



COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

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

Submittal Type: Stewart County Comp Plan

Preparer: River Valley RC RC Local Government Consultant: Specify

Cover Letter Date: February 7, 2022

Date Submittal Initially Received by RC: February 7, 2022

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

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

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

Stewart County Board of Commissioners

P.O. Box 157, Lumpkin, GA 31815
Phone: (229)838-6769 Fax: (229)838-9856



Arcola Scott, Vice Chairman
Joe Lee Williams, Commissioner

Thomas Mayo, Commissioner
Tyrone Nelson, Commissioner

Joseph B. Williams, Chairman
Mac Moye, County Manager

February 7, 2022

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

RE: Stewart County Comprehensive Plan 2022-2026
Submittal of Draft Update

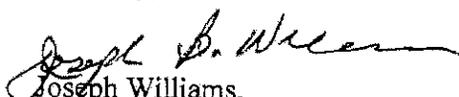
The Stewart County Board of Commissioners has completed the draft update of our comprehensive plan for the period 2022-2026. In accordance with applicable Minimum Standards and Procedures for local Comprehensive Planning, the draft is being submitted herewith to initiate review by the River Valley Regional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

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

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

If you have any questions concerning this submittal do not hesitate to contact Mac Moye County Manager, at 229-838-6769 or mmoye@stewartcountyga.gov.

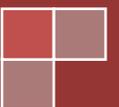
Sincerely,


Joseph Williams,
Chair

2022

STEWART COUNTY

COMPREHENSIVE PLAN



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RESOLUTION 2022-0308

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

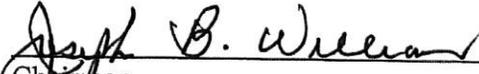
WHEREAS, said Act requires local governments to prepare, maintain and periodically update a state-approved local comprehensive plan to be eligible for certain state-issued grants, loans and permits, and

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 2022-2027 be adopted.

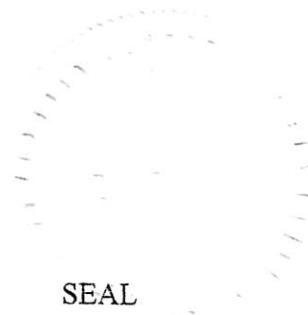
Duly considered and approved by the Stewart County Board of Commissioners in session this 8 day of March 2022.

Stewart County Board of Commissioners


Chairman

ATTEST


County Clerk



SEAL

Stewart County Comprehensive Plan 2022



Stewart County Vision Statement

A successful Stewart County is a community with new businesses scattered throughout the county, broadband services, 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 residents in a community-wide effort, we can address these needs and become a progressive Stewart County.

Community Priorities:

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

Source: 2021 County Survey

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 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 the county manager, the BOC Chairman and local resident Lisa Fort. The leadership team with the city of Lumpkin and the city of Richland 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

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

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

Public Hearings

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

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

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

COMMUNITY DATA, NEEDS AND OPPORTUNITIES

Population

According to the 2020 Census Stewart County population lost 744 residents from year 2010 (6,058) to year 2020 (5,314). The Stewart County population is estimated to continue its decline for the next twenty years. However, county residents, elected officials and non-profit entities, such as the Carl Vinson Institute, and Fort Benning are forging ahead to create a positive economic environment in Stewart County.

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

Community	1990	2000	2010	2020	Percent Change Since 2010
Richland	1,668	1,794	1,473	1357	6.9%
Lumpkin	1,250	1,369	1,348	942	33%
Stewart County	5,654	5,252	6,058	6,293	12.3%
State of Georgia	6,478,216	8,186,453	9,687,653	10,711,908	10.6%

Sources: U.S. Census Bureau, 1990, 2000, 2010, 2015-2019 ACS Estimate

Table 2: Stewart County and Cities Population 2030-2040

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

Sources: RVRC and 2020 Georgia County Guide

Community Facilities

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

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

Taxpayers also wish to have revenue utilized in the best possible way. They demand that the money is well spent and that they receive the services they demand. The following sections are a description of 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 recently been 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 in the northwest corner of the county.

Table 3: Water & Sewer Service by City and County

City/County	Services Provided	Water Source	Number of Water Connections
Stewart County	Water	Ground	420
Lumpkin	Water & Sewer	Ground	567
Richland	Water & Sewer	Ground	563

Source: Local Government Survey 2021

Table 4: Water Usage & Storage Information

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

Source: Local Government Survey 2021

Table 5: Sewage Treatment System Capabilities

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

Source: Local Government Survey 2021

Community Facilities

Identified Needs and Opportunities

Needs:

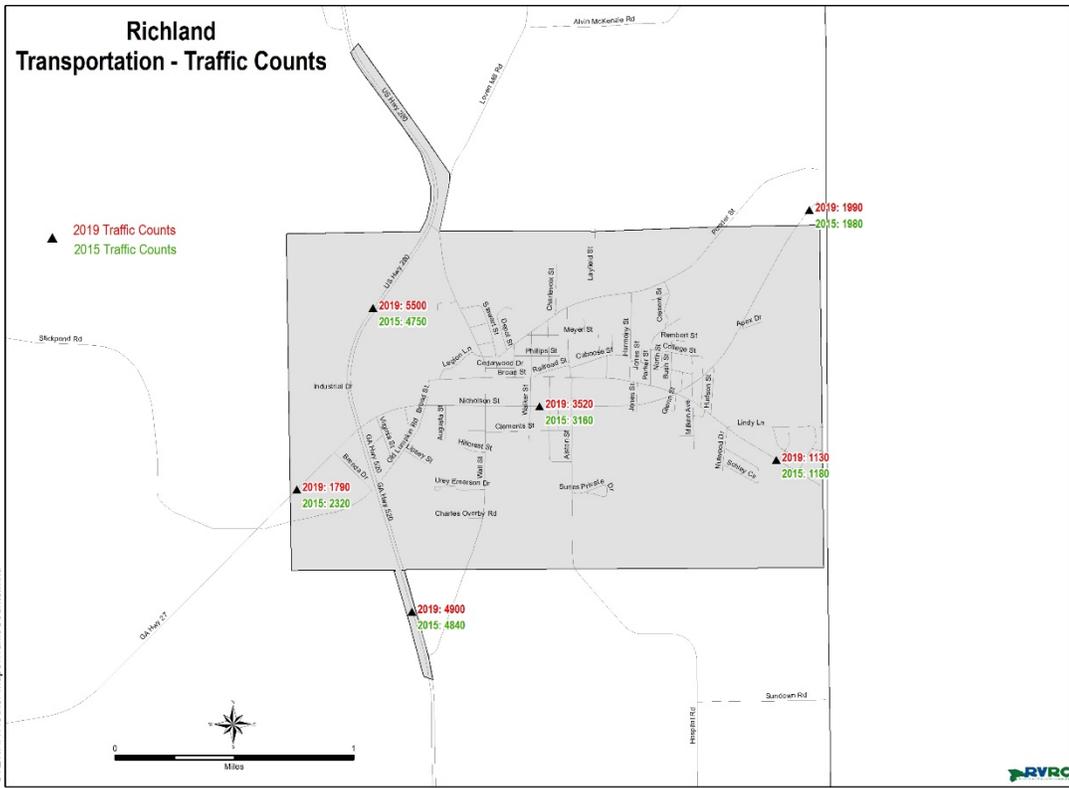
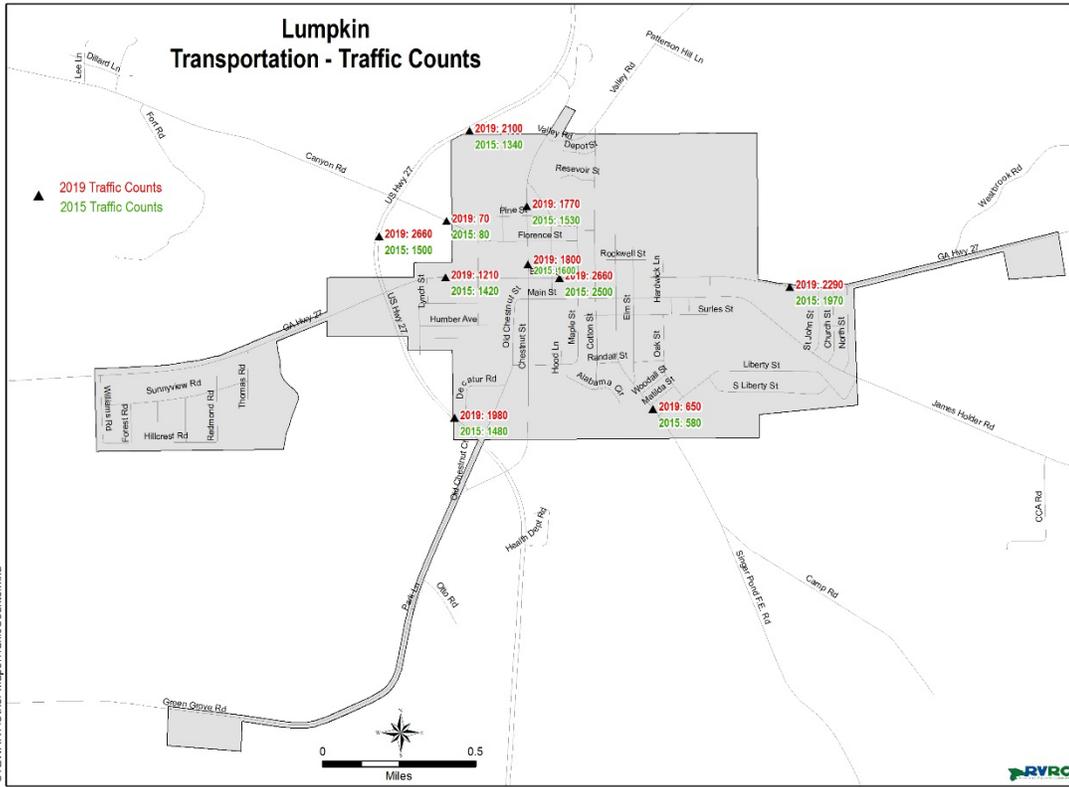
- Need a fire truck to provide better services
- Need public water for southern part of Stewart County from Georgia Route 27 to the Stewart County Randolph County line.
- Stewart County and the Cities of Lumpkin and Richland find it difficult to meet the increasing requirements of both the federal and state governments with decreasing local revenues. The challenge of the future is meeting the community fa



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

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.).
- There are several tennis courts and basketball courts located in Lumpkin and Richland; which have been updated. Walking trails have also been created or updated. There is a continuing opportunity for recreation improvements given that local governments work well with the School System to meet recreational needs of the citizens.
- Development of the Wims Community Center which houses the Emergency Preparedness Office site, recreation program and Family Connections
- The Stewart County Elementary School and Stewart/Quitman Middle-High School are new and have the capacity for additional students. The physical facilities are in good condition and are regularly maintained.
- Sheriff and EMS have the infrastructure/equipment needed to handle public safety needs.



Transportation

The major modes of transportation in Stewart County, Lumpkin, and Richland are automobiles or pedestrians. 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 25 years, and has grown in popularity, and on average has 60 bicyclist. The largest number of bike riders is 160. Two years ago, we had 100 riders. Bicyclists came 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 in Stewart County are currently inactive and in need of repair. Many in Stewart County would like to see the inactive lines active all the way to Omaha. However public support for said project waivers from year to year. 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 nor U.S. Highway 280/State Route 520 are at capacity currently. They are not expected to be at capacity soon. 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 2020 for U.S Highway 27 in Stewart County was 3,890 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 2020, the highest traffic count for U.S. Highway 280 was 7,000 average daily trips.

Proposed Interstate 14

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

Lumpkin

All streets in the City of Lumpkin have paving but there is a need to repave three streets. Drainage problems in the city are also an issue and need addressing by the Lumpkin city council. There is no need for additional streets currently nor is there any anticipated need in the future. Parking is adequate in the downtown area and throughout the town. There is no problem with traffic congestion. Lumpkin has one yellow flashing traffic light signal located on U.S. 27 at the intersection with Green Grove Road. No other traffic light GDOT projects are recommended at this time. 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. The widening of U.S 27 was completed by GDOT in 2017 when the existing two-lane road in Randolph County, Georgia became a four- lane road. Increased signage directing travelers to downtown could be helpful in drawing visitors to the city. The highest traffic count in Lumpkin is on U.S. 27 between the U.S. 27 Canyon Road and Georgia Highway 27 intersections. The 2020 traffic count between those two intersections is 2,660 ADT. In 2015 the count at that point is 1,500 ADT. In Lumpkin, the highest traffic count is located just east of the Broad Street and Cherry Street intersection. The 2020 average daily traffic at that intersection is 2,660 trips. The 2015 ADT at the Broad and Cherry intersection is 2,500.

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 in Stewart County are currently inactive and in need of repair. Many in Stewart County would like to see the inactive lines active all the way to Omaha. However public support for said project waivers from year to year. The North-South lines have been abandoned and the tracks pulled up. The rail bed is owned by the Georgia Southwestern Railroad.

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.

Richland

The majority of streets in the City of Richland are paved. However, a few of the paved streets need to be repaved and widened and any drainage problems need to be addressed. There is no need for additional streets currently nor is there any anticipated need in the future. Parking is adequate in the downtown area and throughout the town. There is no problem with traffic congestion. Richland has two (2) traffic signals which are adequate and meet traffic needs. There is no anticipated need to add traffic signals in the future. The downtown area and adjacent residential neighborhoods have sidewalks which encourage pedestrian activity. Sidewalk repair is needed in several areas of Richland.

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. The highest 2020 traffic count on U.S. Highway 280 is located just north of Industrial Drive. The 2020 traffic count is 5,500 ADT. In 2015 the count at that point is 4,750 ADT. In Richland the next highest traffic count is located just east of the Nicholson and Walker Street intersection. The 2020 average daily traffic at that intersection is 3,520 trips. The 2015 ADT at the Nicholson and Walker Street intersection is 3,160.

Currently, travelers on the highway are not aware of the downtown area and stop only for gas and for a meal at the highway intersection. Richland has completed a streetscape renovation downtown and added a rum distillery (Richland Rum) to help attract area residents and tourists to downtown. Richland continues its efforts to attract travelers downtown. There is signage for Richland Rum and Omaha Brewery located along U.S.280/ SR 520. The increased signage directing travelers to downtown Richland has boosted visitation to the downtown area.

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 in reactivating the line and connecting with the SAM short line. The reactivation of the line is listed in Stewart County's Community Work Program. Many in Stewart County would like to see the inactive lines active all the way to Omaha. However public support for said project waivers from year to year.

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	40%
Interstate	0
State Route	105

County Road	288
City Street	32
Total Mileage	426

Source: Georgia County Guide 2020

Table 7: Freight Railroad Systems Operating in Stewart County

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

Source: Georgia State Rail Plan 2021

Identified Needs and Opportunities

Needs:

- Difficult to maintain/resurface paved roads and to maintain/stabilize dirt roads and drainage ditches. Due to lack of funding road projects need to be prioritized.
- Cost to maintain roads has gone up significantly over the last year due to inflation and labor shortages

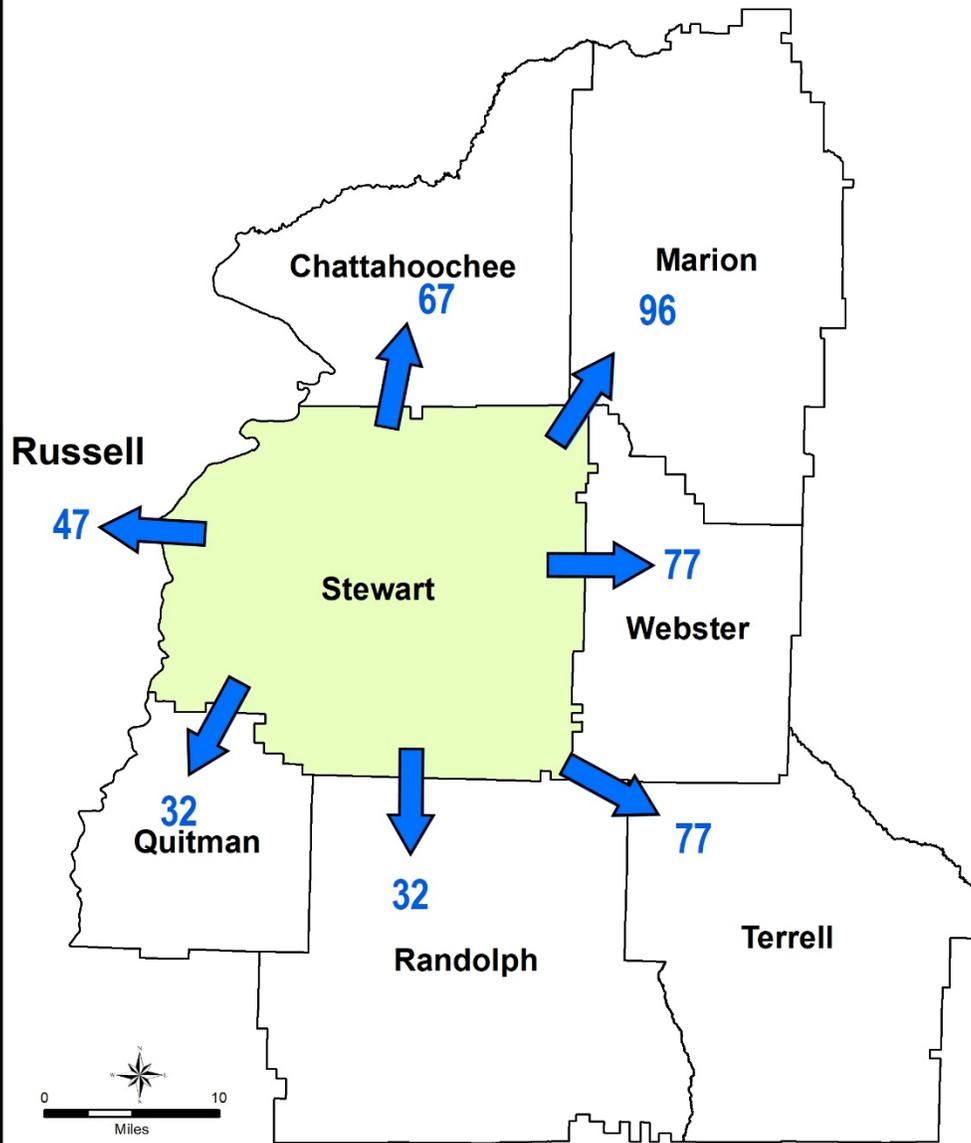
Opportunities:

- 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 inactive and in need of repair. There is some interest in opening the lines from Preston to Richland to Lumpkin and Omaha.
- There are two designated state bike routes: one is along GA Hwy 27 and the other is along GA Hwy 39. The routes include Lumpkin, Moccasin Gap, Omaha, and Florence Marina
- Expansion of Carter-Butts Memorial trail and Bike Ride



Omaha Railroad Bridge

Stewart County Worker Flow 2019



STEWART\Other Maps\WorkerFlow2019.mxd

Source: US Census American Community Survey 2015 to 2019.

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



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 and sewer. The 2010 housing inventory consisted of 2,383 total housing units, an increase over the year 2000 number of 29 housing units. The 2015-2019 American Community Survey estimates the total number of houses in Stewart County to be 2,346. It is noteworthy that this represents a decrease in overall housing of 37 units. The average household size for Stewart County is currently 2.32 persons per household in 2021, down from 2.35 persons per household in 2010 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 twenty 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 2015-2019 ACS housing vacancy rate for Stewart County is 23 percent.

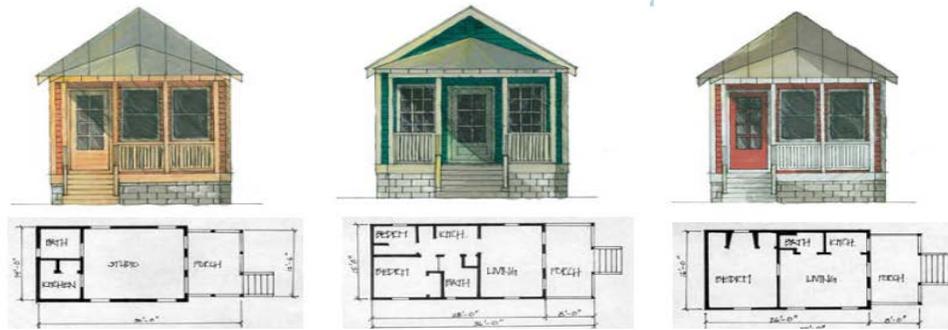
The total housing stock consisted of 2,346 units. Single units attached and detached totaled 1,501 housing units. Multi-family units only comprised of 114 units of the total housing stock. Manufactured or mobile home units, totaling 731 units (31%), continue to be an important and increasing source of housing for many residents in Stewart County. The 2015-2019 ACS estimate shows a decreasing number of renter occupied housing units in Stewart County. In 2010 renter housing units totaled 521 housing units or 28% of total housing units. In 2019 the number of renter occupied housing units dropped to 481 or 21% of total housing units. In comparison to the state of Georgia, where the 2015-2019 ACS estimate of housing stock is 32% renter occupied, up from 30% in 2010.

Housing costs in Stewart County are low when compared to the state of Georgia, with a median housing value of \$ 64,566 based on the 2015-2019 ACS estimate, up from \$49,500 in 2010 as compared to the State's median 2021 value of \$224,301 and a 2010 median housing value of 161,400. From a cost burden 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. Nineteen percent (19%) of Stewart County homeowners are cost burdened and 43% of Stewart County renters are cost burdened. This is also a statewide issue with 21% of owners and 45% of renters being cost burdened in Georgia.

Table 8: Housing Characteristics 2000 - 2019

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

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



Example: Historically appropriate affordable housing

Table 9: Housing Types 2000 - 2019

Category	2000	2010	2019
TOTAL Housing Units	2354	2383	2,346
Single Units (detached)	1,425	1582	1,481
Single Units (attached)	9	9	20
Double Units	68	67	49
3 to 9 Units	49	55	37
10 to 19 Units	4	2	28
20 to 49 Units	17	3	0
50 or more Units	0	0	0
Mobile Home or Trailer	741	665	731
All Other	41	0	0

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

Identified Needs and Opportunities

Needs:

- Address the needs of affordable and adequate housing for Stewart County residents
- Renovate older housing stock and demolish structures that are beyond repair
- Diversify the housing mix by adding higher density housing where appropriate and allowing for more units per acre which may lower housing cost.
- Increase home ownership opportunities by making citizens aware of the State of Georgia housing programs

Opportunities:

- Land and housing is affordable for those family’s moving in from other areas of the Georgia
- Create housing opportunities for special needs populations.

Economic Development

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

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

What is particularly unique about Stewart County is how many people migrate out of the county daily to work. According to the U.S Census ACS Estimate 2015-2019, the daily net out-migration from the county is 933 people. Sixty-two (62) percent of county resident workers age 16 and above work outside of Stewart County. Thirty-eight (38%) of Stewart County resident workers age 16+ worked in State and in Stewart County. Approximately 19% percent of Stewart County residents work outside the state of Georgia. The fact that 44% of workers in Stewart County work in another county has profound planning implications, indicating that 1.) Transportation to employment centers is critical and 2.) More needs to be done to work on attracting employers to the county.



Omaha Brewing Company



Richland Rum

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

Stewart County top employers include Stewart County Detention Center; Stewart County Board of Education, Stewart County Board of Commissioners, B&S Air, Inc.; Four County Health and Rehabilitation; Southwest Georgia Health Care, Inc.; W.C. Bradley Farms, Inc.

Table 10: Stewart County Workers

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

Source: U.S Census ACS Estimate 2015-2019



Farm in Stewart County

Table 11: Workers by Industry Estimate

SIC Codes	Number & Percentage of Workforce
Agriculture , Forestry, Fishing and Mining	46 / 2.6%
Construction	81 / 4.6%
Manufacturing	313 / 17.9%
Transportation/Warehousing	138 / 7.9%
Information	49 / 2.8%
Utility	0
Wholesale Trade	10 / 0.6%
Retail Trade	126 / 7.2%
Finance, Insurance, Real Estate, Rental, Leasing	47 / 2.6%
Services*	633 / 36.2%
Public Administration	307 / 17.5%

Source: ESRI Business Analyst 2021

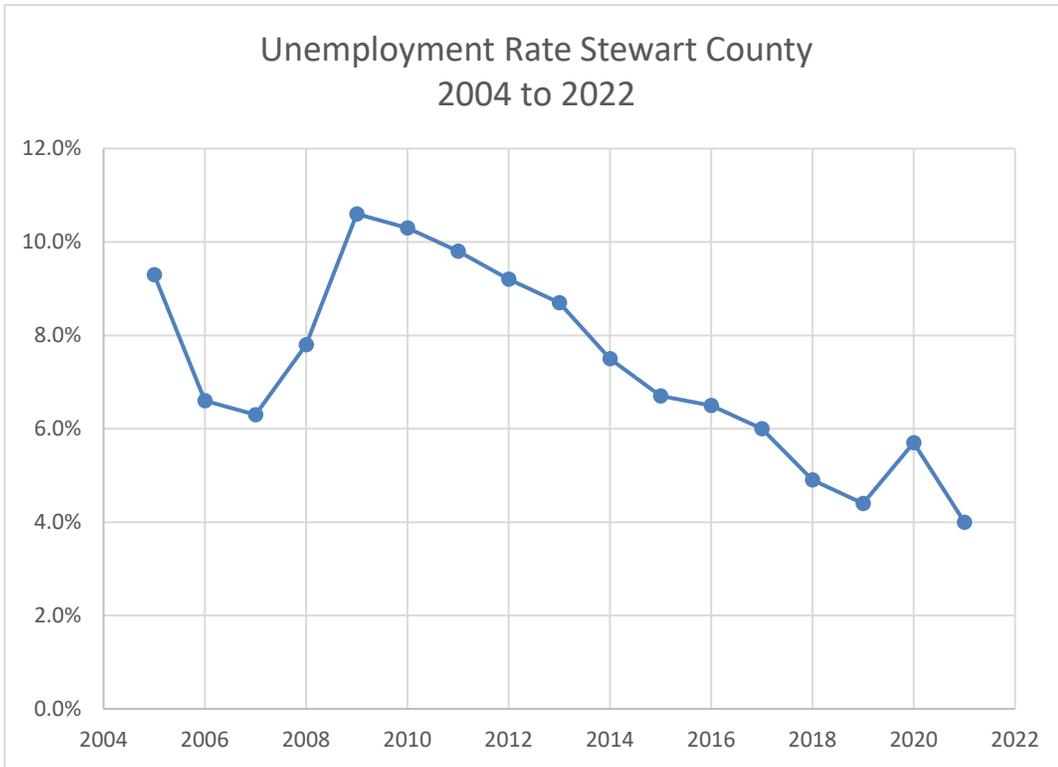


Much of Stewart County is planted in timber

Table 12: Stewart County Unemployment Rate

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
Preliminary June, 2021	2,538	2,436	102	4%
Revised May, 2021	2,563	2,468	95	3.7%
Annual Average				
2020	2,367	2,509	142	5.7%
2019	2,388	2497	109	4.4%
2018	2,255	2371	116	4.9%
2017	2,164	2,302	138	6%
2016	2,000	2,138	138	6.5%
2015	2,120	1,979	141	6.7%
2014	2,189	2,025	164	7.5%
2013	2,289	2,089	200	8.7%
2012	2,319	2,105	214	9.2%
2011	2,337	2,108	229	9.8%
2010	2,402	2,154	248	10.3%
2009	2,317	2,071	246	10.6%
2008	2,322	2,141	181	7.8%
2007	2,272	2,129	143	6.3%
2006	1,979	1,848	131	6.6%
2005	1,951	1,770	181	9.3%

Source: Georgia Department of Labor 2021



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

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the last 12 months. With an MPI of 132, Stewart County residents spent 100+dollars at a convenience store in the last 30 days. With an MPI of 99, fewer Stewart County residents visited a

doctor in the last 12 months. For the full ESRI Retail Market Potential Analysis for Stewart County, see the Appendix

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

Identified Needs and Opportunities

Needs:

- Not enough affordable workforce housing
- Traffic orientated businesses as traffic counts continue to increase such as light industrial businesses and highway commercial retail
- Need to get western side visitors to the eastern side of Stewart County to eat. In other words address food desert issues on the western side of Stewart County.
- Continuation of infrastructure investments in water/sewer are needed to remain competitive in business recruitment and community resources are inadequate to make the necessary investments.
- Educational and workforce training opportunities are not readily available. Persons needing specialized training must travel to Americus, Columbus or Albany. 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, all offer great potential for increasing tourism in the county.
- Improvement of Broadband facilities and other telecommunication systems to attract business and provide virtual training opportunities.

Opportunities:

- Develop partnerships between government/ agencies/ authorities/ private sector entities, area Foundations involved in economic development to increase economic development resources and encourage marketing efforts for the community.
- Make citizens aware of Pautaula Transit and the services that they provide
- Take advantage of COVID money in regard to improving broadband services
- Significant increase in the outdoor recreation sector in Stewart County as people prefer open spaces. Providence Canyon had 275, 000 visitors in 2021.
- Three new restaurants in the county; Lillies, Grannies, and Snack Shack
- Richland Rum and Omaha Brewery are great visitor destinations

Broadband

Broadband Internet Service Element for Stewart County

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

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

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

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

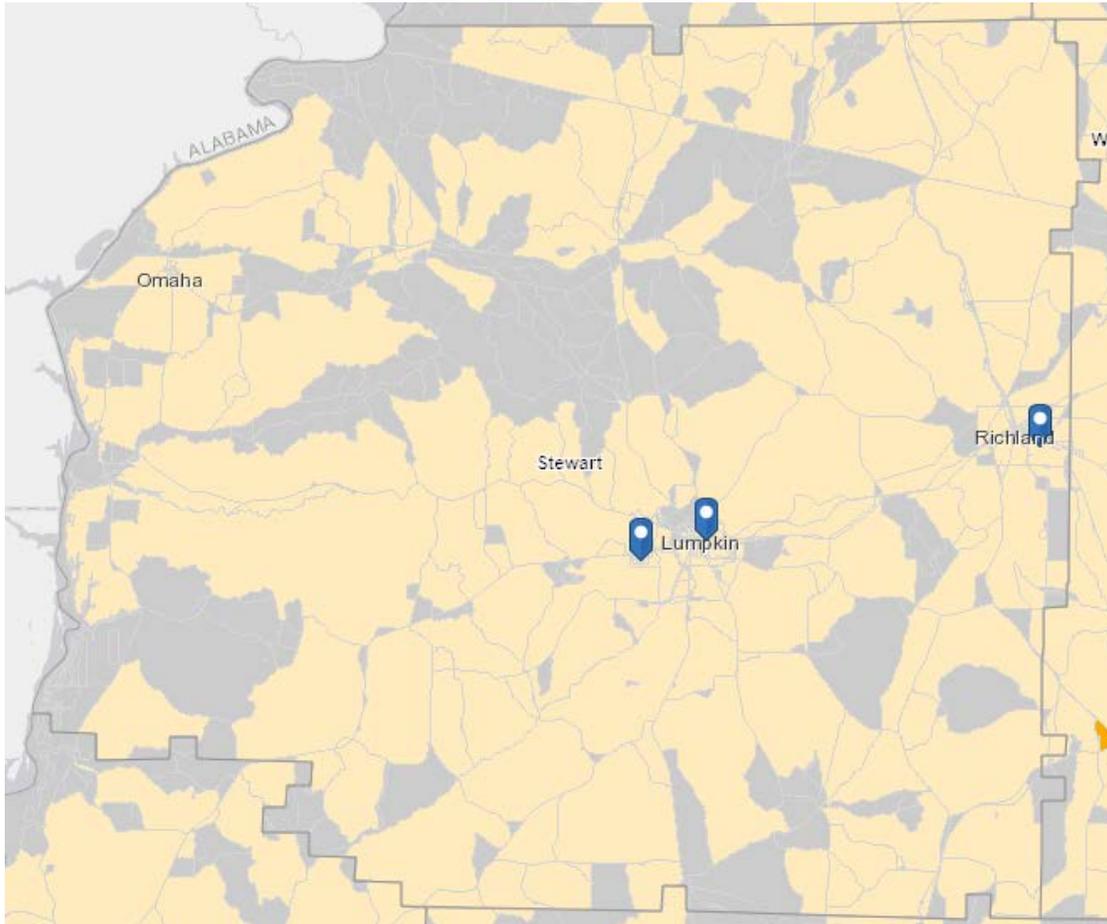
The data used to create the map depict where broadband service is available to at least ONE consumer (whether residential or business) per census block. The map presents every location in the census block as having service, even if there is only one internet consumer in the block. By this standard, the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

The yellow shading in the accompanying graphics represents areas which 20% of homes and businesses in a census block cannot subscribe to services at the threshold speed of 25 Mbps/3 Mbps. Nearly 100% of Stewart County's population lives in an unserved census block (2,548 locations). There are 20 locations in three census blocks with broadband access at the minimum service level, but service is offered to less than 80% of

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

the locations in those blocks. There are two served locations in one southwestern Lumpkin census block on Georgia Highway 27 near Providence Canyon. However, 91% of the population in that block are in the 20 unserved locations. Downtown Lumpkin has one census block on Georgia Highway 27/Broad Street with two served locations and three unserved (60%). In Richland, there is a single census block off Georgia Highway 27/Nicholson Street with 16 served locations and 87 unserved (84%).

Broadband Availability in Stewart County



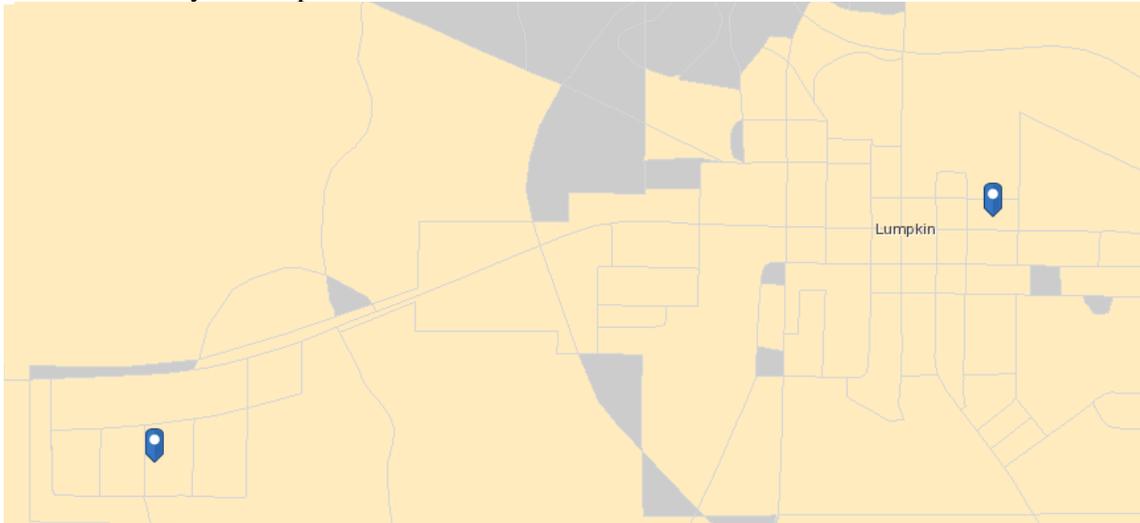
Broadband Availability in Stewart County

- Served
- Unserved
- No Locations
- 📍 Served Below Thresholds

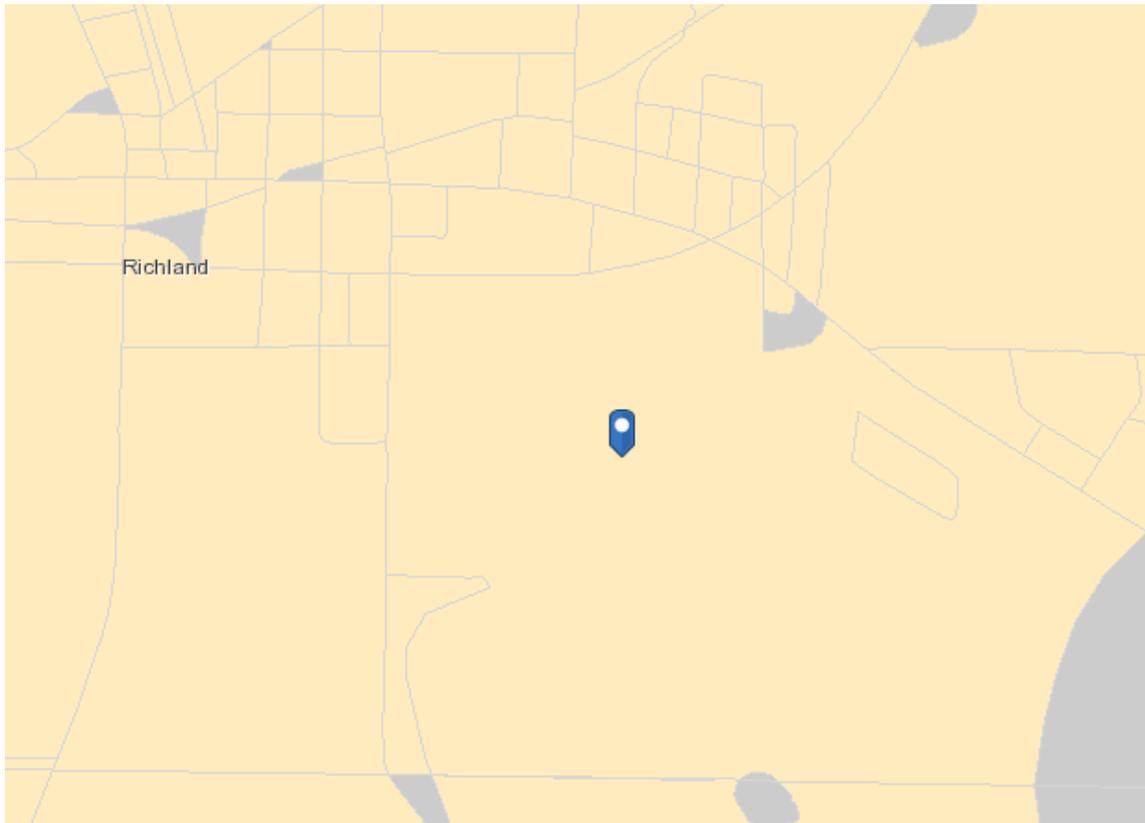
County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various internet service providers of Georgia. Location data are from commercially available sources.

Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2020.

Broadband Availability in Lumpkin

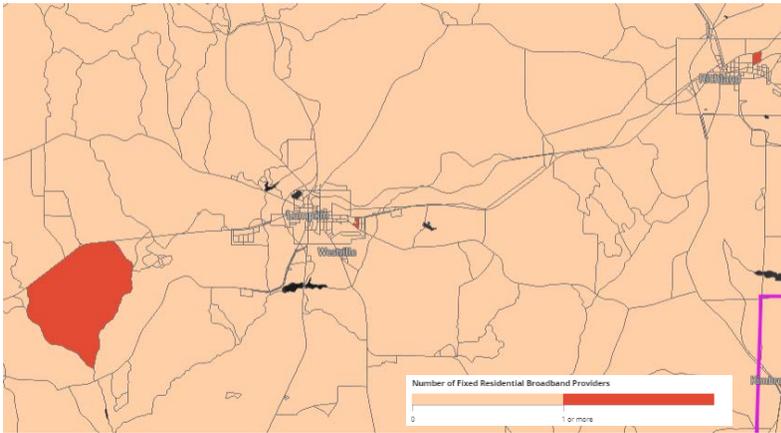


Broadband Availability in Richland



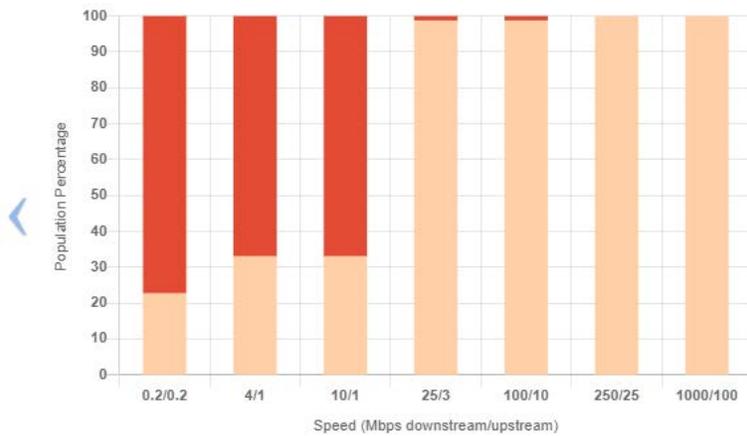
■ Served ■ Unserved ■ No Locations ■ Served Below Thresholds
Source: Georgia Broadband Deployment Initiative, Georgia Department of Community Affairs, June 30, 2020.

Fixed Residential Broadband Providers, Stewart County



Broadband

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



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

The Federal Communications Commission (FCC) Fixed Broadband Deployment Area Summary Map (December, 2019) shows two satellite providers offer 25 Mbps/3 Mbps residential service and one offers 2 Mbps /1.3 Mbps to 100% of Stewart County. Fixed terrestrial broadband (ADSL, Cable, Fiber, and Fixed Wireless) service at 100 Mbps/10 Mbps and 25 Mbps/3 Mbps is available from a single provider to just over one percent, leaving 99% of the population with no fixed residential broadband service at the threshold level. Asymmetric digital subscriber line (ADSL) broadband service is only available at the 25 Mbps/3 Mbps and 100 Mbps/10 Mbps levels to .05% of the population from a single provider. Even at slower, below-threshold speeds, ADSL is only offered by one provider. A single provider offers 4 Mbps/1 Mbps service to 2% and offers .2 Mbps/1 Mbps to 68% of the population. ADSL is a type of digital subscriber line technology that enables faster data transmission over copper telephone lines than a conventional voiceband modem can provide. One cable provider offers service to one percent of the population at the 100/10 Mbps level and below. Cable internet service is provided over cable television infrastructure. [No providers offer fiber service in Stewart County.](#) Fiber-optic communication is the transmission of voice and data via pulses of light through

an optical fiber.

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

Broadband Providers Reporting Service in one or more Stewart County Census Tracts

Provider	Tech	Down (Mbps)	Up (Mbps)
Windstream Holdings, Inc.	ADSL	100	25
Mediacom Communications Corp.	Cable	100	10
ViaSat, Inc.	Satellite	35	3
Hughes Network Systems, LLC	Satellite	25	3
AT&T Inc.	Fixed Wireless	10	1
AT&T Inc.	ADSL	10	.6
AT&T Inc.	ADSL	6	.512
VSAT Systems, LLC	Satellite	2	1.3

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

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

Natural Resources

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 mandatory 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 Appendix for Maps). See Table 13 for discussions on recommended usage.

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 resource whose significance extends far beyond Stewart County.

Once an important means of transporting industrial goods, it is valued more today as a source of drinking water, with large municipal water withdrawals occurring in Columbus and metropolitan Atlanta. The health of the region's economy is also linked to the river, as it supports various economic sectors, especially 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, fringeleaf 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.

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) 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 State Park

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 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 State Park

Providence Canyon State Park is located between Lumpkin and Florence Marina. The canyons in the 1,003-acre park developed as 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 is deemed 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 Park 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:

- Historic resource conditions are endangered and/or declining and need management planning to better protect resources
- Improve, enhance, and promote Stewart Counties cultural and natural resources via Facebook, city website, news media.

- Public access to regulatory guidelines concerning natural and cultural resources.
- Address erosion, sedimentation and stormwater runoff problems due to the Coastal Plain soils in Stewart County.
- Incorporate best management practices into to your development review proces

Opportunities:

- Ensure Stewart County compl with Part V, due to the EPD review of the rules and regulations.
- Stewart County should look at adopting subdivision regulations or other development standards to support their existing zoning.

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), Beddingfield Inn (Cotton Street), Bush-Usher House (E. Main Street), Dr. Miller's Office (E. Main Street), Dr. R.L. Grier House (Broad Street), George Y. Harrell House (Broad Street), Jared Irwin House (E. Main Street), Mathis House (E. Main Street), Stoddard Rockwell House (Rockwell Street), Second Methodist Church (Mulberry Street), Stewart County Courthouse (Courthouse Square), John A. Tucker House (Florence Street), and the Usher House (Florence Street).



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 eligible for the Certified Local Government program administered by the National Park Service; however, they have not applied for this designation. As a result, they are not eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. 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:

- Historic resource conditions are endangered and/or declining and need management planning to better protect resources
- Improve, enhance, and promote Stewart Counties cultural and natural resources via Facebook, city website, news media.

- Public access to regulatory guidelines concerning natural and cultural resources.
- Create a Historic Preservation Commission or adopt a Historic Preservation Ordinance.

Opportunities:

- Guide new development away from important resources to conserve resources.
- Continue to use 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 February 28, 2027 . The Stewart County Pre-Disaster Mitigation Plan was adopted by the Stewart County Board of Commissioners December of 2021.

Identified Needs and Opportunities

Needs:

- Keep line of communication open with the neighboring counties of Chattahoochee, Webster, Quitman and Randolph.
- Actively participate in regional planning efforts and attend monthly meetings.

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 by February 28, 2027.



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, 2021

Identified Needs and Opportunities

Needs:

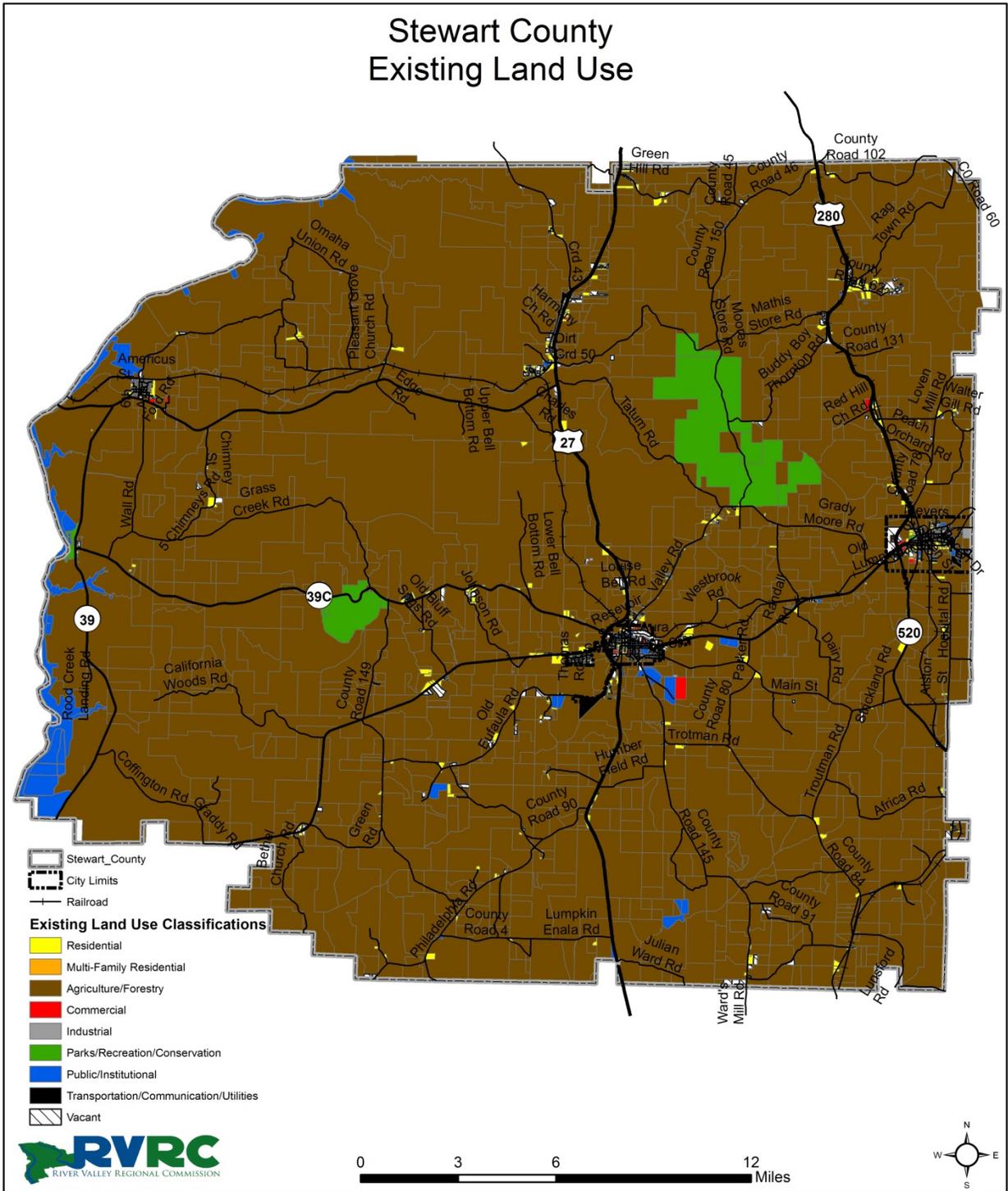
- The Agriculture/Forestry land use category comprises 90.5% percent of all land in Stewart County. Stewart County needs to capitalize on its ruralness by developing eco-friendly tourism activities on this land and on the Chattahoochee River .
- There are no public spaces designed to encourage the attention and presence of people at all hours of the day and night in Lumpkin and Richland. Both communities and Stewart County need to identify places that residents will be attracted to.
- Stewart County and the Cities of Lumpkin and Richland to utilize RVRC design guidelines to ensure appropriate new and infill development that complements the character of the community.
- Code enforcement needs to be more strictly enforced. Both Stewart County, the City of Lumpkin and Richland have building inspectors to enforce the State Building Code.
- 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 that will come into Stewart County.

Opportunities:

- Enforcing building codes in Stewart County will remove developments that are blighting influences in the community.
- Stewart County Lumpkin and Richland need to access local, regional, state, private and non-profit organizations as partners in developing an economic strategy specific to Stewart County that identifies viable and sustainable business activities for years to come.

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 or natural gas power plant or natural 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

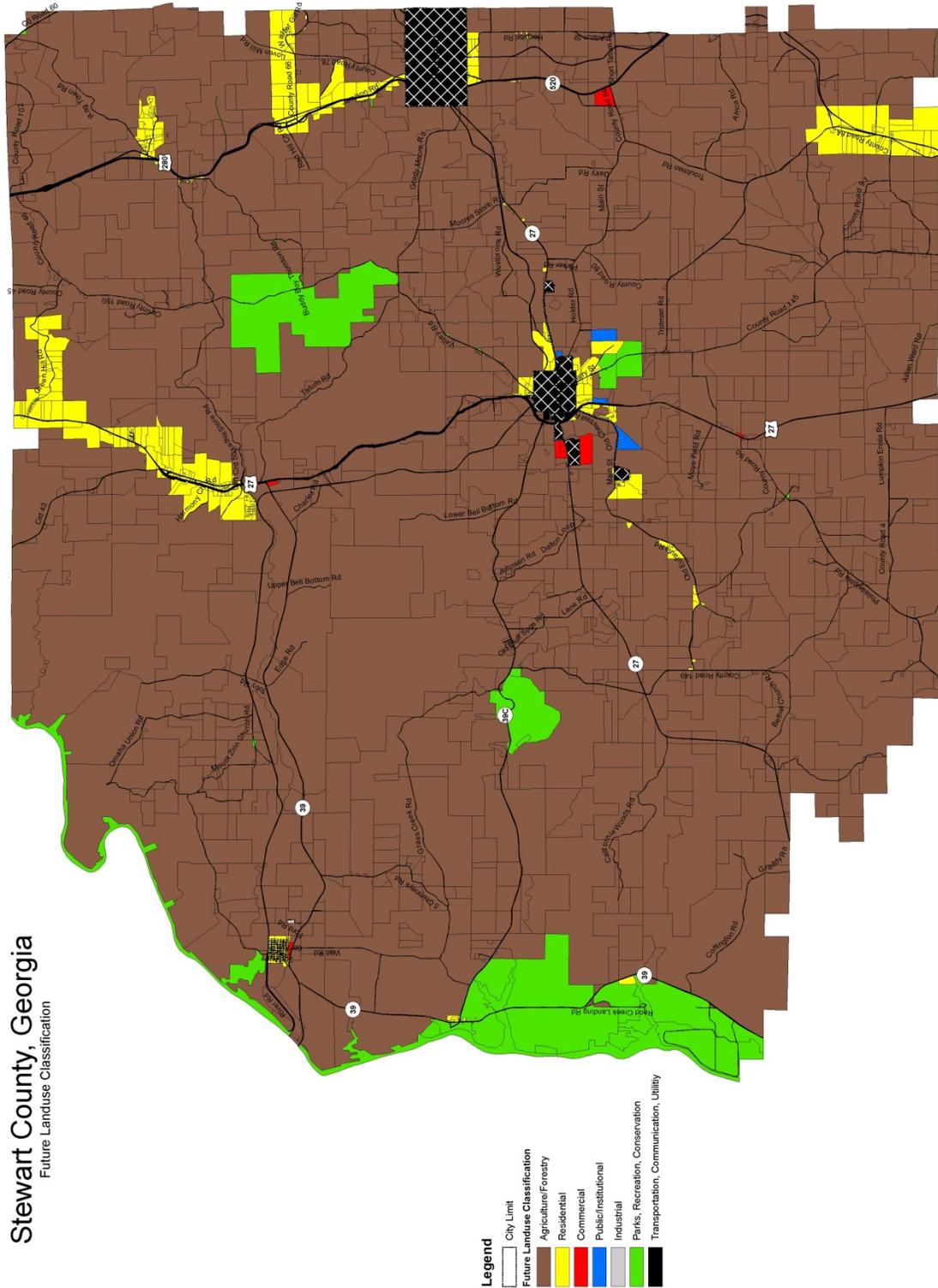
All communities have areas of disinvestment or areas in need of improvement and Stewart County is no different. As the area grows, new development will have impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. Hopefully, market forces will lead to improvements within the infrastructure. However, in some cases, a public/private/non profit 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 need 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 were applied for but were not granted. 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 need improvement. Omaha is currently fixing streets and improving a bad drainage situation. This area could also be impacted by future growth, given that the proposed Georgia Power nuclear or natural gas power plant would be located just north of Omaha. The Brooklyn Community located in northeast Stewart County off 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 (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 2020 U.S. Census. According to the U.S. Census Bureau's 31.3% of Stewart County's residents are living below the poverty level, compared to the state's average of 14%, and the U.S. average of 11.4%. By reinvesting in communities and creating a better quality of life through jobs, educational opportunities, and recreational options, these numbers can be reduced, and help promote the long-term development of Stewart County.

Stewart County, Georgia

Future Landuse Classification

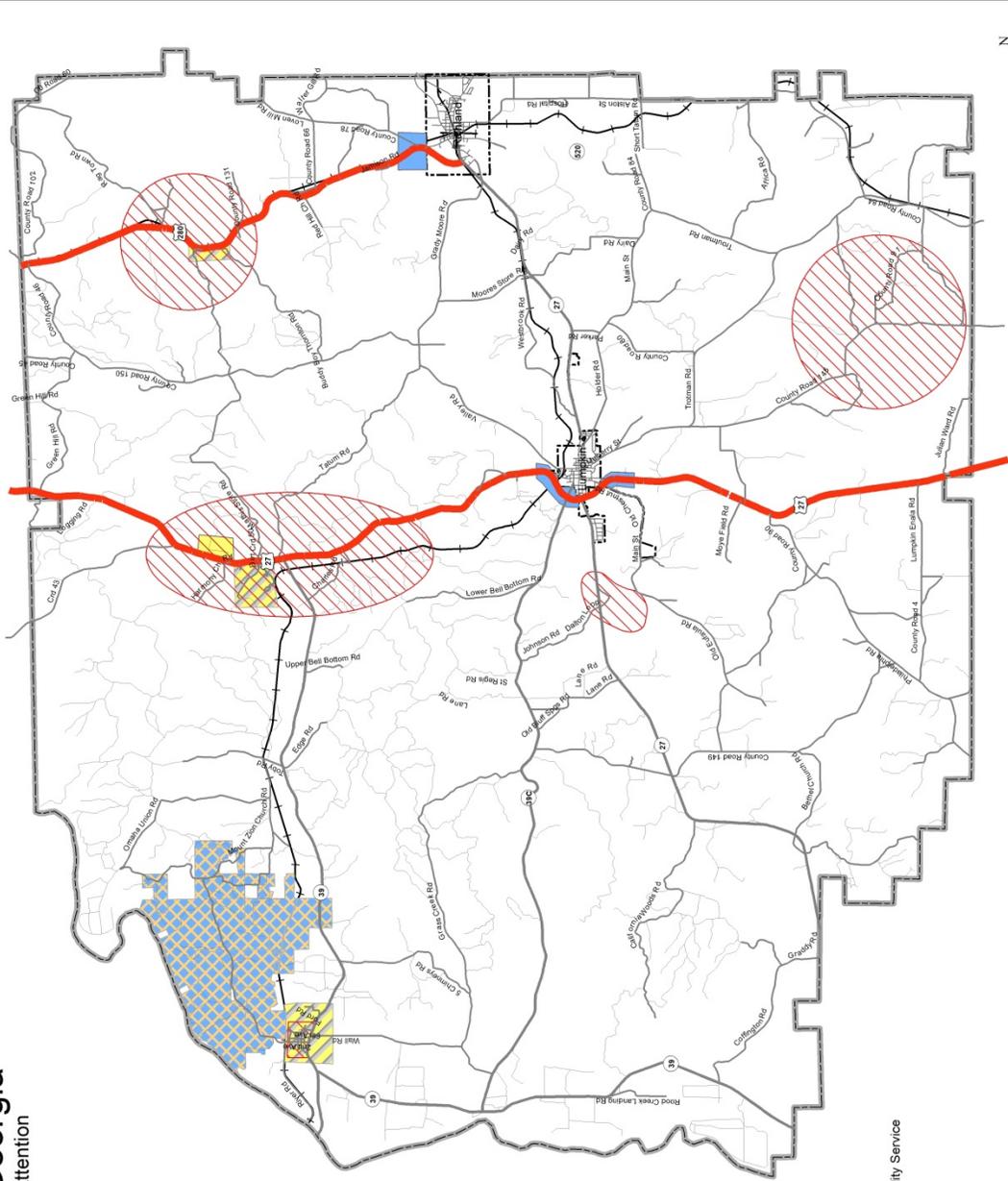


- Legend**
- City Limit
 - Future Landuse Classification
 - Agriculture/Forestry
 - Residential
 - Commercial
 - Public/Institutional
 - Industrial
 - Parks, Recreation, Conservation
 - Transportation, Communication, Utility



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

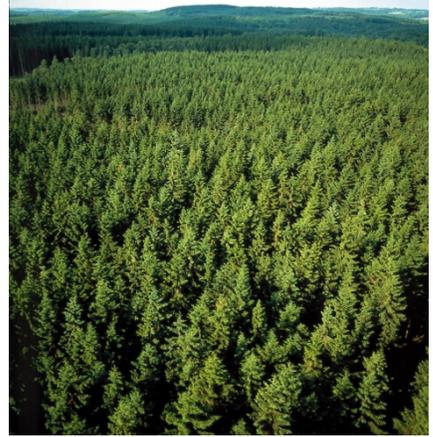
- A. Conserve, maintain and promote the natural, historic and cultural resources of Stewart County and the Cities of Lumpkin and Richland.
 - a. Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.

- 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

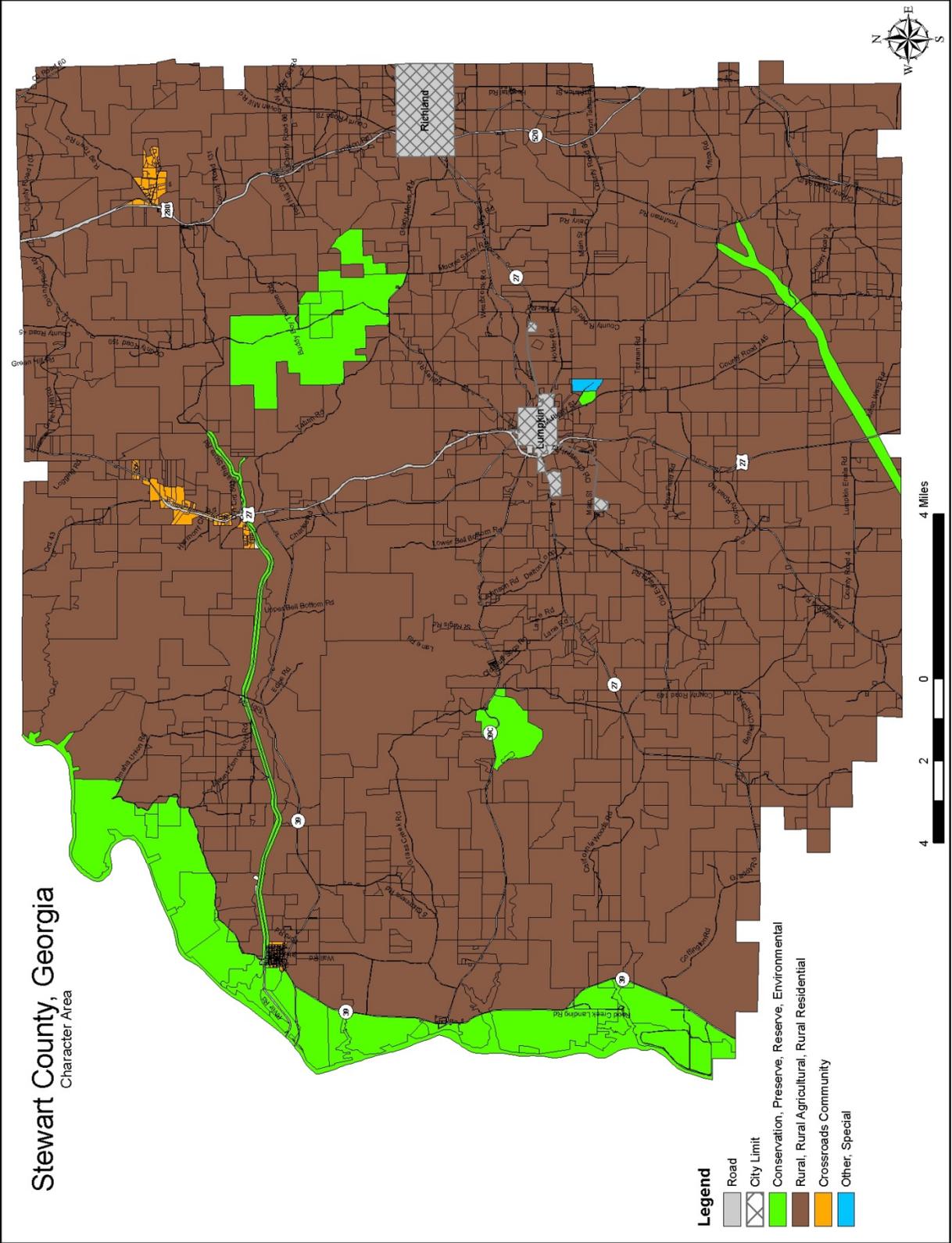
- A. Improve and extend the public water systems to better serve the current and future population.
 - a. Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents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

- Investigate other means of notifying residents of important public information by using Facebook, County website, notes attached to utility bills, the Richland library, posters at the Stewart Health Department and the Stewart-Webster Journal, etc.

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 to encourage business development.
- Partner with the technical college to provide training for individuals in the school system and a 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, Florence Marina, and the Hannahatchee WMA.

HOUSING

Goals: Improve housing options and conditions throughout Stewart County.

- Ensure code enforcement officer has educational training and current code information.
- Partner with Habitat for Humanity and local churches and other groups 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 to provide affordable 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.
- Incorporate Best Management Practices into your development review process.
- 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. What are they
- 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.
- Look to outside transportation sources such as Pataula Transit to provide transportation services.

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.

- Work collectively with Lumpkin and Richland and neighboring counties to establish and expand broadband services.

STEWART COUNTY REPORT OF ACCOMPLISHMENTS

Activity	Status	Explanation
Community Facilities		
Construct a new EMS Station in Lumpkin	Underway	Complete in 2022
Construct new building and necessary improvements to move high school students to Elementary/Middle School Campus.	Completed	
Evaluate need for EMS Station in Omaha/Florence in preparation for proposed power plant.	Completed	

Activity	Status	Explanation
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 Short line Excursion Train.	Postponed	Georgia Power shifted its priorities to the expansion of Plant Vogtle. Stewart County will revisit the development of an action plan in 2026,

Activity	Status	Explanation
Housing		
Complete housing improvements on Dan Brinson Road	Not Accomplished	Have not been successful in getting an housing CDBG for that area.
Add a link to the Stewart County website connecting DCA and HUD housing information.	Completed	

Activity	Status	Explanation
Land Use		
Review Zoning Ordinance and Subdivision Regulations to insure compliance in preparation for proposed power plant.	Underway	Complete in 2025
Review and Update Community Work Program.	Completed	

Activity	Status	Explanation
Natural and Historic Resources		
Update the countywide Historic Resources Survey.	Underway	2026
Review and adopt required Part V Environmental Planning Criteria.	Underway	2026
Begin improved conservation management at bridges on dirt roads.	Accomplished	

Activity	Status	Explanation
Transportation		
Re-surface Trotman Road	Postponed	Complete 2026
Resurface Lyons Street, Sixth Avenue, Fitzgerald Street, Savannah Street	Underway	Complete 2022
Replace Hannahatchee Bridge. CORRECT Bridge Name is Mathis Store Bridge.	Underway	2026
Add bike lanes on GA Hwy 39	Completed	
Stabilize dirt roads as needed and as funds allow	Underway	2026

Activity	Status	Explanation
Intergovernmental		
Review and update all Intergovernmental Agreements.	Completed	
Appoint a representative to the Southern Council of Governments.	Completed	
Appoint a representative to the River Valley Regional Commission Council.	Completed	

STEWART COUNTY COMMUNITY WORK PROGRAM

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Community Facilities				
Construct a new EMS Station in Lumpkin	2023	Stewart County	\$300,000	USDA FEMA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Economic Development				
Establish a Broadband System in Stewart County	Begin in 2023	Stewart County	9,000,000	COVID Funds
Work with multiple organization's such as Fort Benning, Carl Vinson Institute, Non-profit groups to develop a economic development plan for Stewart County that identifies viable economic and sustainable business opportunities.	2025	Stewart County, Lumpkin, Richland	\$100,000	Stewart County, Non-Profit Organizations, State Agencies, DCA, Ga Department of Economic Development
Revisit the issue of repairing and improving the rail line through Richland, Lumpkin, and Omaha. Assess the economic viability of improving the lines as a tourist attraction.	2025	Stewart County City of Lumpkin City of Richland GDOT	\$30,000	TIA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Housing				
Develop an affordable housing program for those in need of safe and adequate housing	2024	Stewart County	\$20,000	General Funds, State Funds- CDBG
Revitalization or demolition of existing site-built and manufactured hosing	2023	Stewart County	\$30,000	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Land Use				
Review zoning ordinance and other regulations in regards to Planning Commission task and duties to ensure compliance zoning law.	2023	Stewart County	\$15,000	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Natural and Historic Resources				
Update the countywide Historic Resources Survey.	2020	Stewart County	\$50,000	General Funds DNR, Private Contractor
Review and adopt required Part V Environmental Planning Criteria.	2022	Stewart County	\$7,500	General Funds

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Transportation				
Re-surface Trotman Road	2026	Stewart County	\$350,000	LMIG TIA
Resurface Lyons Street, Sixth Avenue, Fitzgerald Street, Savannah Street	2022	Stewart County	\$750,000	LMIG TIA
Replace Mathis Store Bridge	2026	GDOT	\$750,000	GDOT
Pave dirt roads in County as needed and as funds allow	2026	Stewart County	\$250,000	LMIG TIA

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Intergovernmental				
Submit Revised Comp Plan	2022	Stewart County	\$0	
Begin Update of 2021 Pre-Disaster Mitigation Plan	2026	Stewart County	\$20,000	Stewart County General Fund
Work with multiple organization's such as Fort Benning, Carl Vinson Institute, Non-profit groups to develop a economic development plan for Stewart County that identifies viable economic and sustainable business opportunities.	2025	Stewart County	\$100,000	Stewart County, Non-Profit Organizations

Appendix: Retail Market Potential



Restaurant Market Potential

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

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to fast food restaurant in the last 6 months: eat in	1,625	28.9%	89
Went to fast food restaurant in the last 6 months: home delivery	208	3.7%	42
Went to fast food restaurant in the last 6 months: take-out/drive-thru	2,712	48.3%	101
Went to fast food restaurant in the last 6 months: take-out/walk-in	910	16.2%	79
Went to fast food restaurant in the last 6 months: breakfast	2,273	40.5%	118
Went to fast food restaurant in the last 6 months: lunch	2,664	47.4%	96
Went to fast food restaurant in the last 6 months: dinner	2,355	41.9%	89
Went to fast food restaurant in the last 6 months: snack	434	7.7%	62
Went to fast food restaurant in the last 6 months: weekday	3,245	57.8%	100
Went to fast food restaurant in the last 6 months: weekend	2,288	40.7%	87
Went to fast food restaurant in the last 6 months: A & W	143	2.5%	114
Went to fast food restaurant in the last 6 months: Arby's	1,295	23.1%	134
Went to fast food restaurant in the last 6 months: Baskin-Robbins	120	2.1%	58
Went to fast food restaurant in the last 6 months: Boston Market	65	1.2%	45
Went to fast food restaurant in the last 6 months: Burger King	1,806	32.2%	115
Went to fast food restaurant in the last 6 months: Captain D's	732	13.0%	379
Went to fast food restaurant in the last 6 months: Carl's Jr.	151	2.7%	46
Went to fast food restaurant in the last 6 months: Checkers	214	3.8%	114
Went to fast food restaurant in the last 6 months: Chick-fil-A	1,579	28.1%	102
Went to fast food restaurant in the last 6 months: Chipotle Mex. Grill	208	3.7%	28
Went to fast food restaurant in the last 6 months: Chuck E. Cheese's	88	1.6%	69
Went to fast food restaurant in the last 6 months: Church's Fr. Chicken	248	4.4%	133
Went to fast food restaurant in the last 6 months: Cold Stone Creamery	93	1.7%	59
Went to fast food restaurant in the last 6 months: Dairy Queen	1,104	19.7%	130
Went to fast food restaurant in the last 6 months: Del Taco	77	1.4%	36
Went to fast food restaurant in the last 6 months: Domino's Pizza	578	10.3%	75
Went to fast food restaurant in the last 6 months: Dunkin' Donuts	315	5.6%	41
Went to fast food restaurant in the last 6 months: Five Guys	252	4.5%	49
Went to fast food restaurant in the last 6 months: Hardee's	1,005	17.9%	332
Went to fast food restaurant in the last 6 months: Jack in the Box	217	3.9%	47
Went to fast food restaurant in the last 6 months: Jimmy John's	147	2.6%	48
Went to fast food restaurant in the last 6 months: KFC	1,634	29.1%	150
Went to fast food restaurant in the last 6 months: Krispy Kreme	525	9.3%	156
Went to fast food restaurant in the last 6 months: Little Caesars	841	15.0%	123
Went to fast food restaurant in the last 6 months: Long John Silver's	440	7.8%	245
Went to fast food restaurant in the last 6 months: McDonald's	3,288	58.5%	114
Went to fast food restaurant in the last 6 months: Panda Express	366	6.5%	62
Went to fast food restaurant in the last 6 months: Panera Bread	310	5.5%	43
Went to fast food restaurant in the last 6 months: Papa John's	556	9.9%	123
Went to fast food restaurant in the last 6 months: Papa Murphy's	123	2.2%	55
Went to fast food restaurant in the last 6 months: Pizza Hut	1,052	18.7%	136
Went to fast food restaurant in the last 6 months: Popeyes Chicken	654	11.6%	111
Went to fast food restaurant in the last 6 months: Sonic Drive-In	1,339	23.8%	201
Went to fast food restaurant in the last 6 months: Starbucks	293	5.2%	29
Went to fast food restaurant in the last 6 months: Steak 'n Shake	309	5.5%	110
Went to fast food restaurant in the last 6 months: Subway	1,456	25.9%	114
Went to fast food restaurant in the last 6 months: Taco Bell	1,602	28.5%	99
Went to fast food restaurant in the last 6 months: Wendy's	1,515	27.0%	104
Went to fast food restaurant in the last 6 months: Whataburger	333	5.9%	105
Went to fast food restaurant in the last 6 months: White Castle	121	2.2%	73
Went to fast food restaurant in the last 6 months: Wing-Stop	98	1.7%	59
Went to fine dining restaurant last month	287	5.1%	53
Went to fine dining restaurant 3+ times last month	54	1.0%	38

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults 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 MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

January 06, 2022



Restaurant Market Potential

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

Prepared by Esri

Demographic Summary

	2021	2026
Population	6,623	6,782
Population 18+	5,617	5,702
Households	2,123	2,201
Median Household Income	\$33,589	\$38,332

Product/Consumer Behavior

	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 months	3,700	65.9%	91
Went to family restaurant/steak house 4+ times/month last 30 days	1,399	24.9%	101
Spent at family restaurant/steak house last 30 days: \$1-30	505	9.0%	121
Spent at family restaurant/steak house 30 days: \$31-50	435	7.7%	87
Spent at family restaurant/steak house last 30 days: \$51-100	573	10.2%	70
Spent at family restaurant/steak house last 30 days: \$101-200	361	6.4%	71
Spent at family restaurant/steak house last 30 days: \$201+	177	3.2%	74
Spent at fine dining last 30 days: \$1-100	130	2.3%	60
Spent at fine dining last 30 days: \$101+	87	1.5%	36
Went to family restaurant last 6 months: for breakfast	619	11.0%	91
Went to family restaurant last 6 months: for lunch	952	16.9%	94
Went to family restaurant last 6 months: for dinner	2,102	37.4%	84
Went to family restaurant last 6 months: for snack	58	1.0%	56
Went to family restaurant last 6 months: on weekday	1,522	27.1%	92
Went to family restaurant last 6 months: on weekend	1,798	32.0%	82
Went to family restaurant last 6 months: Applebee's	815	14.5%	80
Went to family restaurant last 6 months: Bob Evans	141	2.5%	83
Went to family restaurant last 6 months: Buffalo Wild Wings	362	6.4%	69
Went to family restaurant last 6 months: California Pizza Kitchen	31	0.6%	22
Went to family restaurant last 6 months: The Cheesecake Factory	262	4.7%	66
Went to family restaurant last 6 months: Chili's Grill & Bar	432	7.7%	75
Went to family restaurant last 6 months: CICI's Pizza	191	3.4%	160
Went to family restaurant last 6 months: Cracker Barrel	1,302	23.2%	204
Went to family restaurant last 6 months: Denny's	304	5.4%	63
Went to family restaurant last 6 months: Golden Corral	586	10.4%	159
Went to family restaurant last 6 months: IHOP	404	7.2%	77
Went to family restaurant last 6 months: Logan's Roadhouse	379	6.7%	241
Went to family restaurant last 6 months: LongHorn Steakhouse	432	7.7%	135
Went to family restaurant last 6 months: Olive Garden	841	15.0%	95
Went to family restaurant last 6 months: Outback Steakhouse	382	6.8%	83
Went to family restaurant last 6 months: Red Lobster	514	9.2%	98
Went to family restaurant last 6 months: Red Robin	152	2.7%	37
Went to family restaurant last 6 months: Ruby Tuesday	323	5.8%	147
Went to family restaurant last 6 months: Texas Roadhouse	677	12.1%	107
Went to family restaurant last 6 months: T.G.I. Friday's	156	2.8%	63
Went to family restaurant last 6 months: Waffle House	740	13.2%	209
Went to family restaurant last 6 months: fast food/drive-in	4,977	88.6%	98
Went to fast food/drive-in restaurant 9+ times/month	2,301	41.0%	108
Spent at fast food restaurant last 30 days: <\$1-10	211	3.8%	95
Spent at fast food restaurant last 30 days: \$11-\$20	515	9.2%	101
Spent at fast food restaurant last 30 days: \$21-\$40	982	17.5%	110
Spent at fast food restaurant last 30 days: \$41-\$50	427	7.6%	91
Spent at fast food restaurant last 30 days: \$51-\$100	992	17.7%	101
Spent at fast food restaurant last 30 days: \$101-\$200	525	9.3%	96
Spent at fast food restaurant last 30 days: \$201+	151	2.7%	71

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January 06, 2022



Retail Market Potential

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

Prepared by Esri

Demographic Summary		2021	2026
Population		6,623	6,782
Population 18+		5,617	5,702
Households		2,123	2,201
Median Household Income		\$33,589	\$38,332

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	2,419	43.1%	88
Bought any women's clothing in last 12 months	2,399	42.7%	95
Bought any shoes in last 12 months	2,820	50.2%	94
Bought costume jewelry in last 12 months	814	14.5%	90
Bought any fine jewelry in last 12 months	892	15.9%	87
Bought a watch in last 12 months	653	11.6%	80
Automobiles (Households)			
HH owns/leases any vehicle	1,670	78.7%	91
HH bought/leased new vehicle last 12 months	113	5.3%	59
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	4,690	83.5%	98
Bought/changed motor oil in last 12 months	2,944	52.4%	115
Had tune-up in last 12 months	1,222	21.8%	90
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	3,813	67.9%	96
Drank non-diet (regular) in last 6 months	2,778	49.5%	118
Drank beer/ale in last 6 months	1,810	32.2%	78
Cameras (Adults)			
Own digital point & shoot camera/camcorder	333	5.9%	74
Own digital SLR camera/camcorder	302	5.4%	68
Printed digital photos in last 12 months	864	15.4%	70
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	1,931	34.4%	107
Have a smartphone	4,472	79.6%	89
Have a smartphone: Android phone (any brand)	2,343	41.7%	103
Have a smartphone: Apple iPhone	1,954	34.8%	72
Number of cell phones in household: 1	911	42.9%	142
Number of cell phones in household: 2	711	33.5%	88
Number of cell phones in household: 3+	430	20.3%	68
HH has cell phone only (no landline telephone)	1,462	68.9%	107
Computers (Households)			
HH owns a computer	1,204	56.7%	76
HH owns desktop computer	496	23.4%	67
HH owns laptop/notebook	892	42.0%	71
HH owns any Apple/Mac brand computer	144	6.8%	34
HH owns any PC/non-Apple brand computer	1,103	52.0%	86
HH purchased most recent computer in a store	547	25.8%	74
HH purchased most recent computer online	197	9.3%	59
HH spent \$1-\$499 on most recent home computer	277	13.0%	91
HH spent \$500-\$999 on most recent home computer	194	9.1%	55
HH spent \$1,000-\$1,499 on most recent home computer	127	6.0%	58
HH spent \$1,500-\$1,999 on most recent home computer	60	2.8%	57
HH spent \$2,000+ on most recent home computer	49	2.3%	52

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 MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

January 06, 2022



Retail Market Potential

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

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 months	3,441	61.3%	100
Bought brewed coffee at convenience store in last 30 days	607	10.8%	86
Bought cigarettes at convenience store in last 30 days	831	14.8%	162
Bought gas at convenience store in last 30 days	2,492	44.4%	121
Spent at convenience store in last 30 days: \$1-19	277	4.9%	71
Spent at convenience store in last 30 days: \$20-\$39	479	8.5%	91
Spent at convenience store in last 30 days: \$40-\$50	448	8.0%	98
Spent at convenience store in last 30 days: \$51-\$99	305	5.4%	98
Spent at convenience store in last 30 days: \$100+	1,594	28.4%	129
Entertainment (Adults)			
Attended a movie in last 6 months	2,587	46.1%	78
Went to live theater in last 12 months	387	6.9%	56
Went to a bar/night club in last 12 months	585	10.4%	59
Dined out in last 12 months	2,166	38.6%	76
Gambled at a casino in last 12 months	458	8.2%	62
Visited a theme park in last 12 months	664	11.8%	64
Viewed movie (video-on-demand) in last 30 days	429	7.6%	51
Viewed TV show (video-on-demand) in last 30 days	272	4.8%	48
Watched any pay-per-view TV in last 12 months	353	6.3%	85
Downloaded a movie over the Internet in last 30 days	318	5.7%	60
Downloaded any individual song in last 6 months	903	16.1%	87
Used internet to watch a movie online in the last 30 days	995	17.7%	55
Used internet to watch a TV program online in last 30 days	755	13.4%	63
Played a video/electronic game (console) in last 12 months	355	6.3%	67
Played a video/electronic game (portable) in last 12 months	216	3.8%	79
Financial (Adults)			
Have home mortgage (1st)	1,301	23.2%	71
Used ATM/cash machine in last 12 months	2,385	42.5%	79
Own any stock	313	5.6%	67
Own U.S. savings bond	191	3.4%	70
Own shares in mutual fund (stock)	302	5.4%	67
Own shares in mutual fund (bonds)	239	4.3%	82
Have interest checking account	1,282	22.8%	76
Have non-interest checking account	1,749	31.1%	101
Have savings account	2,649	47.2%	79
Have 401K retirement savings plan	725	12.9%	74
Own/used any credit/debit card in last 12 months	4,043	72.0%	87
Avg monthly credit card expenditures: \$1-110	642	11.4%	101
Avg monthly credit card expenditures: \$111-\$225	416	7.4%	101
Avg monthly credit card expenditures: \$226-\$450	212	3.8%	51
Avg monthly credit card expenditures: \$451-\$700	354	6.3%	92
Avg monthly credit card expenditures: \$701-\$1,000	256	4.6%	72
Avg monthly credit card expenditures: \$1001-2000	298	5.3%	67
Avg monthly credit card expenditures: \$2001+	228	4.1%	59
Did banking online in last 12 months	1,699	30.2%	70
Did banking on mobile device in last 12 months	1,137	20.2%	63
Paid bills online in last 12 months	2,438	43.4%	79

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.

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January 06, 2022



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
Grocery (Adults)			
HH used beef (fresh/frozen) in last 6 months	1,340	63.1%	93
HH used bread in last 6 months	2,032	95.7%	102
HH used chicken (fresh or frozen) in last 6 months	1,338	63.0%	95
HH used turkey (fresh or frozen) in last 6 months	277	13.0%	93
HH used fish/seafood (fresh or frozen) in last 6 months	1,019	48.0%	87
HH used fresh fruit/vegetables in last 6 months	1,587	74.8%	89
HH used fresh milk in last 6 months	1,717	80.9%	97
HH used organic food in last 6 months	298	14.0%	58
Health (Adults)			
Exercise at home 2+ times per week	1,210	21.5%	72
Exercise at club 2+ times per week	327	5.8%	40
Visited a doctor in last 12 months	3,945	70.2%	91
Used vitamin/dietary supplement in last 6 months	2,744	48.9%	89
Home (Households)			
HH did any home improvement in last 12 months	460	21.7%	76
HH used any maid/professional cleaning service in last 12 months	166	7.8%	51
HH purchased low ticket HH furnishings in last 12 months	347	16.3%	91
HH purchased big ticket HH furnishings in last 12 months	341	16.1%	70
HH bought any small kitchen appliance in last 12 months	406	19.1%	82
HH bought any large kitchen appliance in last 12 months	197	9.3%	69
Insurance (Adults/Households)			
Currently carry life insurance	2,608	46.4%	105
Carry medical/hospital/accident insurance	3,878	69.0%	92
Carry homeowner/personal property insurance	2,773	49.4%	101
Carry renter's insurance	273	4.9%	53
HH has auto insurance: 1 vehicle in household covered	634	29.9%	103
HH has auto insurance: 2 vehicles in household covered	397	18.7%	68
HH has auto insurance: 3+ vehicles in household covered	437	20.6%	90
Pets (Households)			
Household owns any pet	1,131	53.3%	100
Household owns any cat	513	24.2%	105
Household owns any dog	947	44.6%	111
Psychographics (Adults)			
Buying American is important to me	2,521	44.9%	124
Usually buy items on credit rather than wait	779	13.9%	102
Usually buy based on quality - not price	977	17.4%	92
Price is usually more important than brand name	1,827	32.5%	112
Usually use coupons for brands I buy often	1,193	21.2%	136
Am interested in how to help the environment	960	17.1%	82
Usually pay more for environ safe product	696	12.4%	83
Usually value green products over convenience	551	9.8%	84
Likely to buy a brand that supports a charity	1,994	35.5%	100
Reading (Adults)			
Bought digital book in last 12 months	656	11.7%	82
Bought hardcover book in last 12 months	629	11.2%	54
Bought paperback book in last 12 months	1,158	20.6%	73
Read any daily newspaper (paper version)	715	12.7%	87
Read any digital newspaper in last 30 days	1,896	33.8%	75
Read any magazine (paper/electronic version) in last 6 months	4,673	83.2%	92

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.

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January 06, 2022



Retail Market Potential

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

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	3,700	65.9%	91
Went to family restaurant/steak house: 4+ times a month	1,399	24.9%	101
Went to fast food/drive-in restaurant in last 6 months	4,977	88.6%	98
Went to fast food/drive-in restaurant 9+ times/month	2,301	41.0%	108
Fast food restaurant last 6 months: eat in	1,625	28.9%	89
Fast food restaurant last 6 months: home delivery	208	3.7%	42
Fast food restaurant last 6 months: take-out/drive-thru	2,712	48.3%	101
Fast food restaurant last 6 months: take-out/walk-in	910	16.2%	79
Television & Electronics (Adults/Households)			
Own any tablet	2,226	39.6%	77
Own any e-reader	410	7.3%	71
Own e-reader/tablet: iPad	1,005	17.9%	58
HH has Internet connectable TV	620	29.2%	80
Own any portable MP3 player	520	9.3%	64
HH owns 1 TV	524	24.7%	117
HH owns 2 TVs	521	24.5%	92
HH owns 3 TVs	439	20.7%	98
HH owns 4+ TVs	313	14.7%	84
HH subscribes to cable TV	500	23.6%	59
HH subscribes to fiber optic	37	1.7%	30
HH owns portable GPS navigation device	319	15.0%	78
HH purchased video game system in last 12 months	124	5.8%	71
HH owns any Internet video device for TV	541	25.5%	76
Travel (Adults)			
Took domestic trip in continental US last 12 months	2,169	38.6%	72
Took 3+ domestic non-business trips in last 12 months	381	6.8%	53
Spent on domestic vacations in last 12 months: \$1-999	443	7.9%	75
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	224	4.0%	62
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	214	3.8%	95
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	191	3.4%	78
Spent on domestic vacations in last 12 months: \$3,000+	276	4.9%	69
Domestic travel in last 12 months: used general travel website	178	3.2%	47
Took foreign trip (including Alaska and Hawaii) in last 3 years	827	14.7%	48
Took 3+ foreign trips by plane in last 3 years	118	2.1%	31
Spent on foreign vacations in last 12 months: \$1-999	187	3.3%	61
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	190	3.4%	75
Spent on foreign vacations in last 12 months: \$3,000+	155	2.8%	39
Foreign travel in last 3 years: used general travel website	217	3.9%	61
Nights spent in hotel/motel in last 12 months: any	1,977	35.2%	76
Took cruise of more than one day in last 3 years	412	7.3%	75
Member of any frequent flyer program	333	5.9%	29
Member of any hotel rewards program	817	14.5%	68

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.

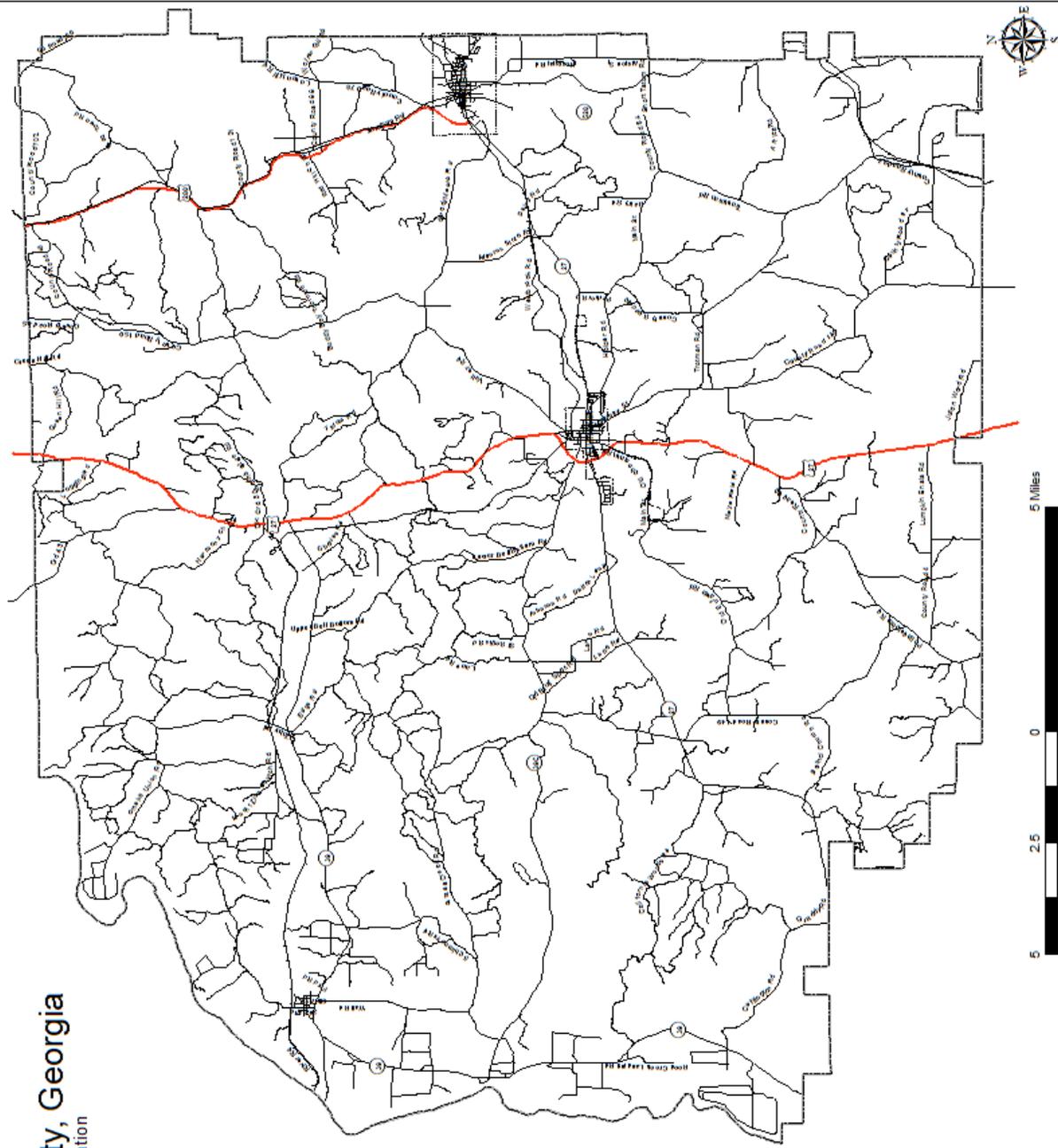
Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

January 06, 2022

Appendix: Maps

Stewart County, Georgia

Transportation

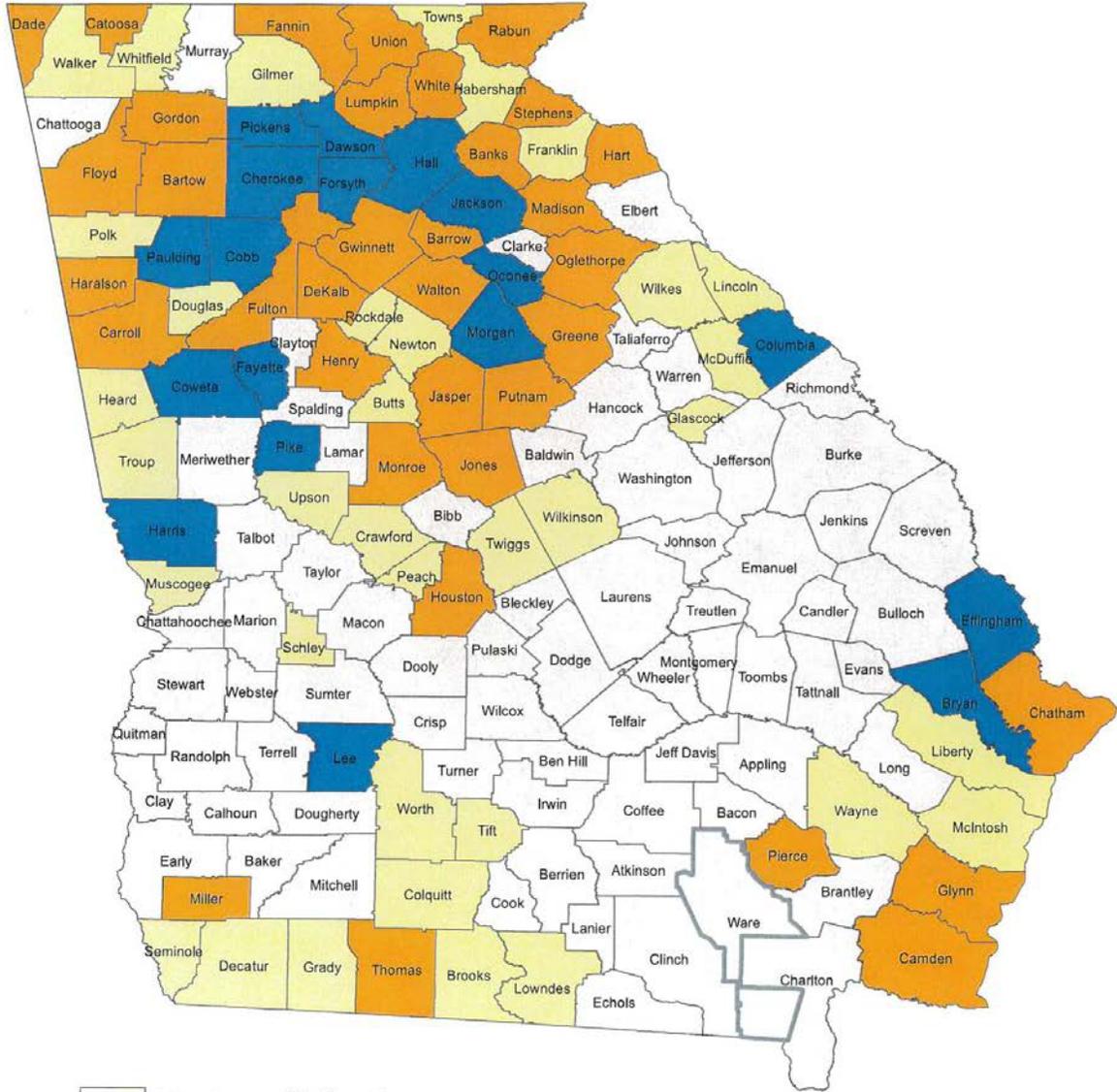


Legend

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



2021 Job Tax Credit Tiers



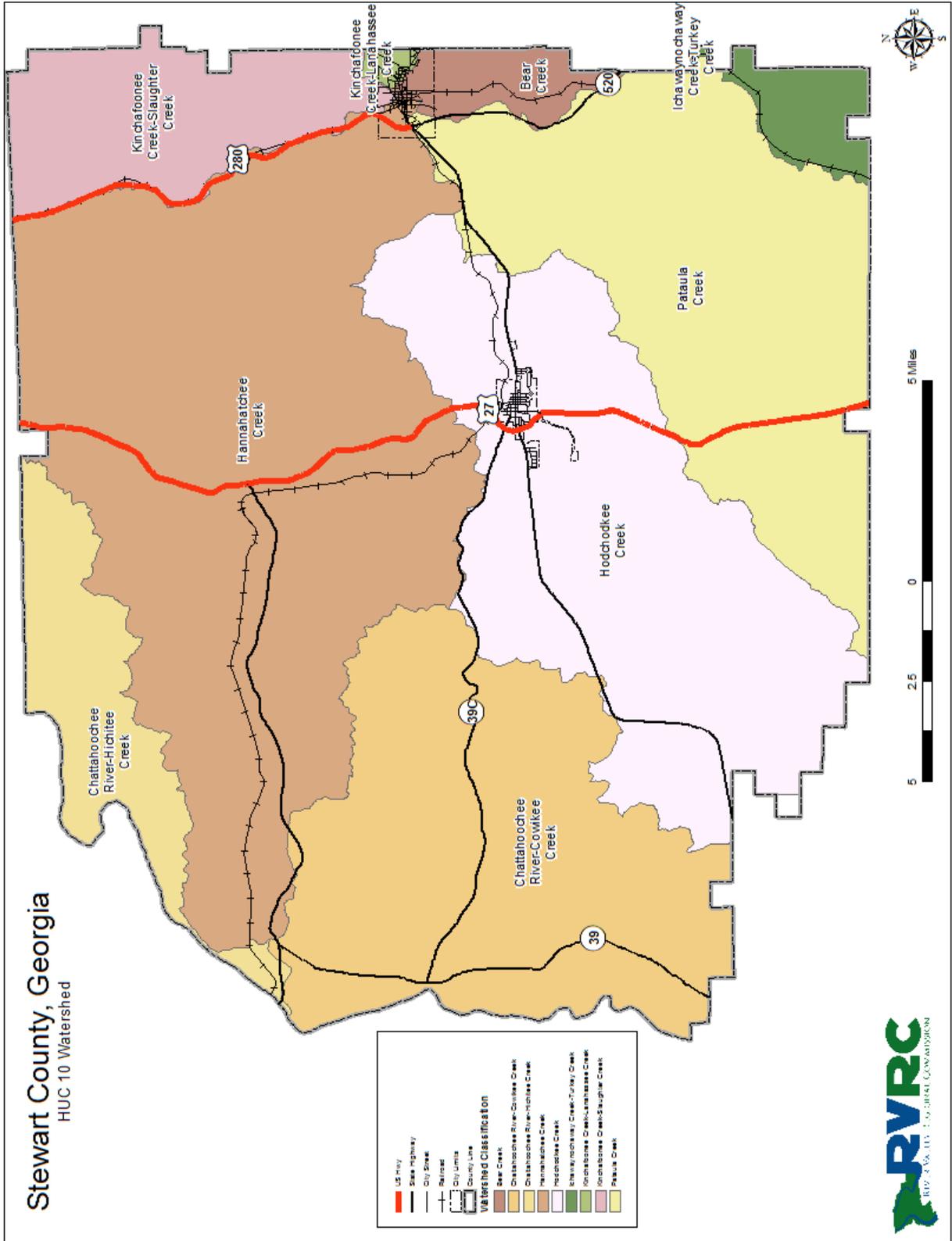
	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>



Stewart County, Georgia

HUC 10 Watershed

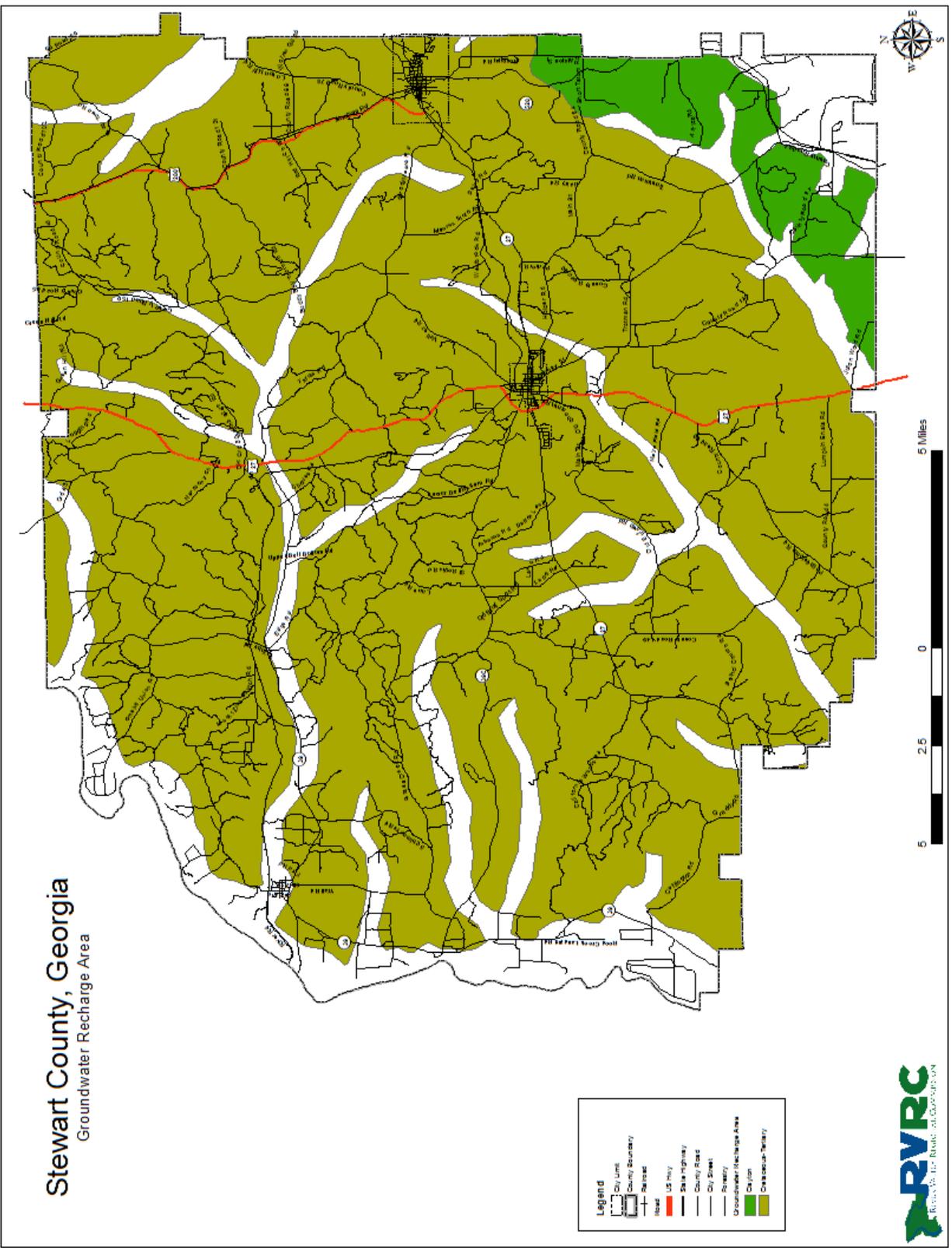


Infrastructure	
	US Hwy
	State Highway
	City Street
	Railroad
	City Limits
	County Line
Watershed Classification	
	Saw Creek
	Chattahoochee River-Comitree Creek
	Chattahoochee River-Whitice Creek
	Hannahatchee Creek
	Hodhodkee Creek
	Idahwaynocha way Creek-Turkey Creek
	Kinchabonee Creek-Slaughter Creek
	Pataula Creek



Stewart County, Georgia

Groundwater Recharge Area



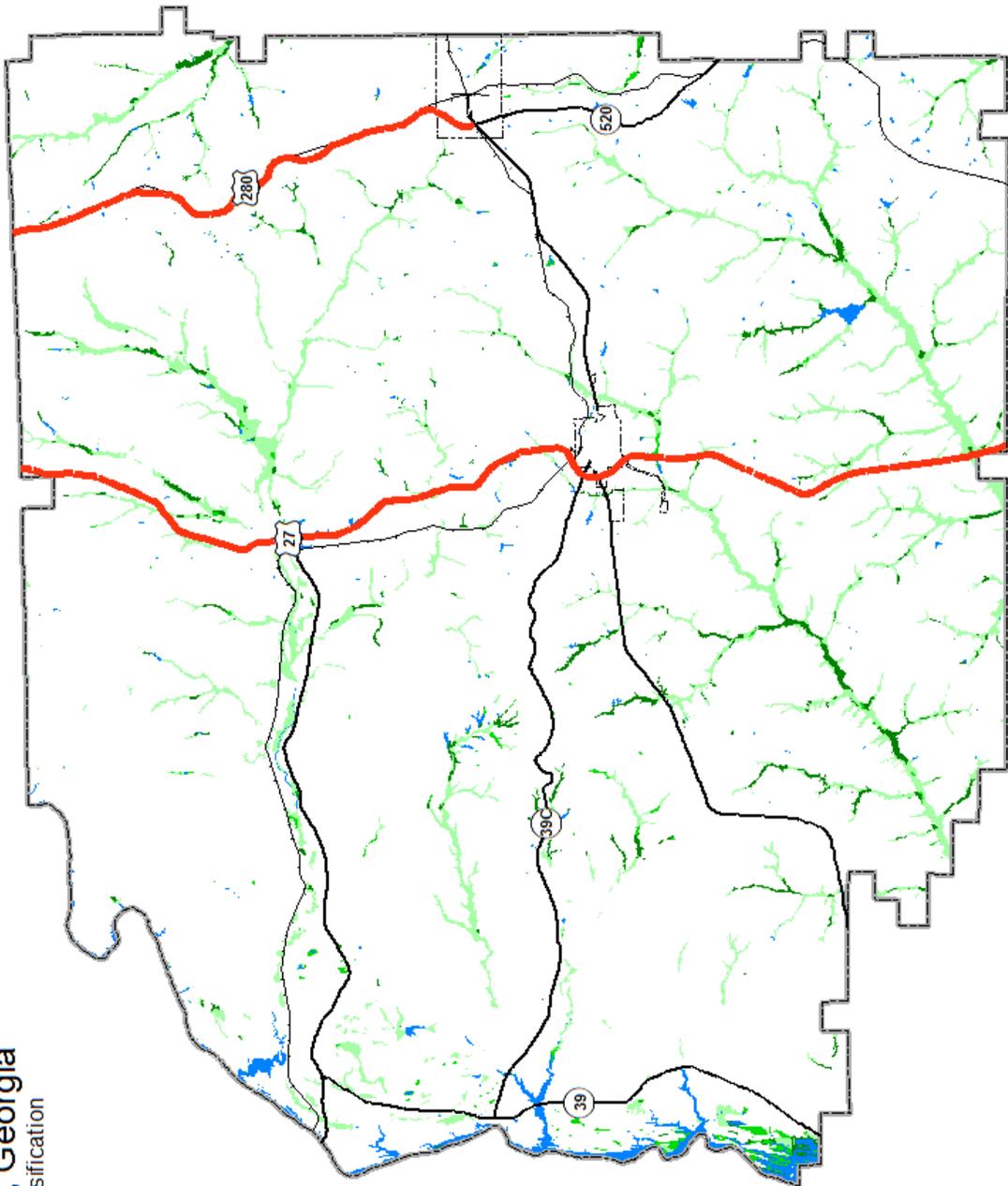
Legend

- City Limits
- County Boundary
- Road
- US Hwy
- State Highway
- County Road
- City Street
- Roadway
- Groundwater Recharge Area
- City
- City/County "Party"



Stewart County, Georgia

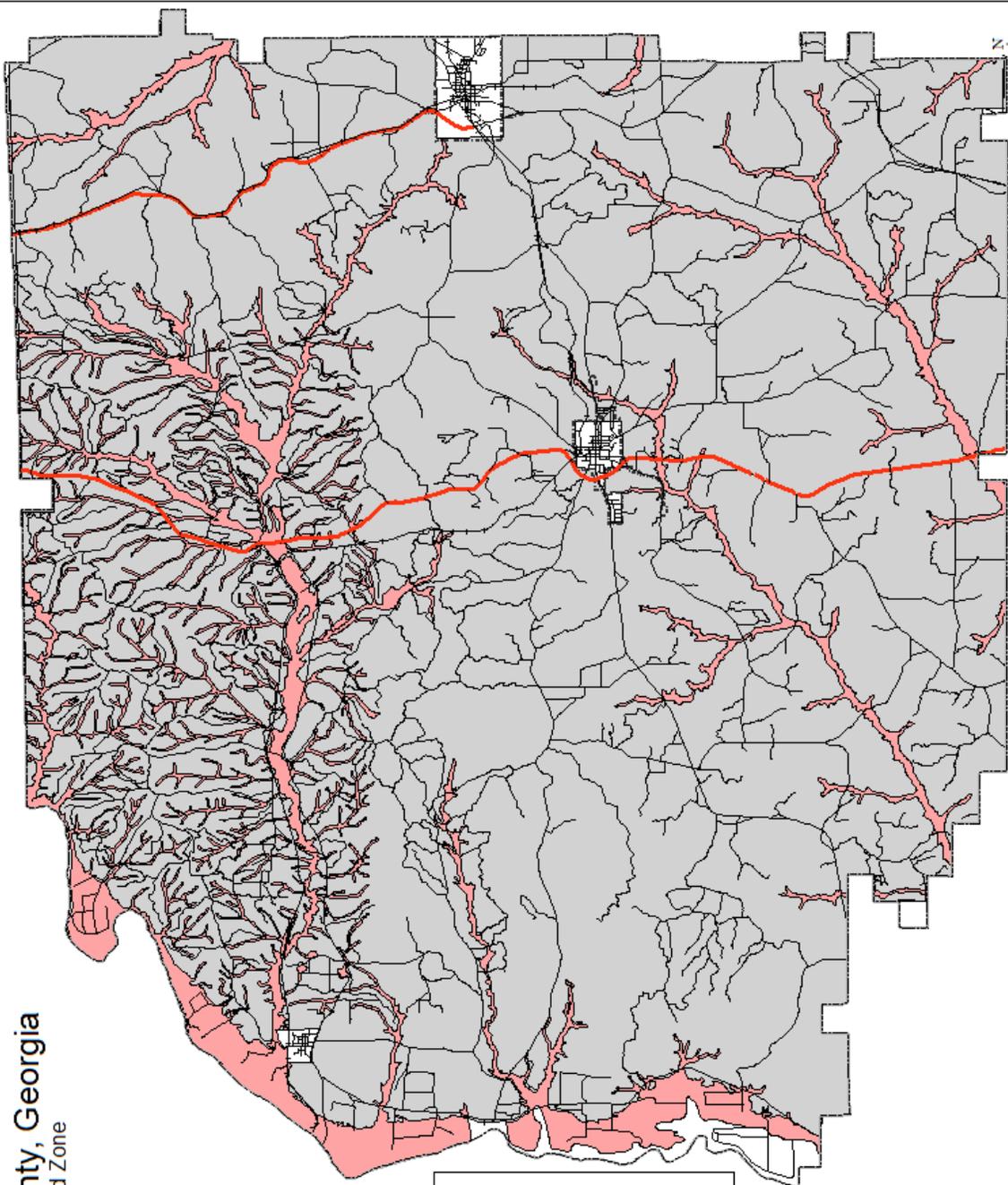
NWI Wetland Classification



	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
 - City Unit
 - Q3 Flood Zone
 - (Zone A) No Base Flood Elevation Determined
 - (Zone A) Base Flood Elevation Determined
 - (Zone B) 100 Year Flood Area
 - (Zone C) Outside 100 Year Flood Area
 - Area Not Included

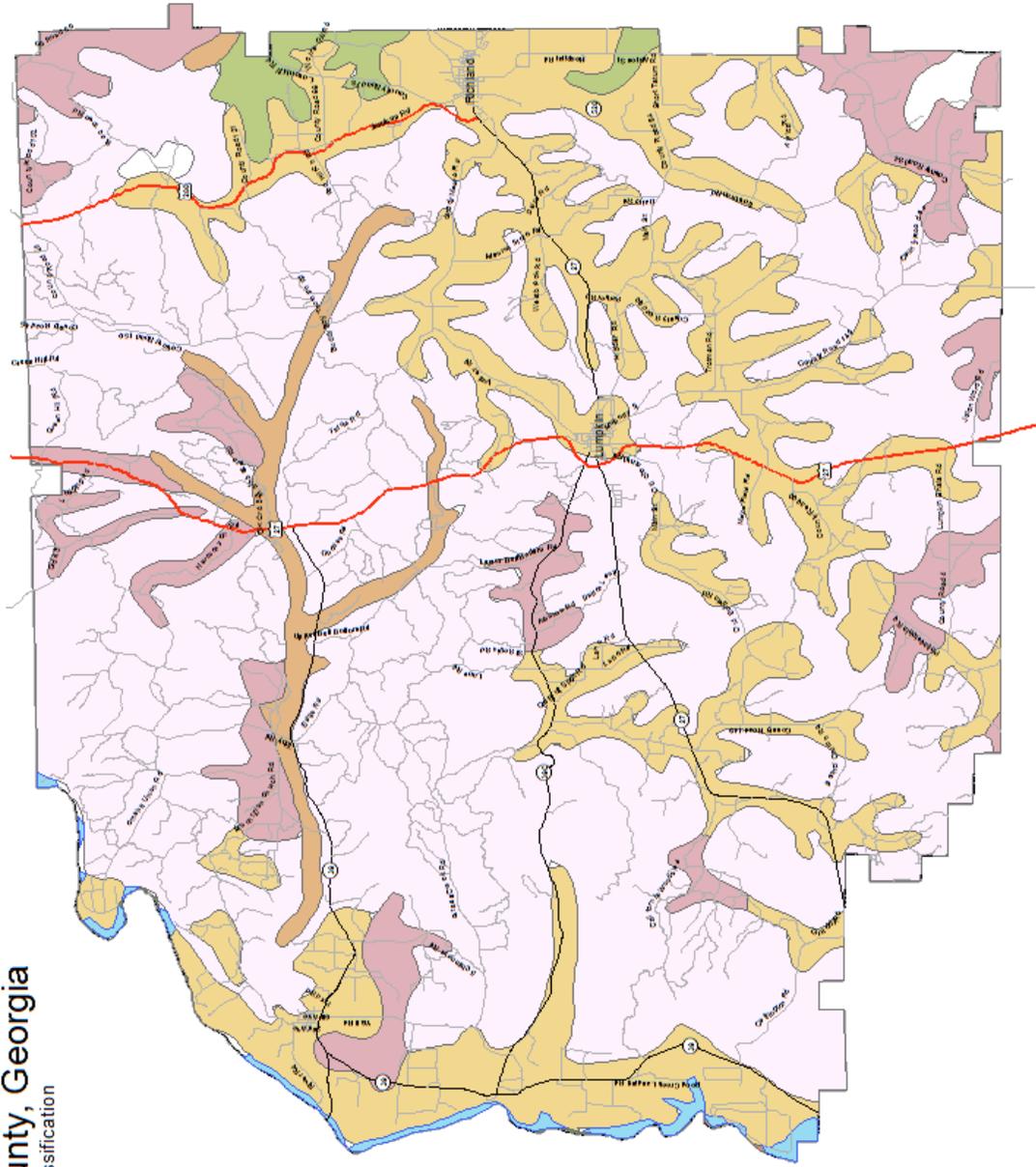


0 Miles



Stewart County, Georgia

Soil Classification



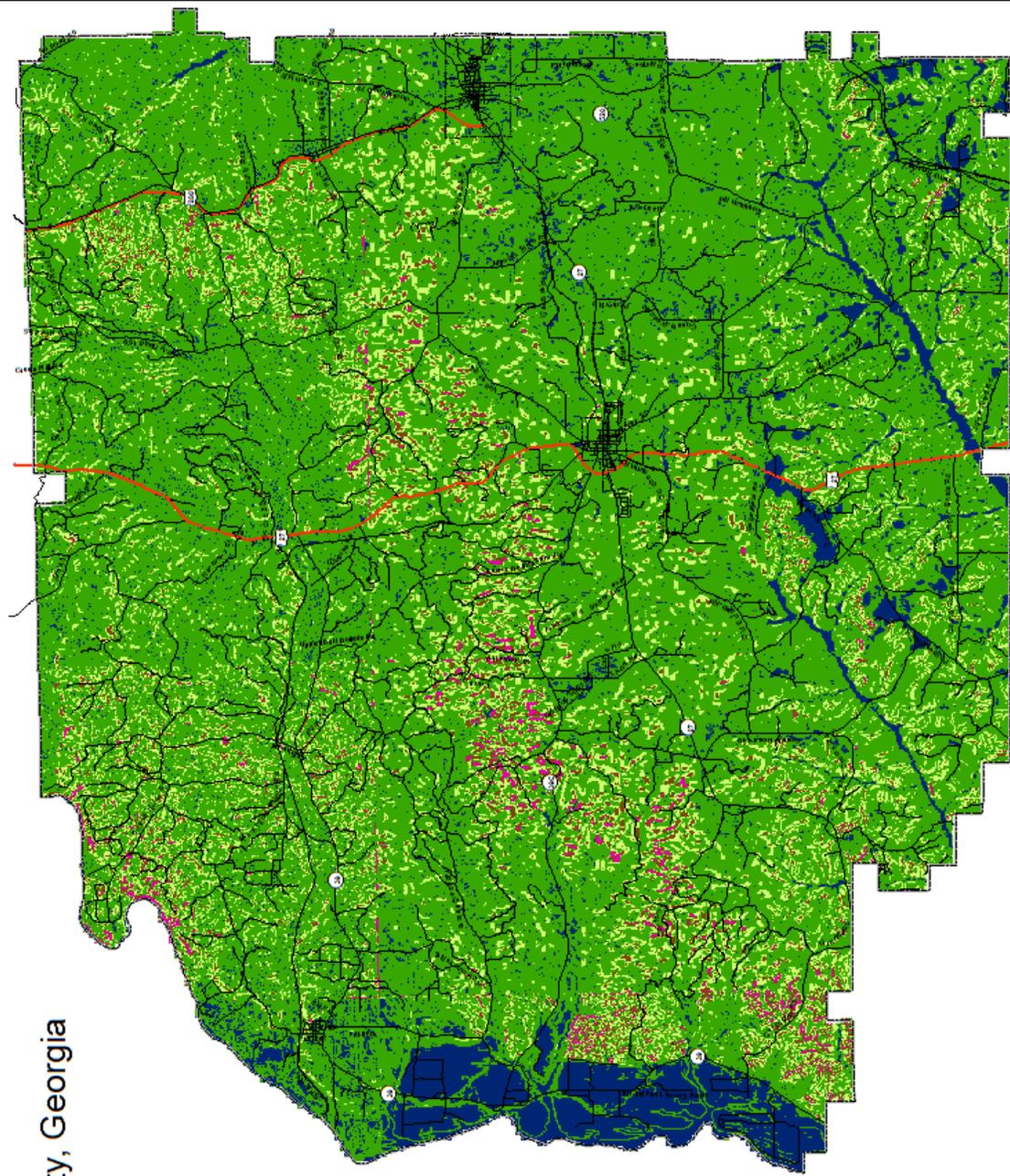
Legend

- City Limit
- County Boundary
- Road
 - US Hwy
 - State Highway
 - County Road
 - City Street
 - Roadway
 - Railroad
- Soil Classification**
 - 866
 - LAKELAND
 - LIVERNE
 - NORFOLK
 - RAINS
 - TROUP
 - VALUCUSE
 - WAGRAM
 - WATER



Stewart County, Georgia

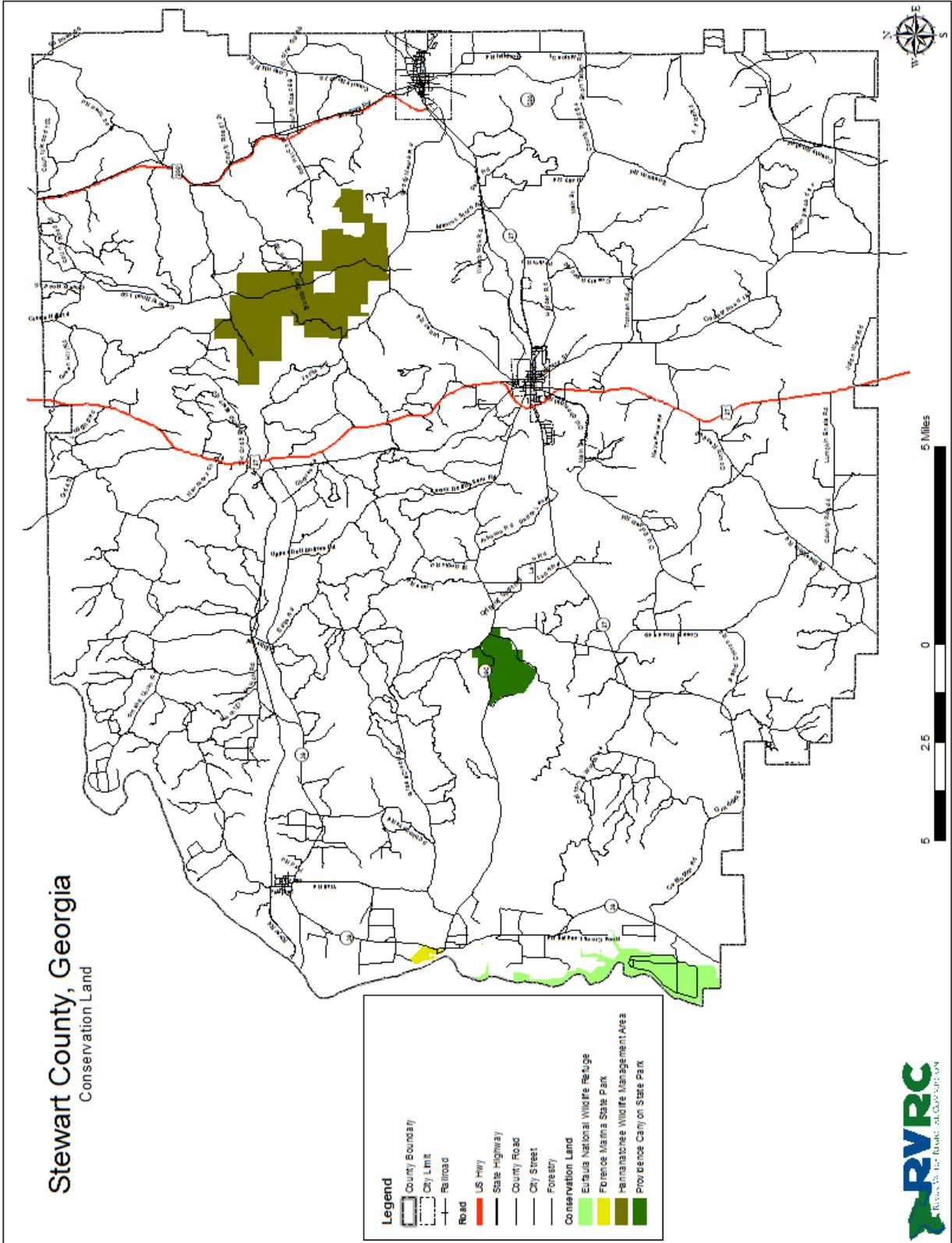
Slope



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%



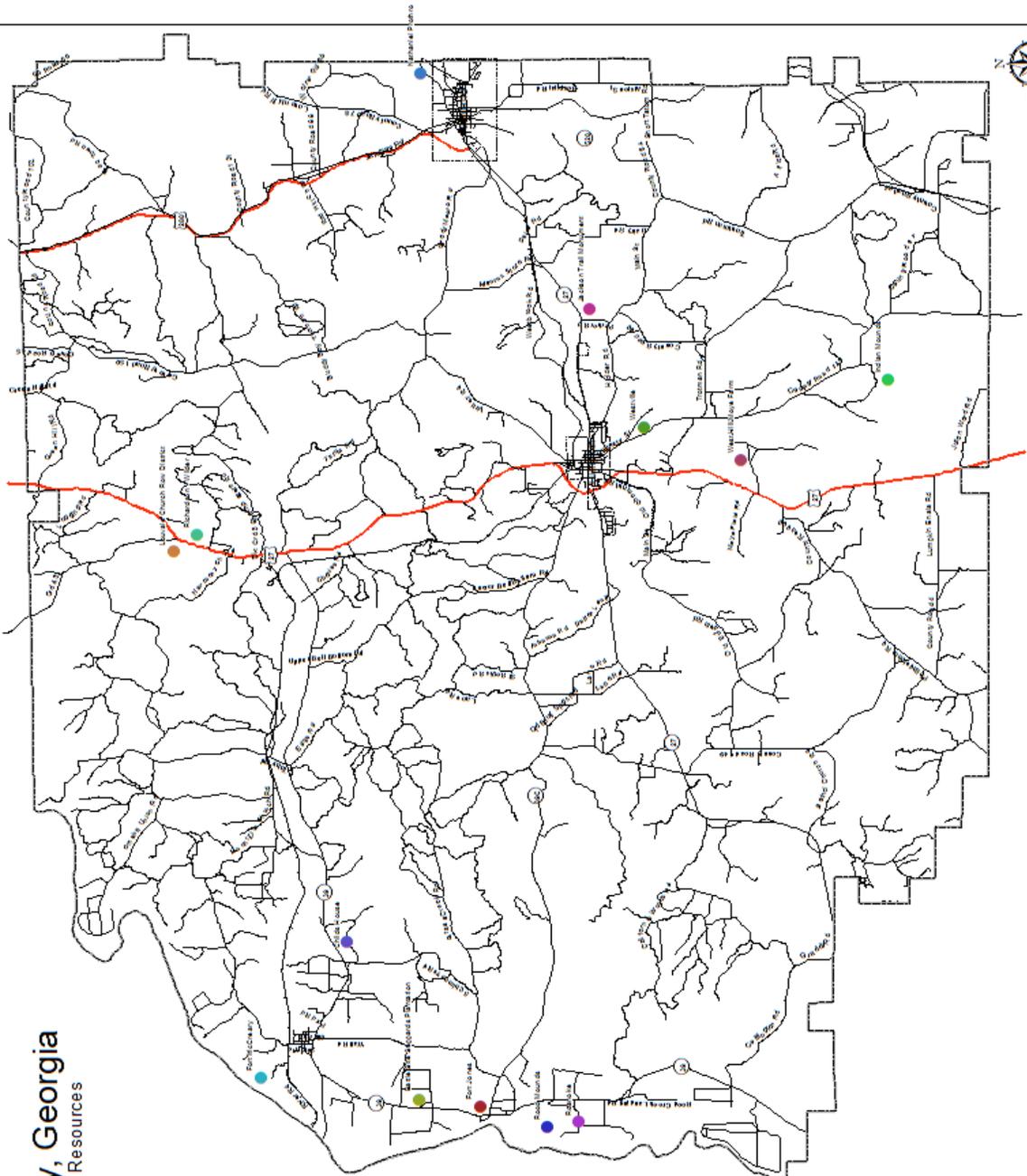


Stewart County, Georgia

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
- Jack son Trail Monument
- Lovale Church Row District
- Nathaniel Prothro
- Richardson - Wilmer
- Ronanke
- Road Mounds
- West HillMoye Farm
- Westville



Appendix: Public Hearings and Public Meetings

#1220

SWJPC - TUESDAY, MAY 4, 2021 - B 5

Public Meeting

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

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

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

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

STEWART COUNTY, CITY OF LUMPKIN, AND CITY OF RICHLAND

2022 Comprehensive Plan Update Public Meeting

May 11, 2021

3:25 P.M.

Stewart County Courthouse

Plan Activities

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

#1250

SWJPC - THURSDAY, JANUARY 20, 2022 - 3

Public Meeting

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

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

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



SOUTH GEORGIA TECHNICAL COLLEGE

MEMBERS - COMPLETE

WWW.SOUTHWESTERNEDU

801.579.1226

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

RAINEY USED CARS, INC

Stewart County, Lumpkin and
Richland Public Meeting

10-21-2022 Final Public
meeting

Joseph B. Williams

Mac Moye

A. Stanek

May Rushin

Chelle Stewart

Sydney

Aime Holloway

Wilson, Wanda



#1234

SWJ PC TUESDAY, AUGUST 5, 2021 - 7

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

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

Please Participate in the Stewart County Community Survey

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

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

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

Appendix: Leadership Team and Stakeholders

Stewart County Comprehensive Plan 2022

Stakeholder List

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

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

Rick Morris

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

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

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

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

Mac

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

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

Rick

**Stewart County Comprehensive Plan 2016
Stakeholder List**

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

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

Rick Morris

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

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

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

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

Rick Morris

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

From: Camille Bielby <cbielby@rivervalleyrc.org>

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

To: Rick Morris <rmorris@rivervalleyrc.org>

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

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

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

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

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

From: Rick Morris <rmorris@rivervalleyrc.org>

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

To: Camille Bielby <cbielby@rivervalleyrc.org>

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

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

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

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

To: Rick Morris <rmorris@rivervalleyrc.org>

Subject: Scanned image from River Valley Reg. Comm

Rick Morris

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

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

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

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

Rick Morris

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

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

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

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

Rick Morris

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

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

Rick

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

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If you suspect the message is fraudulent, forward to Support@leverageneos.com

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

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

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

Rick Morris

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

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

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

Camille Bielby

--

"Live each Day with an Attitude of Gratitude"

Edwina G. Turner

Coordinator

Stewart County Family Connection

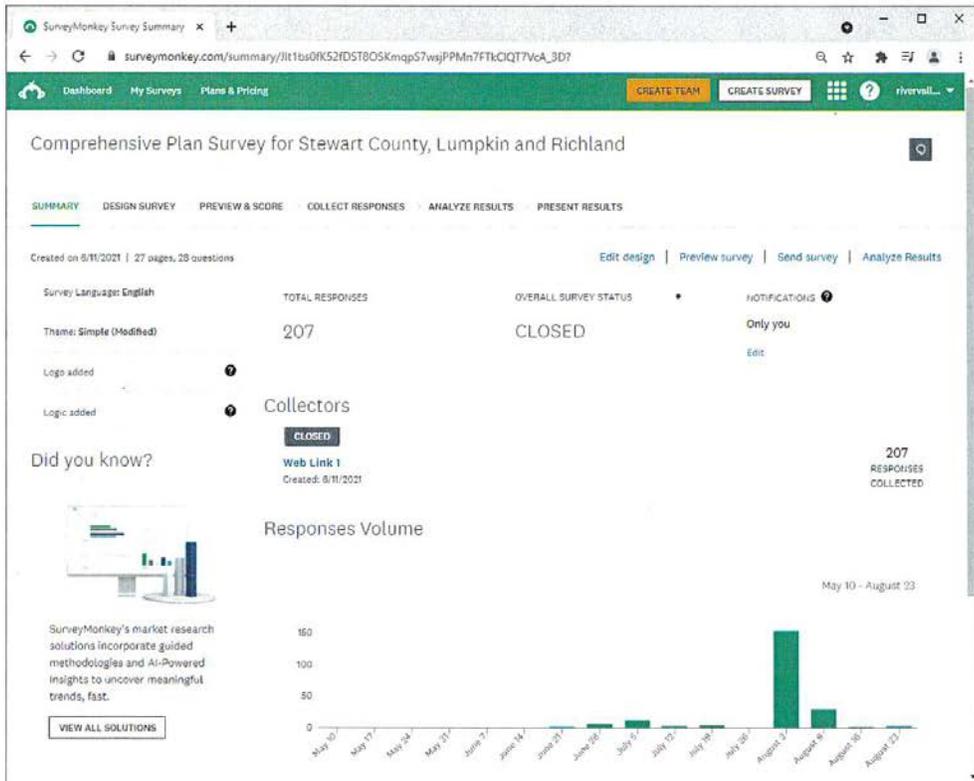
7062 Green Grove Rd

Lumpkin, GA 31815

(229)321-2167

Rick Morris

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



Rick Morris

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

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

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

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

Thanks,
Rick Morris

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

Rick Morris

From: Camille Bielby
Sent: Wednesday, July 7, 2021 9:29 AM
To: Rick Morris
Subject: RE: Comprehensive Plan Survey
Attachments: Comprehensive-Plan-Survey-Stewart-County-Lumpkin-Richland-Data_All_210707.pdf

Good Morning, Rick!

Hope you had a good holiday.

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

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

Hope the rest of the week is good!

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

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

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

Please find attached the Stewart County Comprehensive Plan Update survey.

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

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

Thanks,
Rick Morris

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

Rick Morris

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

Please call or email if you have questions.

Rick Morris

Rick Morris

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

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

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

Rick Morris

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

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Got it

Thank you

Jack

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

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

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Please call or email if you have questions.

Rick Morris

Rick Morris

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

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

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

Rick Morris
706-256-2910

Rick Morris

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

Rick Morris is inviting you to a scheduled Zoom meeting.

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

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

Meeting ID: 932 2577 5854
Passcode: 0kZQ16

Rick Morris

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

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

Rick

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

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Rick and Jim,

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

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

Thanks.

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

www.stewartcountyga.gov
229.838.6769 Ext. 202

Rick Morris

From: Rick Morris
Sent: Wednesday, November 3, 2021 12:47 PM
To: lumpkincity; ddavis@cityoflumpkin.org
Subject: FW: Comprehensive Plan Survey for Stewart County, Lumpkin and Richland
Attachments: Comprehensive Plan Survey for Stewart County Data_Unincorporated Responses_210909.pdf; Comprehensive Plan Survey for Stewart County Data_Lumpkin Responses_210909.pdf; Comprehensive Plan Survey for Stewart County Data_Richland Responses_210909.pdf; Comprehensive Plan Survey for Stewart County Data_All Responses_210909.pdf; Comprehensive Plan Survey for Stewart County Data_Unincorporated Responses_210909.pdf; Comprehensive Plan Survey for Stewart County Data_Lumpkin Responses_210909.pdf; Comprehensive Plan Survey for Stewart County Data_Richland Responses_210909.pdf; Comprehensive Plan Survey for Stewart County Data_All Responses_210909.pdf; Stewart Comp Plan Survey - documentation of survey availability.docx

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

Rick

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

Good morning, Rick!

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

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

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

The survey has been closed.

Camille Bielby
Regional Planner
River Valley Regional Commission
228 Lamar Street

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

www.rivervalleyrc.org
www.facebook.com/rivervalleyrc
www.activevalley.org

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