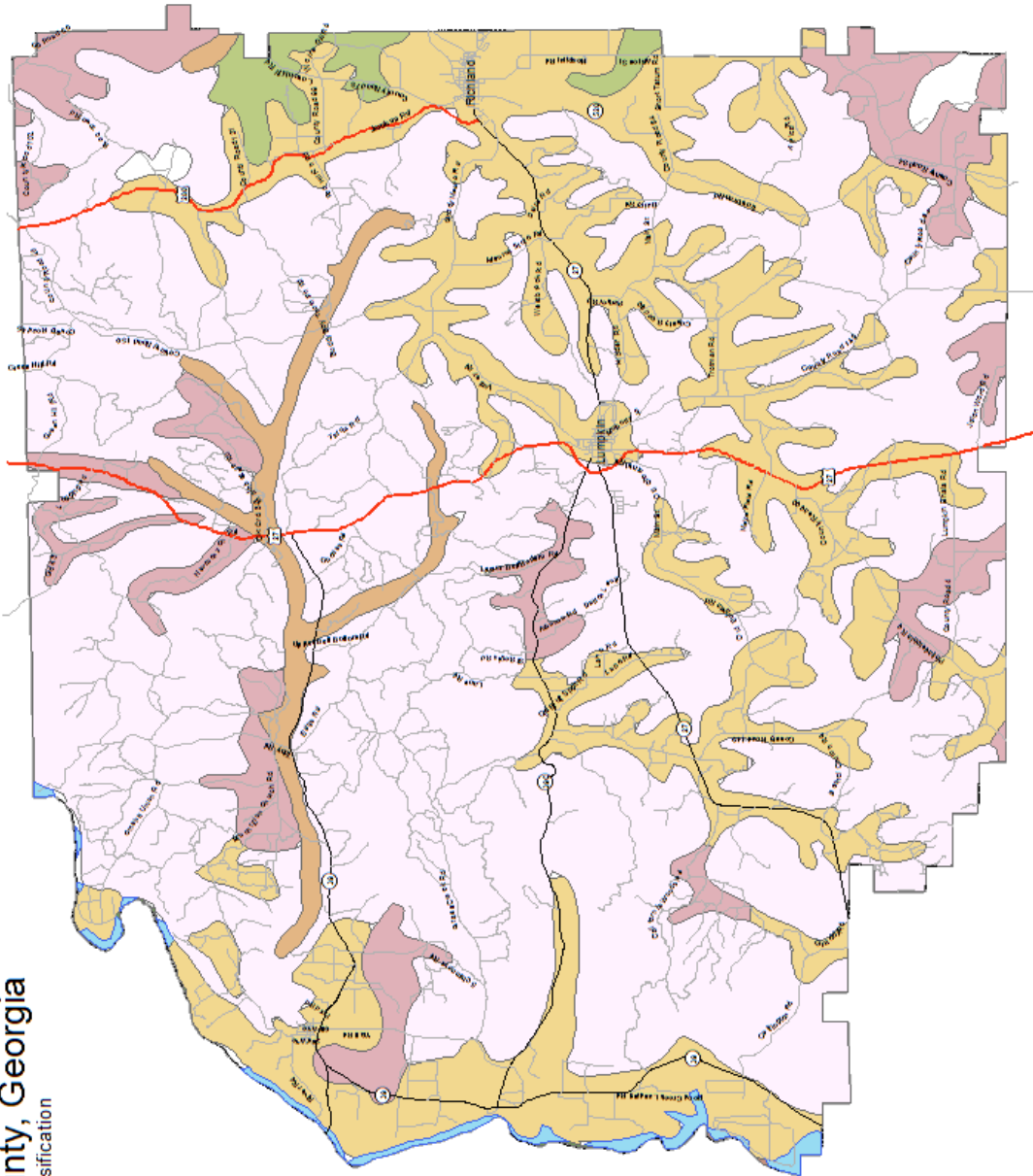


0 Miles



Stewart County, Georgia

Soil Classification



Legend

- City Limit
- County Boundary
- Road
 - US Hwy
 - State Highway
 - County Road
 - City Street
 - Roadway
 - Railroad

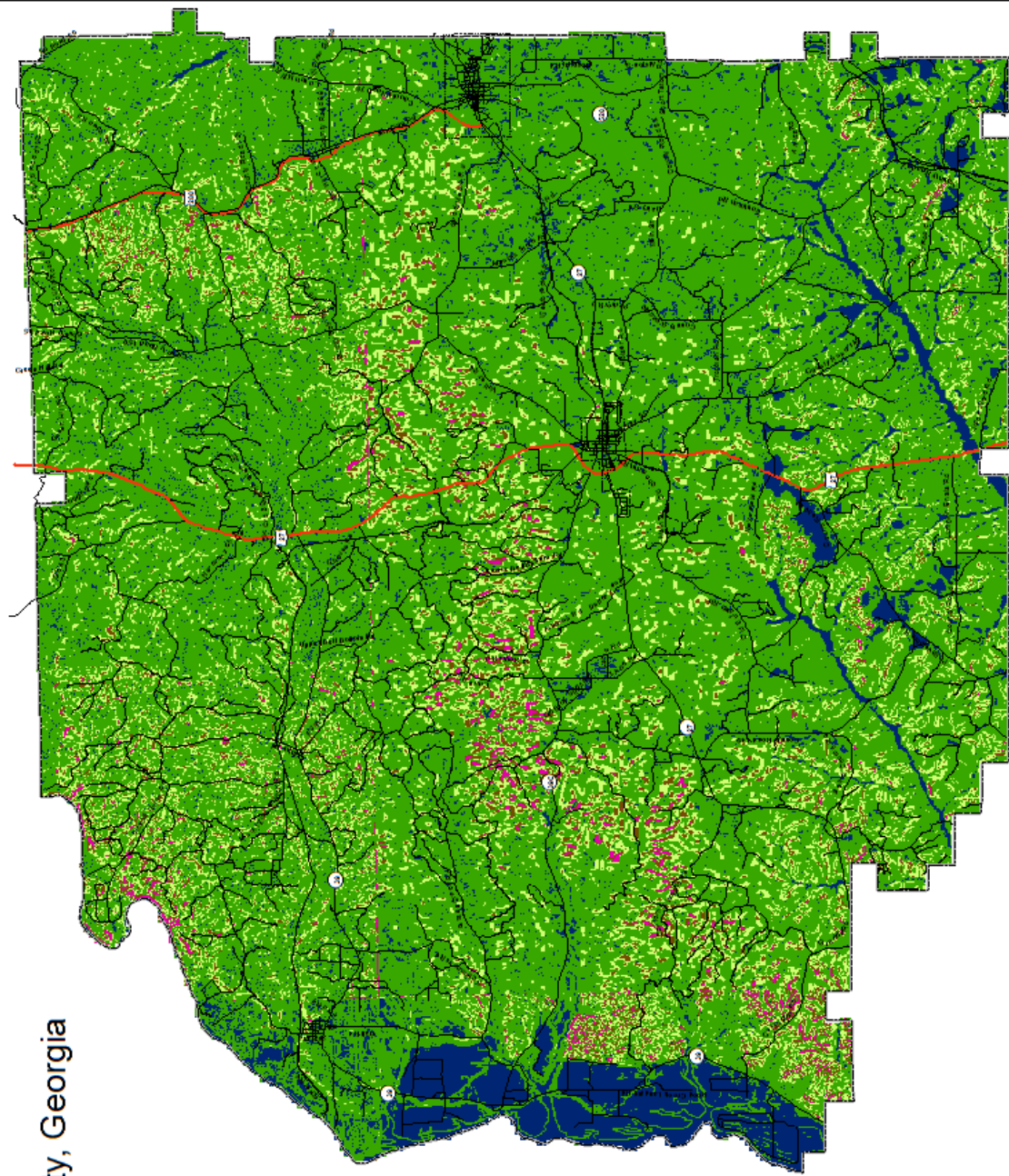
Soil Classification

- 666
- LAKELAND
- LIVERNE
- NORFOLK
- RAINS
- TROUP
- VALUCLUSE
- WAGRAM
- WATER



Stewart County, Georgia

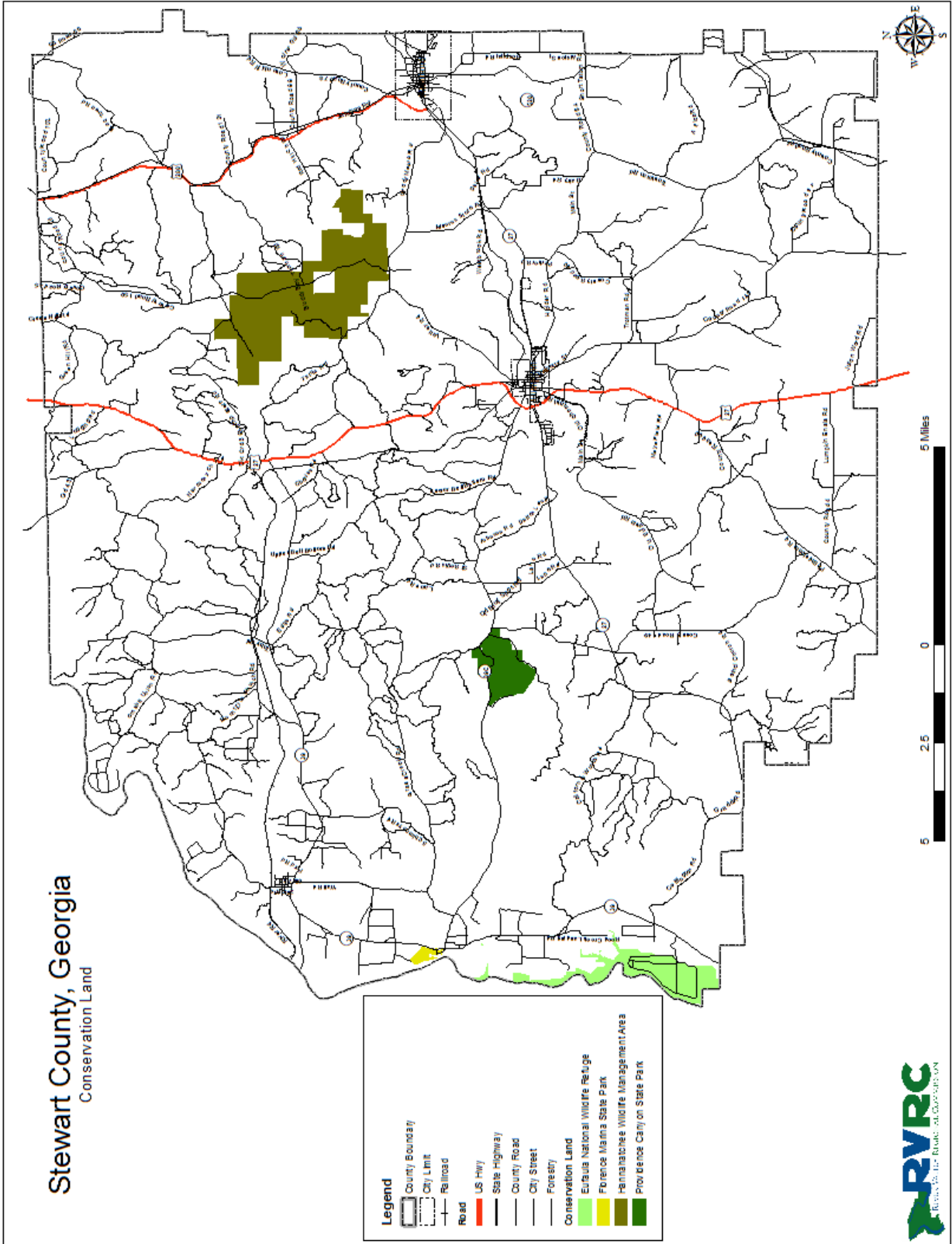
Slope



Legend

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



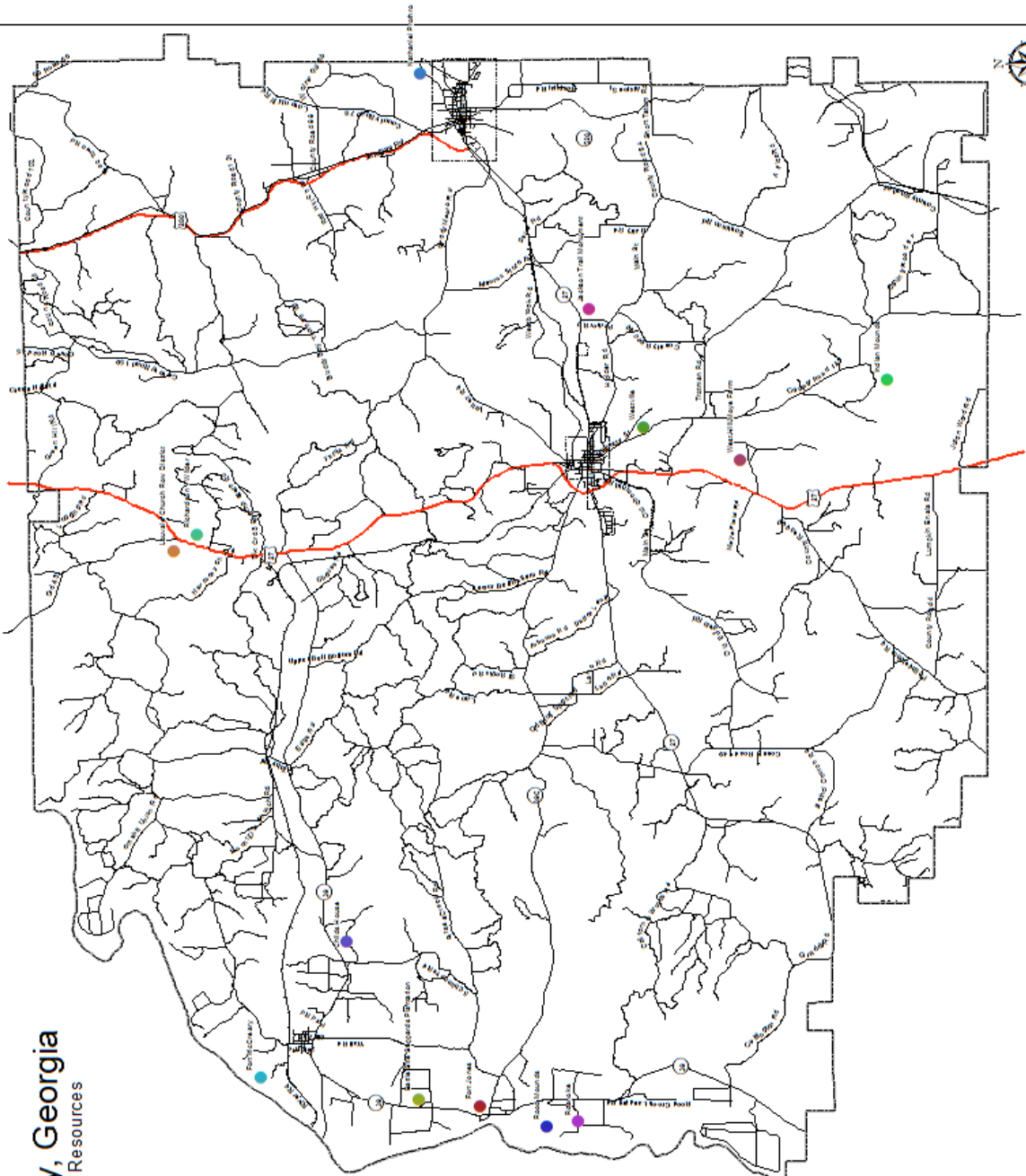


Stewart County, Georgia

Historic and Cultural Resources

Legend

- City Limit
- County Boundary
- Railroad
- Road
- US Hwy
- State Highway
- County Road
- City Street
- Forestry
- Historic and Cultural Resources
- Battle Site Sappard's plantation
- Childe House
- Fort Jones
- Fort McCleary
- Indian Mounds
- Jackson Trail Monument
- Lovale Church Row District
- Nathaniel Prothro
- Richardson - Wilmer
- Ronanke
- Road Mounds
- West HillMoye Farm
- Westville



Appendix: Public Hearings and Public Meetings

#782

SWJ PC THURSDAY, MAY 26, 2016 - B 3

2017.

Public Meeting

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

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

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

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



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

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

June 7, 2016

Stewart County Courthouse

6:30 p.m.

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

July 12, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Robyn Fant	P.O. Box 1017 Lumpkin 31815 Fantrobyp@gmail.com 229-215-9539	City of Lumpkin
Barbara Cullifer	P.O. Box 1017 Lumpkin, GA 31815 229-838-6312	City of Lumpkin
Debbie Stone	125 House Ave Lumpkin, GA 31815 msdebstone@yahoo.com	City of Lumpkin
RANDY BUTTS	PO Box 158 Lumpkin, GA 31815 LUMA@WADSWORTH.NET	CITY OF LUMPKIN
Joseph B. Williams	20070 US Hwy 43 South, GA 31805 Joseph.B.Williams@BellSouth.net	
Jimmy Lee	jimmylee1947@icloud.com 706 587 0455 PO Box 37 Cumma, GA 31821	

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

August 2, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Peggy L. Min	r.morris@rivervalleyrc.org 706-256-2910	All
William B. Allen	astarum@rivervalleyrc.org	"
Joseph P. Williams	JosephPWilliams@bellsouth.net 706.752.2403	
Rosine Ross	mrossigns@yahoo.com	
Elizabeth	richlandfire31825@gmail.com	
Kathy Blackburn	Kathyblackburn@live.com	
William Bill Cop	Richland city council	
Samantha Pace	paces@wga.edu	
Natasha Jordan	PJaj@6238a-nj6238@yahoo.com	
Victoria Barrett	vbarrett@wvga.org	
Kenneth Jones	KennethJones@yahoo.com	All

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

August 2, 2016

Name	Contact Information / Email / Phone No.	Which community are you interested in?
Robyn Fant	P.O. Box 1017 Lumpkin, Ga 31815 FantR@StewartCoGa.us	City of Lumpkin
Barbara Cullifer	P.O. Box 1017 Lumpkin GA 31815 meprowe1217@yahoo.com	City of Lumpkin
Debbie Stone	125 House Ave. Lumpkin, Ga 31815 msdebstone@yahoo.com	City of Lumpkin
Jimmy Lea	PO Box 37 Cairo GA 31821	Jimmy Lea 1889@icloud.com

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

August 2, 2016

Lumpkin City Hall

6:30 p.m.

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

September 13, 2016, 2016

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

September 13, 2016, 2016

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

Robyn Fardt

Barbara Puffer

Debra Aboe

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

September 13, 2016

Richland Hotel

6:30 p.m.

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

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

October 11, 2016, 2016

Which community are you interested in?

Contact Information / Email / Phone No.

Name

Jay P. Williams
Jenny J. J...

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

October 11, 2016, 2016

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

Debbie Stone Lumpkin

Barbara Cullifer Lumpkin

RANDALL BUTTS Lumpkin

Victoria Barnett Richland

Kenneth Jolley Richland

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

AGENDA

Stewart County and Cities Comprehensive Plan

Work Session

October 11, 2016

Lumpkin City Hall

6:30 p.m.

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

FREE ESTIMATES

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

Richland Continued from Page 1

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

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

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

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



OBITUARIES

Fitzgerald Evans "Jerry" Kelly

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

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

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

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

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

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

Public Meeting

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

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

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

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

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

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**Stewart Webster Journal
 Patriot Citizen**

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

BALDWIN FUNERAL HOME

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

Allow Baldwin Funeral Home to Assist in Time of Passing

STEWART COUNTY JOINT COMPREHENSIVE PLAN 2016

Richland • Stewart County • Lumpkin

January 22, 2017

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

Appendix: Leadership Team and Stakeholders

Stewart County Comprehensive Plan 2016 Stakeholder List

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