

# Regionally Important Resources Plan

MIDDLE GEORGIA



Middle Georgia  
Regional Commission  
July 2009



# **REGIONALLY IMPORTANT RESOURCES PLAN MIDDLE GEORGIA**

**JULY 2009**

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# INTRODUCTION

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## **Purpose**

This plan is intended to serve as a guide for the protection and management of the many important natural, cultural, and historic resources found throughout the Middle Georgia region. These resources, hereinafter referred to as Regionally Important Resources (RIR), are those determined to be of value to the region and thus the state, and to be vulnerable to the effects of uncontrolled or incompatible development. Additionally, the plan hopes to lay a foundation for improved local, regional and state level coordination in protecting and managing these important resources.

The plan has been prepared in accordance with the rules and procedures established by the Georgia Department of Community Affairs (effective July 1, 2009) for the identification of RIRs, the development of a plan for protection and management of the RIRs, and for review of activities potentially impacting the RIRs.

## **Overview**

The plan contains three (3) categories of RIRs: Cultural and Historic Resources, Parks and Forestry Resources, and Water Resources. Each individual resource is identified by category and reflects “snapshot” data, a description of the resource’s value to the region, and an explanation of its susceptibility to the impacts of new development. Each category concludes with appropriate development practices recommended for developers when designing new developments to be located near RIRs, and general policies and protection measures recommended for use by local governments in making decisions that affect RIRs.

Another important component of the plan is a Regionally Important Resources Map, which depicts the area’s important resources, and includes a Green Infrastructure Network overlay illustrating important linkages connecting the RIRs.

# METHODOLOGY

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The Middle Georgia Regional Commission regards the local knowledge and expertise of those who reside in the Middle Georgia region as invaluable to the planning process. With this consideration in mind, the Regional Commission actively solicited Regionally Important Resource nominations from a variety of relevant stakeholders within the region. This included all local governments as well as various state and federal agencies, land trusts, and conservation and environmental protection organizations active in the region. A complete listing of all stakeholders invited to participate in the planning process, and from which nominations were solicited, is found in Appendix A.

The Middle Georgia Regional Commission evaluated the value and vulnerability of each of the resources nominated by regional stakeholders for possible inclusion in the plan. The evaluation focused on such factors as the regional importance of the resource (versus local importance) and the degree to which the resource is threatened or endangered (e.g. current conditions, protection measures in place, level of existing support/advocacy, etc.). All of the resources the Regional Commission determined have sufficient value and vulnerability to be considered regionally important are included in the plan.

The Middle Georgia Regional Commission also examined various planning documents such as the Georgia Land Conservation Partnership Plan, Georgia Wildlife Action Plan, Georgia Statewide Comprehensive Outdoor Recreation Plan (SCORP), Middle Georgia Regional Plan and the various Comprehensive Plans for the affected local governments for consideration of possible resources not nominated, but deserving of inclusion in the RIR Plan.

State Vital Areas and Critical Protection Areas, as identified by the Georgia Department of Natural Resources, located within the Middle Georgia region, are included on the RIR Map; as are any natural or cultural resource areas in the region that already have preservation mechanisms in place (State Parks, Wildlife Management Areas, National Forests, etc.). These resources serve to help form a regional green infrastructure network as depicted on the RIR Map.

Finally, the Middle Georgia Regional Commission conferred with representatives from affected local governments and stakeholder groups to formulate a listing of recommended best practices to be used by developers when designing new developments within close proximity to these RIRs, as well as devising general policies and protection measures recommended for appropriate local management of the areas included on the RIR Map.

## **Stakeholder and Public Involvement**

In an effort to draw upon the knowledge and expertise of those most familiar with the various RIRs, a series of stakeholder meetings were conducted during the course of the planning process. Additionally, the Middle Georgia Regional Commission Council was invited to participate in the planning process and kept up-to-date on the development of the plan during its regularly scheduled monthly meetings. Other regional entities such as the Middle Georgia Historic Preservation Advisory Committee (HPAC), were solicited for input and feedback.

In accordance with the Rules for Regionally Important Resources as published by the Georgia Department of Community Affairs (DCA), a regional hearing was conducted in order to give members of the general public the opportunity to comment on the content of the plan. A draft of the RIR Plan was also made available for review on the Middle Georgia Regional Commission website.

# METHODOLOGY

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## Timeline

Regional Commission planning activities, related to development of the RIR Plan, began in July 2008 with the identification of regional stakeholders as well as a comprehensive review of all related state and local planning documents. The first stakeholder's meeting was conducted in September 2008 where the process for soliciting RIR nominations was initiated.

In February 2009, Regional Commission staff began the process of evaluating all RIR nominations for possible inclusion in the plan. At the conclusion of this process, development of the RIR Map was initiated. A draft plan and map were presented to the general public for review and comment in April 2009.

The draft RIR Plan and corresponding RIR Map were transmitted to the Georgia Department of Community Affairs for review and notification of interested parties in August 2009. Upon receiving certification of completeness by DCA and having addressed DCA's report of findings and recommendations, the Middle Georgia RIR Plan was formally adopted by the Middle Georgia Regional Commission Council in TBD.

# IMPLEMENTATION

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The Middle Georgia Regional Commission will actively promulgate the plan in an effort to coordinate activities and planning of local governments, state agencies, land trusts, and conservation or environmental advocacy groups toward protection and management of the identified RIRs. Specifically, the Middle Georgia Regional Commission will work with and encourage each of these stakeholders to coordinate their activities to foster protection of the RIRs.

Additionally, the Middle Georgia Regional Commission will encourage local governments in the region to adopt appropriate protection measures, policies, and enhancement activities that will promote protection of the region's important resources. The Regional Commission will also encourage local governments to include the areas on the RIR Map as conservation areas in their respective local comprehensive plans and will review and evaluate local comprehensive plans for consistency with the RIR Plan.

Finally, the listing of best practices to be considered by developers when designing new developments in close proximity to RIRs, will be used by the Middle Georgia Regional Commission when reviewing all Developments of Regional Impact (DRI) proposed to be located within one (1) mile of any area included on the RIR Map. The DRIs will be reviewed for consistency with the recommended development standards.

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# HERITAGE RESOURCES

# OVERVIEW

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As with natural and water resources, heritage resources once lost are gone forever. Many communities within the Middle Georgia region have long recognized the importance of heritage conservation and comprehend the vital role cultural and historic resources have in shaping community identity. Beyond the importance heritage resources have in promulgating of the often indefinable “sense of place,” these resources play a major role in quality of life, economic development, housing, and education.

Inclusion on the list of Regionally Important Heritage Resources was determined based upon input from regional stakeholders, study and evaluation of the resource’s importance and value on a regional level, and the resource’s vulnerability to various human activities. The following guiding principles provided the basis for final determination for inclusion as a Regionally Important Heritage Resource:

- Recognition of national importance by some entity such as the Georgia or National Register of Historic Place (NRHP);
- Not but one such resource in the entire region;
- Shared history, an impact on a shared history;
- Personal impact, a part of the region’s history;
- Tourism equals economic impact, dollars generated by the resource; and
- Attachment to a figure or event of wider importance than just local.

It should also be noted that the Middle Georgia region has an abundance of heritage resources, in addition to those presented in this plan, that are significant to the history and development of individual communities at the *local* level. The value of these resources at a local level should not be disregarded or neglected since they are equally vulnerable to human intrusion. Communities with *locally* significant heritage resources are encouraged to both continue current efforts and to adopt new policies and procedures that support the protection and utilization of these heritage resources.

The identification, documentation, and recognition of heritage resources are all extremely important components of the preservation process; however, the protection of heritage resources from insensitive treatment and outright demolition is essential. While there are a number of state and national recognition programs such as the Georgia Trust’s *Places in Peril*, the National Historic Landmark program, the National Register of Historic Places, and the Preserve America initiative, the protection provided by these programs is minimal. Any resource listed in or eligible for listing in the National Register falls under the protective umbrella of the National Historic Preservation Act, which mandates under Section 106 that any federally licensed, permitted, or funded project must be reviewed regarding its impact to the resource. While listing on the National Register does not guarantee protection for these resources, the Section 106 process does allow for alternate projects to be researched in order to minimize potential adverse impacts to these important heritage resources.

Several of the nationally significant historic resources listed in the NRHP have existing management strategies, which are being implemented to protect them. Many of these resources are either owned and managed by state and federal agencies, such as the National Park Service and Georgia Department of Natural Resources, or are owned and managed by either public or private non-profit organizations whose livelihoods in large measure depend on tourism. This list includes the Hay House, the Sidney Lanier Cottage, the Old Governor’s Mansion, and the Old Clinton Historic District. These resources in private ownership are not submitted to the same external pressures for protection and must depend on the interest and support of their owners for the protection of their significance. It is in the best interest of these organizations to protect these resources

# OVERVIEW

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and maintain their significance for their intrinsic value in the telling of our history on the local, regional, state, and national levels and for the variety of economic development benefits they offer.

The majority of the identified Regionally Important Heritage Resources are located within urbanized areas and, consequently, are constantly under pressure from local development of one type or another. The most effective way to protect heritage resources is through strong architectural design guidelines and development regulations enacted at the local level. Currently, protection of these resources is being treated largely as a local issue, and although the majority of the Regionally Important Heritage Resources identified in this plan do have some form of protection, the degree of protection varies both by resource and by community. While several individual governments within the Middle Georgia Region have preservation ordinances in place, there is no regional focus on the protection of any of the historic resources, whether of national, regional, or local significance. Representatives of many of the localities do meet monthly as part of a region-wide Historic Preservation Advisory Committee to discuss historic preservation-related issues and to share experiences and advice that might benefit other communities facing similar situations.

## **National Historic Landmarks**

**National Historic Landmarks (NHL)** are nationally significant historic places (buildings, sites, districts, structures, and objects) designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Authorized by the Historic Sites Act of 1935 and administered by the National Park Service (NPS), the NHL program focuses attention on places of exceptional value to the nation as a whole, by recognizing and promoting the preservation efforts of private organizations, individuals, and government agencies. The NPS regards NHL designation as an attractive alternative to federal acquisition of historic properties in effect, a supplement to the National Park System. All NHLs are included in the National Register of Historic Places; however, all entities listed in the Register are not considered NHLs.

Acknowledged as the nation's most significant historic places, fewer than 2,500 historic places bear this national distinction. NHL designation is an official recognition by the federal government of the national significance of historic properties, which:

- Recognizes that properties are important to the entire nation;
- Affords designated NHLs the same benefits of properties listed in the National Register;
- Allows owners of landmarks to manage their property as they choose, provided no Federal license, permit, or funding is involved;
- Affords the ACHP an opportunity to comment on Federal projects with the potential to affect a landmark and the proposed project's effects on the property;
- Offers opportunities for owners to obtain Federal and State tax incentives for historic preservation (when applicable); and
- Provides a bronze plaque bearing the name of the landmark and attesting to its national significance to the owner, if requested.

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## **National Register of Historic Places**

**The National Register of Historic Places** is the official list of the Nation's historic buildings, structures, sites, objects, and districts worthy of preservation. Authorized under the National Historic Preservation Act of 1966, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. The National Register is administered by the National Park Service under the Secretary of the Interior.

Listing in the National Register provides formal recognition of a property's historical, architectural, or archaeological significance based on national standards. Properties can be nominated to the National Register individually, as a historic district, or as Multiple Property Submission (MPS), which is a thematic nomination that simultaneously nominates groups of related significant properties.

### ***Eligibility Requirements***

To be eligible for listing in the National Register, historic resources (districts, sites, buildings, structures, and objects) generally must be at least 50 years old; must possess integrity of location, design, setting, materials, workmanship, feeling, and association; and must be considered significant in American history, architecture, archaeology, engineering, and culture. The National Register includes:

- All historic areas in the National Park System;
- National Historic Landmarks that have been designated by the Secretary of the Interior for their significance to all Americans; and
- Properties significant to the Nation, State, or community that have been nominated by State historic preservation offices, Federal agencies, and Tribal preservation offices, and have been approved by the National Park Service.

### ***Results of Listing***

Listing in the National Register honors a historic place by recognizing its importance to its community, state, or the Nation. Under Federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement. Owners have no obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so. Owners of listed properties may be able to obtain Federal investment tax credits and Georgia historic preservation tax incentives provided certain qualifications are met.

## **Georgia Trust for Historic Preservation's Places in Peril**

In 2006 the Georgia Trust for Historic Preservation initiated its annual *Places in Peril* program to identify and raise awareness about Georgia's significant historic, archaeological, and cultural resources that are threatened by demolition, neglect, lack of maintenance, inappropriate development, or insensitive public policy. Each listed property also represents an entire category of historic resources that is threatened throughout Georgia. Through its *Places in Peril* initiative, the Georgia Trust encourages owners and individuals, organizations and communities to employ proven preservation tools, financial resources and partnerships in order to reclaim, restore, and revitalize historic properties that are in peril. More information about the *Places in Peril* program can be accessed at [www.georgiatrust.org](http://www.georgiatrust.org).

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## Preserve America

The Preserve America initiative began in 2003 to encourage and support community efforts to preserve and enjoy our priceless cultural and natural heritage. The goals of the initiative include a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's cultural and natural heritage assets, and support for the economic vitality of our communities.

The major components of the Preserve America initiative include the: *Preserve America Presidential Awards*, *Preserve America Communities*, *Preserve America Grants*, *Preserve America Teacher of the Year Award*, and *Educational Outreach* activities (mostly in conjunction with the History Channel's Save Our History initiative). Within the Middle Georgia Region, there are three (3) designated Preserve America Communities; the Cities of Forsyth, Fort Valley, and Macon. Benefits to designated Preserve America Communities include White House recognition; eligibility to apply for Preserve America grants; a certificate of recognition; a Preserve America Community road sign; authorization to use the Preserve America logo on signs, flags, banners, and promotional materials; listing in a Web-based Preserve America Community directory; inclusion in national and regional press releases; official notification of designation to state tourism offices and visitors bureaus; and enhanced community visibility and pride.

Preserve America is a White House initiative in cooperation with the Advisory Council on Historic Preservation (ACHP) and in partnership with the U.S. Departments of Agriculture, Commerce, Defense, Education, Housing and Urban Development, Interior, and Transportation; U.S. General Services Administration; National Endowment for the Humanities; Presidents Committee on the Arts and the Humanities; Institute of Museum and Library Services; and the President's Council on Environmental Quality. More information on this initiative can be found at [www.preserveamerica.gov](http://www.preserveamerica.gov).

### Sources:

- The National Register of Historic Places Brochure, 2002. U.S. Department of the Interior, National Park Service. <http://www.nps.gov/history/nr/publications/bulletins/brochure/>
- National Historic Landmarks. <http://www.nps.gov/history/nr/publications/bulletins/nhl/index.htm>
- National Historic Landmarks Program. US Department of the Interior, National Park Service. <http://www.nps.gov/history/nhl/>
- <http://www.nps.gov/nr/owners.htm>
- <http://www.nps.gov/history/nr/publications/bulletins/myproperty/>

## Fort Hawkins



### SNAPSHOT DATA

**Construction Date:** 1806

**Architect/Builder:** President Thomas Jefferson and Indian Agent Colonel Benjamin Hawkins

**Address/Location:** Maynard Street at Emery Highway, Macon

**Owner/Operator:** City of Macon / Fort Hawkins Commission

**Recognitions:** National Register of Historic Places, listed 1977

### Sources:

1. Historic Fort Hawkins, *The Fort Hawkins Master Plan*, [www.forthawkins.com](http://www.forthawkins.com).
2. National Register Information System, National Park Service, <http://www.nr.nps.gov>.
3. Terry Jackson, Georgia Department of Community Affairs.

### Value

Known as the “Birthplace of Macon,” Fort Hawkins was established in 1806 by President Thomas Jefferson along the east side of the Ocmulgee River on lands ceded to Georgia by the 1805 Treaty of Washington. Strategically located along the old Federal Road, which connected Washington D.C. to New Orleans, Fort Hawkins served as the primary Army post in the southeastern U.S interior from 1806 to 1819 and as the U.S. Creek Trading Factory from 1808-1816.

Fort Hawkins was situated on the frontier and the Ocmulgee River marked Georgia’s western boundary from 1805 to 1821. The site was selected by and the fort named for Col. Benjamin Hawkins who was the Principal Indian Agent for Indian Affairs South of the Ohio River, representing the United States from 1796 to 1816. Several different U.S. Infantry Regiments served here. A friendly Creek Indian Regiment in federal service was based here from 1812-1815. During the Creek War of 1813-14, Georgia Militia units assembled here before Brig. Gen John Floyd led them against the Red Stick Creek towns in central Alabama. That action was Georgia’s principal contribution during the Creek War / War of 1812. Fort Hawkins was the principal depository for army supplies and rations for troops during the campaign against the Creeks and War of 1812. In October 1814, 2,500 militia were organized and equipped at the fort to join General Andrew Jackson at Mobile, and some saw duty in the Seminole uprisings in South Georgia. In February 1818, General Jackson with 1,000 Tennessee volunteers arrived at Fort Hawkins where he was joined by 900 Georgia Militia and friendly Creeks enroute to the First Seminole War in Florida.

The village that grew up around Fort Hawkins, known as Newtown in 1819, was the beginning of the City of Macon, established a few years later in 1823 on the western side of the Ocmulgee river. Frontier expansion, the relocation of military and trading operations further west, and the establishment of Macon, all contributed to Fort Hawkins being decommissioned in 1828. Just over 100 years later in the 1930s, the first archaeological excavations were conducted at the Fort by Dr. A.R. Kelly and Gordon Willey. These investigations located the southeastern of the two blockhouses and provided the inspiration to the Nathaniel Macon Chapter of the Daughters of the American Revolution (D.A.R.) to erect a reconstruction of the blockhouse in 1937-1938.

### Vulnerability

A number of archaeological excavations were conducted at Fort Hawkins in the early 1970s, including those by South (1970), DeVorse, et al (1970), and Carrillo (1971). More recent investigations by Dan Elliott (2005 to 2007) uncovered nearly 40,000 artifacts and located the presence of several brick buildings and one wooden structure. Fort Hawkins is listed on the National Register and is owned by the City of Macon which appointed the Fort Hawkins Commission to manage activities, research, and preservation of the site. The Friends of Fort Hawkins provide excellent support. Research indicates that there is a need to obtain adjoining tracts, and encroaching development and redevelopment might destroy surviving archeological deposits or present incompatible land uses to a site with the potential to yield abundant information on lifeways and culture of the Georgia frontier, Native Americans, and the formative years leading to City of Macon’s establishment.

## Historic Middle Georgia Courthouses



### Listed in Multiple Property Nomination

- Crawford County
- Jones County
- Monroe County
- Peach County Courthouse
- Pulaski County
- Twiggs County

### County Courthouses listed within Historic Districts:

- Baldwin County—Milledgeville Historic District
- Bibb County—Macon Historic District
- Putnam County—Eatonton Historic District

### Not Listed & Eligible for Listing

- Houston
- Wilkinson

### Sources:

1. Preserving Georgia's Historic Courthouses, Georgia Department of Natural Resources—Historic Preservation Division, 2005. Available from: [www.gashpo.org](http://www.gashpo.org).
2. Multiple Property Nomination, County Courthouses in Georgia, National Register of Historic Places Nomination Form, 1980.

### Value

Georgia has one of America's greatest collections of county courthouses. Although Georgia is the 20<sup>th</sup> largest state, it is second in number of courthouses – exceeded only by Texas. In 1980, the Georgia courthouse thematic nomination listed all existing courthouses built prior to 1930 in the National Register of Historic Places. Fifteen years later, in 1995, the nomination was amended to include the courthouses constructed between 1930 and 1945. Today, 132 of Georgia's County courthouses are listed in the National Register with the buildings' architecture ranging from Greek revival and neoclassical to Art Deco and the International Style, illustrating nearly 170 years of Georgia history.

The courthouse is often the most prominent building in town with the city planned around it. Courthouses are graphic icons of the aspirations and pride of their communities. These instantly recognized symbols of government are also essential in their function as an integral public gathering place—important for the records they contain and day-to-day community operations as well as the meetings, events, and festivals held there. There are numerous case studies that identify the renovation of government buildings, including post offices, city halls, and county courthouses, as being the impetus for increased downtown redevelopment, building renovation and heritage tourism.

There is an increasing recognition of the importance of Georgia's courthouses within the state; and much has been done to help protect, preserve, and promote their continued utilization. Concern for county courthouses, which are considered vital to Georgia's heritage and collective memory, spurred the Georgia Legislature Joint Study Committee on Historic Preservation to direct the Historic Preservation Division (HPD) of the Department of Natural Resources to work with the Association County Commissioners of Georgia (ACCG) and the Georgia Municipal Association (GMA) to develop legislative and funding initiatives for the protection of Georgia's county courthouses and city halls. As a result, in 2005 HPD produced a publication entitled, *Preserving Georgia's Historic Courthouses*, from which much of the information contained herein is derived, and created a museum-quality traveling exhibit about the history and architectural significance of Georgia's historic courthouses. HPD also provides ongoing technical assistance to communities with historic courthouses and over the past few years has awarded a number of pre-development and development funds for courthouse projects through the state's annual Georgia Heritage Grant Program.

Regionally in Middle Georgia, the majority of county courthouses remain in use as such. Three Middle Georgia counties; Baldwin, Crawford and Houston, have recently constructed new courthouses. Each of these county's historic courthouses have been put to different uses. The historic Baldwin courthouse is now part of the Georgia College and State University's campus. The historic Crawford County Courthouse, one of the oldest courthouses in Georgia, currently sits empty; however, the Crawford County Historical Society is dedicated to restoring the building for use as the Crawford County Historic Courthouse Cultural Center. The historic Houston County courthouse, located in the heart of downtown Perry, currently serves as a Houston County Government Building, housing the Board of Elections Office, Cooperative Extension and Arts Council Offices.



Out of the 11 historic courthouses in the Middle Georgia Region, nine of them are listed in the National Register of Historic Places. The two courthouses that are not currently listed have been deemed eligible for listing by the Georgia Historic Preservation Division. The historic Houston County Courthouse located in downtown Perry was constructed in 1948 in the Art Deco style; it is not listed because it was not 50 years old at the time the Courthouse Multiple Property Nomination was completed in 1980. The other eligible courthouse is the Wilkinson County Courthouse constructed in 1924, which objected to the documentation and listing of the courthouse at the time of the Multiple Property Nomination. HPD is fully supportive of efforts to list both of these valuable community landmarks so these communities can reap the benefits and recognition accompanied by listing on the National Register.



### Vulnerability

Despite many of the Middle Georgia courthouses still being actively used as the seat of county government, it is difficult to definitively state that these landmark buildings will never be vulnerable to growth and development. Growth, and sometimes the lack of growth, has endangered a number of historic courthouses throughout the state. Some counties that are pressured by growth and the need for additional space to carry out mandated functions have demolished or abandoned their courthouses to build larger, often non-descript buildings on the outskirts of town. Others, however, have sensitively expanded their historic courthouse or built nearby office buildings to accommodate additional needs. In Georgia's small, rural counties, that have neither the population nor the tax base to keep their impressive courthouses in the condition they desire, the courthouse often suffers from deferred maintenance, a major cause of physical threats to historic courthouses.

## HISTORIC COUNTY COURTHOUSES LISTED IN CHRONOLOGICAL ORDER

Construction Date	County	Town	Style	Architect	Current Use
1851	Crawford	Knoxville	Vernacular w/Greek Revival Influence	Henry Crews (probable)	Cultural Facility (planned)
1874; 1897; 1910	Pulaski	Hawkinsville	Neo-Classical	Unknown	Courthouse
1887	Baldwin	Milledgeville	Neoclassical Revival w/ Victorian Clock Tower	McDonald Bros. and P.E. Dennis	Georgia College & State University Building
1896	Monroe	Forsyth	High Victorian	Bruce & Morgan	Courthouse
1902-3; 1979 (renovation)	Twiggs	Jeffersonville	Romanesque	J. W. Goluke & Co.	Courthouse
1905	Putnam	Eatonton	Neo-Classical Revival	J. W. Goluke & Co.	Courthouse
1906	Jones	Gray	Romanesque	J. W. Goluke & Co.	Courthouse
1924	Bibb	Macon	Neoclassical Revival	Curran R. Ellis	Courthouse
1935-36; 1972	Peach	Fort Valley	Colonial (Williamsburg) Revival	Dennis & Dennis	Courthouse
1924	Wilkinson	Irwinton	Colonial Revival	Alexander Blair	Courthouse
1948	Houston	Perry	Art Deco	E. Oren Smith	Government Building (new courthouse located on Hwy. 341 S. Bypass, north of downtown Perry)

## Johnston-Felton-Hay House



### SNAPSHOT DATA

**Construction Date:** 1855-1860

**Style:** Italian Renaissance Revival

**Architect/Builder:** James B. Ayres/T. Thomas and Son of New York (designers)

**Address/Location:** 934 Georgia Avenue, Macon

**Owner/Operator:** The Georgia Trust for Historic Preservation

#### Recognitions:

National Historic Landmark, designated November 7, 1973

National Register of Historic Places, part of the Macon Historic District, listed December 31, 1974

Part of Georgia's Antebellum Trail and Antiques Trail

Featured on A&E's "America's Castles"

#### Sources:

1. National Historic Landmarks Program, <http://tps.cr.nps.gov/nhl/detail.cfm?ResourceId=1084&ResourceType=Building>
2. The Georgia Trust for Historic Preservation, [http://www.georgiatruster.org/historic\\_sites/hay\\_house.htm](http://www.georgiatruster.org/historic_sites/hay_house.htm)
3. National Register Information System, National Park Service, <http://www.nr.nps.gov/>

### Value

The Johnston-Felton-Hay House is considered the most advanced antebellum building in America for its style, craftsmanship, and technical innovations. Known as the "Palace of the South," the Hay House (as it is commonly referred to) was constructed between 1855 and 1860 in the Italian Renaissance Revival style, which was unusual for residential architecture, particularly in the antebellum South when Greek revival architecture was favored (the preferred style/popular).

The Hay House, comprised of over 16,000 square feet in 24 principal rooms, is notable for both its architectural significance and engineering advances. This four-story home is crowned by a three-story octagonal cupola that serves as part of the advanced ventilation system acting as a chimney that helps to draw hot air up and out of the house. Other technological advancements included hot and cold running water, three bathrooms, an intercom system, in-house kitchen, and central heat.

The construction of the house was commissioned by William Butler Johnston and his wife Anne who were inspired by the palazzos of Florence and Rome during their three-year honeymoon in Europe. Mr. Johnston, a prominent Macon citizen, gained his wealth through investments in banking, railroads, and public utilities and served as keeper of the Confederate Treasury during the Civil War.

After the death of Mrs. Johnston in 1896, daughter Mary Ellen and her husband Judge William H. Felton lived in the house. The Feltons' contributions to the house included some redecorating and remodeling, which included updating the plumbing and adding electricity.

When Judge and Ms. Felton died in 1926 the Felton heirs sold the house to Parks Lee Hay, founder of the Banker's Health & Life Insurance Company. The Hays substantially redecorated the house to reflect the changing character of 20<sup>th</sup>-century living; they also added the driveway and brick gateposts, redesigned and replanted the grounds, and added the lower garden and fish pond.

After Mrs. Hay's death in 1963, the heirs established the P.L. Hay Foundation and operated the house as a private house museum. In 1977, ownership of the house was formally transferred to the Georgia Trust for Historic Preservation. The house has been operated by the Trust since that time and was designated as a National Historic Landmark in 1973. In addition to being open for tours six days a week, the Hay House offers a number of educational programs focused on architecture and history as well as behind-the-scenes tours that showcase areas normally closed to the general public. A number of special events open to the general public are held at the Hay House throughout the year including special holiday tours, luncheons, teas and festivals; in addition, the building and grounds are also available to rent for private events. Hay House offers significant educational opportunities and is constantly undergoing research and restoration, while remaining open to the public, thereby showing visitors interesting and informative procedures.

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### **Vulnerability**

While no resource is ever completely secure, the Hay House is probably the most protected of any heritage resource within the Middle Georgia region. Not only is the Hay House a Federally designated National Historic Landmark but it is also owned and operated by Georgia's only statewide nonprofit preservation organization, the Georgia Trust for Historic Preservation. There are also some local level preservation controls in place that help safeguard against incompatible development in areas adjacent to the house due to its location within the InTown Macon Historic District, which is regulated by a local ordinance administered by the Macon Historic Preservation Commission.

Despite all of these protective measures, the Hay House remains vulnerable to environmental factors; however, the principal challenges to the building are the efforts and costs associated with ongoing operational, maintenance, and restoration issues. According to the Georgia Trust, the restoration of a building this size is an enormous, ongoing undertaking, which began in 1977 and continues through present day. The Trust's recent restoration efforts have focused on exterior issues with particular concentration on preventing rising damp through waterproofing exterior surfaces to eliminate water seeping into the building minimizing water's effect on the building's structural integrity. With the continual decrease in available funds for heritage resources, in Georgia and nationwide, the ability to fund necessary preventative maintenance measures and continue restoration efforts will be the greatest threat to the Hay House.

## City of Milledgeville Historic District



### SNAPSHOT DATA

**Construction Date:** 1803-1922 (dates of significance)

**Style:** Federal, Victorian

**Architect/Builder:** Benjamin Easley (designer)

**Address/Location:** Bounded by Irwin, Thomas, Warren Streets and Fishing Creek

**Owner/Operator:** Multiple: Public, Institutional, and Private

**Recognitions:**

National Register of Historic Places, designated June 28, 1972.

Part of Georgia's Antebellum Trail and Antiques Trail.

**Sources:**

1. Georgia Land Surveying History and Law, by Farris W. Cadle
2. City of Milledgeville, <http://www.milledgevillega.us/history.html>
3. [http://www.georgia.gov/00/photo\\_article/0,2091,4802\\_16275226\\_22104691\\_13713582,00.htm](http://www.georgia.gov/00/photo_article/0,2091,4802_16275226_22104691_13713582,00.htm)
4. New Georgia Encyclopedia

### Value

Considered to be the only surviving example of a complete Federal period city, Milledgeville is also one of only two cities in the United States that was planned, designed, and built specifically to be a capital city. The other city that shares this distinction is the L'Enfant planned Washington D.C.

Situated just west of the Oconee River on land that was ceded to the U.S. Government by the Creek Indian Nation in 1802, the City of Milledgeville was designed by Benjamin Easley in 1803 and intended to be Georgia's fourth and last state capital. Easley laid out the town in a grid pattern with streets 100 feet wide except Washington and Jefferson Streets, which had parkways running down their centers for a total width of 120 feet. The original town was composed of four public squares of twenty (20) acres each intended for specific purposes, one each for a state house, governor's residence (which was not built on the designated square), penitentiary, and cemetery. The rest of the town was divided into 84 squares of four acres each that were then divided into four one-acre residential lots. On December 12, 1804, Milledgeville, named for then Governor John Milledge, was incorporated; however, the town did not officially become the state capital until the new Gothic Revival State House was completed and state records were transferred from Louisville, the former state capital, on October 9, 1807.

By 1842, construction of private residences, inns, churches, and commercial buildings and increasing population reflected Milledgeville's importance as state capital and as a trading center and resulted in the expansion of the city limits well beyond those set in 1803. While Milledgeville's economy suffered during the Civil War and the subsequent removal of Georgia's capital to Atlanta in 1868, the original town plan and majority of the buildings remained intact. The streets, squares, and buildings retain their character and remain essentially as they were when established during the mid-19<sup>th</sup> century.

### Vulnerability

Listing on the National Register of Historic Places has brought distinction and recognition to Milledgeville's Historic District, and the community's pride in its history and heritage resources is evident in the City's slogan, "Capitols, Columns and Culture." Due to the combined efforts of the City, Historic Preservation Commission, Milledgeville Main Street, Convention and Visitors Bureau, higher education institutions, and dedicated residents, the original capital city plan, public buildings, and private homes remain largely intact.

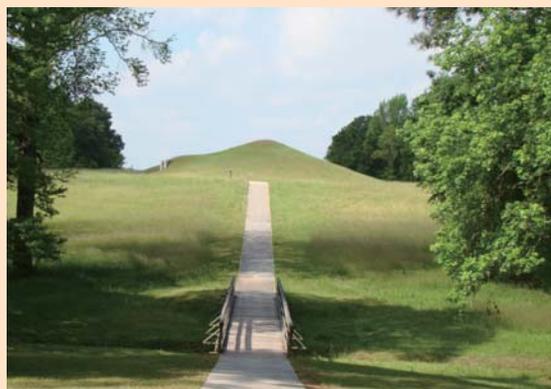
While the City's unique historic fabric has been well-maintained, there have been some encroachments on the historic area. The establishment of a local historic district and accompanying historic preservation commission is one approach the City has used to safeguard both the integrity of the city plan and the many outstanding historical and architecturally significant buildings located within the district. While local historic districts provide a level of protection, there are times when incompatible development (including teardowns, inappropriate additions and/or alterations or incompatible uses) are allowed to occur, which can negatively impact the historic integrity of not only the building in question but the surrounding properties as well.

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Further, there are a number of historic buildings located in downtown Milledgeville which are not subject to local district regulations as a result of ownership by the City of Milledgeville, Baldwin County, and the local colleges. Therefore, it is important that all local groups, government organizations, and educational institutions recognize the necessity of working together to utilize these properties in a sensitive manner and to serve as dedicated stewards of the community's built environment and collective heritage.

# HERITAGE RESOURCES

## Ocmulgee National Monument



### SNAPSHOT DATA

**Construction Date:** 900 - 1150 AD

**Architect/Builder:** Mississippian Culture

**Location:** Macon, Bibb County

**Acres:** 678

**Owner/Operator:** National Park Service

**Recognitions:**

### Value

Located just east of the City of Macon in Bibb County, the Ocmulgee National Monument (ONM) was established in 1936 via Proclamation by President Franklin D. Roosevelt, which directed the National Park Service to preserve and protect “lands commonly known as the Old Ocmulgee Fields.” From the Paleo-Indian Period to the Muscogean (Creek) Indians, the ONM site has been inhabited for over 12,000 years. However, the period between 900 and 1150 AD when the Macon Plateau was inhabited by a farming group known as the Mississippian culture is considered to be one of the most significant times of the area’s history.

The Mississippians were responsible for the construction of several earthen mounds that are the focal point of the ONM today. Later, around 1350-1650 the Lamar Culture, also farmers and mound builders, inhabited this region. The Lamar mounds are located approximately two miles south of the Ocmulgee mounds. So significant is this site that in 1997 the Old Ocmulgee Fields were the first Traditional Cultural Property district east of the Mississippi River to be listed in the National Register of Historic Places.

In addition to its archeological and historical significance, Ocmulgee National Monument’s 702 acres encompass an abundance of natural features including forested uplands, open fields, year-round wetlands and thickly wooded river floodplain, all of which provide habitat to a diverse selection of birds, plants, animals, and reptiles.

Today, the ONM is a significant archaeological, historical, and natural resource for not only the Middle Georgia region, but also the state and nation and is a major tourist attraction within Macon-Bibb County. The park includes a visitor’s center with museum exhibits on archaeology, the human settlement of the area, and the formation of the park. There are also picnic areas and five miles of trails that connect major features of the park, most notably the Earthlodge and Great Temple Mound. The trails do not, however, connect to the Lamar Mounds; these are only accessible certain times of the year on ranger-guided tours.

The OMN and its trails are also an integral component of what began as the *Ocmulgee Heritage Greenway* and is now known as the *Ocmulgee Heritage Trail* (OHT). The OHT is currently a nine-mile walking, biking, running and skating trail along the Ocmulgee River in the City of Macon. At total build-out, the OHT will be approximately 22 miles long; encompass more than 1,413 acres; and will include amenities such as trail heads, boat launches, river access, river outlooks, and environmental education centers.

### Vulnerability

Over the past few years the National Park staff, Chamber of Commerce, and other local groups, have been working closely together to identify areas suitable for expansion, complete a boundary survey and expansion master plan in the hopes of providing expanded interpretation and regular access to the Lamar Mounds, and transform the National Monument into a National Park. Despite the outcome of these efforts, proposed new development or redevelopment and major infrastructure improvements,

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such as highway widening and reconstruction near the periphery of the Monument have the potential to impact its historical and archeological integrity. Therefore, it is important that the respective staffs from the local planning and zoning commission, the ONM and other organizations work in coordination during the project review process to assess the impact of any new development/redevelopment and road construction improvements adjacent to the Ocmulgee National Monument.

An important side benefit of the ONM to both local residents and visitors is the panoramic views of the city skyline from the top of the mounds. During certain times of the year, these views are obscured by poor air quality. The Middle Georgia Clean Air Coalition, an organization whose members include seven Middle Georgia counties and their respective cities, is working on various projects designed to improve air quality in Macon and the Middle Georgia region. With the improvement in air quality, the panoramic views from the Monument mounds can be enjoyed year round.

## Old Clinton Historic District



### SNAPSHOT DATA

**Construction Date:** 1808 – 1835/1874?

**Style:** Rural frontier village; Antebellum

**Architect/Builder:** Various

**Address/Location:** 1.5 miles SW of downtown Gray, just off Highway 129

**Owner/Operator:** Private property owners

**Contact Information:** Old Clinton Historical Society; Jones County Historic Preservation Commission (JCHPC)

### Recognitions:

National Register of Historic Places, listed September 12, 1974

The Georgia Trust for Historic Preservation, 2008 Places in Peril

Georgia's Antebellum Trail

### Sources:

1. Old Clinton Historic Preservation Plan, Middle Georgia Area Planning and Development Commission, May 1976
2. Jones County Chamber of Commerce, *Historical Resources*, [http://www.jonescounty.org/index.php?option=com\\_content&task=view&id=57&Itemid=89](http://www.jonescounty.org/index.php?option=com_content&task=view&id=57&Itemid=89)
3. Georgia Trust for Historic Preservation, *2008 Places in Peril*, [http://www.georgiitrust.org/pr\\_2008Places.htm](http://www.georgiitrust.org/pr_2008Places.htm); [http://www.georgiitrust.org/preservation\\_resources/pip2008.htm](http://www.georgiitrust.org/preservation_resources/pip2008.htm)
4. National Register Information System, National Park Service, <http://www.nr.nps.gov/>

### Value

Originally called Albany at its founding in 1807 as the Jones County seat, the name of the settlement was changed in 1809 to Clinton in honor of New York's governor, DeWitt Clinton. The town grew quickly; in 1816 Clinton formally incorporated and by 1820, Jones County was the second most populous county in the state, according to the US Census. By 1835 Clinton had "fifty-six substantial homes, ten stores, two churches, three doctors, a tannery, a silver-smith, a photograph gallery;" it was also home to the Clinton Female Seminary, which was well known throughout the state for the excellent education it afforded young ladies.<sup>1</sup> As the largest town west of Milledgeville, Clinton was the social, economic, education, and cultural center of the Georgia frontier in the early 19<sup>th</sup> century.

The town of Clinton underwent a gradual decline that began with the completion of the Central of Georgia rail line between Macon and Savannah in 1843. Later, when rail lines connecting Macon with Augusta and Athens were being built through Jones County, residents of Clinton were opposed to locating a line near town; this resulted in the rail line being built in Gray (the current county seat). Clinton experienced another setback in 1865 during General Sherman's "March to the Sea" when over one-third of the town was destroyed. The final blow came in 1905 when the citizens of Jones County voted to move the county seat from Clinton to Gray, located one mile east of Clinton along a rail line.

Today, the Old Clinton Historic District retains the original grid-pattern town plan with tree-lined streets and a number of historic residential homes and commercial structures dating between 1808 and 1835. Many of these historic homes may be viewed during special tours sponsored by the Old Clinton Historical Society. Each year in May the community also celebrates its heritage through "Old Clinton War Days," a re-enactment of the Federal occupation of Clinton, which is held in conjunction with the 16<sup>th</sup> Georgia, Company G, Jackson Rifles of the Sons of the Confederate Veterans. Old Clinton is a rare example of a largely intact early 19<sup>th</sup> century rural frontier village and is believed to be the largest one of its kind remaining in Georgia.

### Vulnerability

The Old Clinton Historic District is at risk to encroachment from strip commercial development and road widening projects. The vulnerability of the community to insensitive new construction, demolition of the historic resources, and loss of character and integrity has increased since the recent approval to construct a Highway 129 Bypass which, when complete, will come within several hundred yards of the district.

The threat to this rare historic community is so significant that the Georgia Trust for Historic Preservation chose the Old Clinton Historic District as one of the ten resources listed on its 2008 list of *Places in Peril*. The Georgia Trust, along with other statewide and local preservationists, agree that Old Clinton is in need of strong design guidelines to ensure that abundant open space within the community is developed in a sensitive manner that lends protection to the area's remaining resources while attracting compatible, high-quality growth. The value of Old Clinton to the region and the state is

<sup>1</sup> When Clinton Female Seminary merged with the Georgia Female College, now Wesleyan College, in 1839, the old seminary buildings were dismantled and moved from Clinton.

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significant, and with thoughtful planning, the area has the potential to retain its historic integrity and remain a livable community for years to come.

## Old Creek Agency Reserve



### SNAPSHOT DATA

**Construction Date:** 1803-1850

**Founder:** Colonel Benjamin Hawkins

**Address/Location:** GA Hwy 128 at Flint River, Crawford County (Land Lots 1-20)

**Owner/Operator:** Private Ownership

#### Sources:

1. National Register Information System, National Park Service, <http://www.nr.nps.gov>
2. New Georgia Encyclopedia, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-3560>
3. Terry Jackson, Georgia Department of Community Affairs.

### Value

The Old Creek Agency Reserve is located on the banks of the Flint River in Crawford and Taylor Counties. The Creek Agency was established in 1803 by Colonel Benjamin Hawkins who represented the United States as the Principal Indian Agent for Indian Affairs South of the Ohio River from 1796 until his death in 1816. The Agency's location on the Lower Creek Trading Path placed it on the old Federal Road established in 1806 which connected Washington D.C. and New Orleans.

Hawkins built his home and a community here on the east bank (in present-day Crawford County) of the Flint River in the Creek Nation to serve as a model, for teaching agriculture, husbandry and home industry to the Creek Indians. Moravian missionaries with other Afro and Euro-American tradesmen served as Agency teachers. During the Creek War of 1813-14, the Georgia Militia built Fort Lawrence across the river opposite the Agency (in present-day Taylor County).

Hawkins died and was buried here in 1816 in an otherwise unmarked cemetery. Former Governor David Mitchell served as agent here until 1821. When the Treaty of 1821 added the lands between the Ocmulgee and Flint Rivers to the State of Georgia, a Reserve area was established around the Agency. John Crowell was agent here until the Treaty of 1826 moved the state boundary to the Chattahoochee River. The 1825 Land Lottery extended the Reserve to the west side of the Flint, to serve as a future town site like the old Macon Reserve. Instead, the town of Francisville developed at the Old Agency site in the Crawford County half of the Reserve and thrived from 1830 to 1850. The Agency and Francisville were described by historian Charles C. Jones in his classic *The Dead Towns of Georgia* (1878).

### Vulnerability

Although archaeological surveys have located several National Register eligible sites within the Reserve, there has not been extensive study or excavation. Most of the area is either in agriculture or forests but it is currently threatened by transitional residential development and mining operations. There have been proposals to mine for fill dirt in Land Lot 10, near the intersection of GA 128 and Hortman Road, which is the area described by Jones (1878) as the site of the Creek Agency and Town of Francisville.

## Old Governor's Mansion



### SNAPSHOT DATA

**Construction Date:** 1839

**Style:** High Greek Revival

**Architect/Builder:** Charles Clusky / Timothy Porter

**Location/Address:** 120 South Clarke Street, Milledgeville, Georgia

**Owner/Operator:** Georgia College and State University

#### Recognitions:

National Historic Landmark, designated 1973

National Register of Historic Places, listed May 13, 1970

Contributing building in Milledgeville's National Register Historic District, listed June 28, 1972

#### Sources:

1. National Historic Landmark Program, <http://tps.cr.nps.gov/nhl/detail.cfm?ResourceId=911&ResourceType=Building>
2. Georgia College and State University, <http://www2.gcsu.edu/mansion/>
3. The New Georgia Encyclopedia, *Milledgeville*, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-769>; *Old Governor's Mansion*, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-620>
4. Digital Library of Georgia, <http://dlg.galileo.usg.edu/cgi-bin/meta.cgi?userid=public&db=meta&action=retrieve&recno=7&rset=004&format=dlg&h2=larc>
5. National Register Information System, National Park Service, <http://www.nr.nps.gov/>

### Value

The Old Governor's Mansion in Milledgeville, originally constructed in 1839, was planned and built as the first official residence for Georgia's chief executives. Designed by noted architect Charles Clusky, an Irish immigrant, and built by Timothy Porter of Farmington, Connecticut, the Mansion is considered to be one of the finest examples of High Greek Revival architecture in the nation, distinguished by a Palladian façade with prostyle portico and a plan with round and octagonal rooms.

The Mansion's history encompasses the antebellum, Civil War, and early Reconstruction periods of Georgia's history. Prominent state leaders including George Crawford, Howell Cobb, and Joseph E. Brown resided in the building and used it as a stage for speeches and to introduce guests of national standing. The building figured prominently during the Civil War both for its function as Georgia's seat of government and as a "prize" claimed by General William T. Sherman on November 22, 1864 for use as his headquarters during his infamous "March to the Sea."

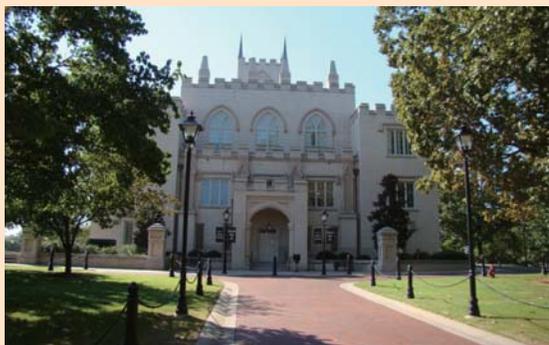
After the Civil War, in 1868, when the Capital was relocated from Milledgeville to Atlanta, the Mansion was virtually abandoned to state-appointed caretakers. The building was used by the Middle Georgia Military and Agricultural College (now Georgia Military College) as barracks from when the school was chartered in 1879 until 1889 when the Mansion was given to the newly formed Georgia Normal and Industrial College (currently known as Georgia College and State University) for use as a dormitory and presidential residence. It served as the home of every Georgia College and State University president until 1987.

In 1973, the Old Governor's Mansion was designated a National Historic Landmark. The initiative to restore the Mansion to its antebellum appearance began in the late 1990s. Actual restoration work, funded through the Georgia General Assembly and the Woodruff Foundation, began in 2001. The Old Governor's Mansion, still owned and operated by Georgia College and State University, now serves as a historic house museum open for public tours.

### Vulnerability

The Old Governor's Mansion, although located within the locally designated Milledgeville Historic District, is not bound by local regulations and design review procedures since the building is owned and operated by Georgia College and State University. To date, the college has been a fine steward of the property as evidenced through the sensitive rehabilitation work and dedication to utilizing the building for broad educational purposes. The vulnerability of this building to inappropriate changes or even demolition will arise if Georgia College and State University ever decides to relinquish its ownership of the building to an owner that is not as preservation-minded as Georgia College and State University.

## Old State Capitol



### SNAPSHOT DATA

**Construction Dates(s):** 1807; 1828; 1837 (1941)

**Architect/Builder:** Colonel B. W. Froebel; Smart & Lane/General Jett Thomas

**Address/Location:** Jefferson and Greene Street, Campus of Georgia Military College

**Owner/Operator:** Georgia Military College/  
Georgia's Old Capital Museum Society, Inc.

#### Recognitions:

National Register of Historic Places  
(Nationally Significant), listed May 13,  
1970

Contributing building in Milledgeville  
National Register Historic District, listed  
June 28, 1972

#### Sources:

1. Digital Library of Georgia, <http://dlg.galileo.usg.edu/cgi-bin/meta.cgi?userid=public&db=meta&action=retrieve&recno=6&rset=008&format=dlg&h2=larc>
2. New Georgia Encyclopedia, *Milledgeville*, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-769>
3. City of Milledgeville, *History*, <http://www.milledgevillega.us/history.html>
4. Georgia's Old Capital Museum, <http://www.oldcapitalmuseum.org/statehouse.htm>
5. National Register Information System, National Park Service, <http://www.nr.nps.gov/>

### Value

The City of Milledgeville, chosen for its central location and ample springs, became Georgia's fourth capital city in 1804. The Old State Capitol building is believed to be America's first public building constructed in the Gothic revival style, featuring battlements and pointed arch windows. It was designed by Colonel B. W. Froebel and architects Smart & Lane and built by General Jett Thomas in 1807 at a cost of nearly \$80,000, with later additions in 1828 and 1837 pushing the total cost to around \$200,000. Partially destroyed by a fire in 1941, the exterior of the building was reconstructed to its former design using the original architectural drawings of Smart & Lane.

Perhaps the most well-known event held at the building was the Secession Convention, which convened there on January 16, 1861 and passed the Secession Act three days later. During the Civil War, the statehouse square served as a campground for General W.T. Sherman's provost guard, who also burned the brick State Arsenal located on the north side of the building and exploded the brick magazine on the opposite side. In the 1860s after the Civil War, the Gothic gates at the north and south entrances to the square were constructed of remnant bricks from the destroyed arsenal and magazine.

The building served as Georgia's capital from its construction in 1807 until 1868 when the capital was moved to Atlanta. After the capital was moved to Atlanta, the building served as Baldwin County's courthouse for several years. In 1879 when the Georgia Military and Agricultural College [now Georgia Military College (GMC)] was chartered, the building became an integral part of the school and has remained as such to this day. The Old Capitol currently houses classrooms, faculty offices, and administrative offices for GMC, as well as the restored legislative chamber where the 1807-1862 legislative branch of government for the state met. Georgia's Old Capital Museum, a repository for regional history, occupies the ground floor of the building.<sup>2</sup>

### Vulnerability

Occupying a prominent position both on the campus of GMC and in the City of Milledgeville, the Old Capitol Building is both a community and regional landmark deserving of continued preservation and protection. With GMC's recent demolition of two historically significant barracks buildings, which were listed as contributing properties within the nationally significant Milledgeville National Register Historic District, it is possible the Old Capitol building may eventually be considered obsolete and in need of replacement or significant alteration. Since the Old Capitol is owned and operated by an institution of higher education, the building does not fall under the jurisdiction of the local historic preservation commission ordinance and is potentially susceptible to incompatible additions, alterations, and demolition.

<sup>2</sup> *The museum is run by a private, non-profit organization, Georgia's Old Capital Museum Society, Inc. (GOCMS), whose stated purpose is "to create and maintain museums which shall identify, collect, interpret, preserve and communicate the cultural history of Milledgeville/Baldwin County area and its environs."*

# HERITAGE RESOURCES

## Performance Theatres

### Value

#### ***Douglass Theatre (Macon)***

In 1921, the Douglass Theatre was established in its current location on Broadway by Charles Henry Douglass, African American entrepreneur.<sup>1</sup> With a capacity of 750-800 seats, the Douglass was specifically designed to host both live performances and to show silent films complete with live musical accompaniment. Although the Theatre was primarily geared toward Macon's black community, some white performers were featured at the venue; however, the most notable acts were some of the most famous black jazz and blues singers of the time including Gertrude 'Ma' Rainey, known as "Mother of the Blues;" Bessie Smith, known as "Empress of the Blues;" Ida Cox and Butterbeans and Susie, a black vaudeville comedy team. Later, in the 1940s, musical greats such as Cab Calloway and Duke Ellington both performed at the Douglass.

Charles Douglass continued to operate the Theatre until mid-1927 when he sold or leased the Theatre to Benjamin W. Stein of Valdosta. Stein managed the Theatre for approximately two years and during that time he diversified the Theatre's performances through the addition of competitive boxing events. Charles Douglass reacquired the Theatre in May 1929 and shortly after upgraded the facilities to accommodate the new talking picture films. Charles operated the Theatre until his death in 1940 at which time operations were assumed by his wife Fannie and sons Charles Henry (d. 1945) and Peter G. Douglass.

In 1958, on Saturday mornings, local DJ Hamp Swain hosted a live radio broadcast talent show, *The Teenage Party*, at the Douglass which featured local performers, including Otis Redding. During the 1960s, the Douglass continued to showcase up-and-comers such as Little Richard and James Brown and operated until Peter G. Douglass' death in 1973 at which time the Theatre closed. A few years later in 1978, the City of Macon assumed ownership of the Douglass; however, it sat empty until the 1990s when it underwent a complete rehabilitation. Restored and fully equipped, the Douglass re-opened to the public on January 11, 1997 and has since been an important cultural event facility for the City featuring a wide variety of films, performances, and special events.

#### ***Grand Opera House (Macon)***

The City of Macon's Grand Opera House was originally constructed in 1884 as the Academy of Music by W.R. Gunn. From 1902 through 1905, the building underwent a significant renovation in which the original front façade was removed and replaced with the seven-story Grand Building with shops in storefronts along the street. The original auditorium of the Academy was retained and the building re-opened as the Grand Opera House in 1905.

Over the years the Grand presented minstrels, vaudeville, burlesque, musical, comedy, and drama hosting productions from Ben Hur in 1908 (complete with live horses and chariots on a treadmill installed in the stage) and Charlie Chaplin conducting the John Phillip Sousa Band to raise money for the war effort to a memorial service for President McKinley.

<sup>3</sup> *The Douglass Theatre* first opened in 1912 and was constructed inside an existing building at 363 Broadway. A second Douglass Theatre opened in 1717 at 1223 Broadway in a building that Charles Douglass later converted to office space.



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## SNAPSHOT DATA

**Resource Name:** Douglass Theatre

**Construction Date:** c. 1920

**Address/Location:** 355-359 Broadway, Macon

**Owner/Operator:** City of Macon

**Recognitions:**

National Register of Historic Places,  
Macon Historic District, contributing  
building, listed 1974

**Resource Name:** Grand Opera House

**Construction Date:** 1884; 1905

**Style:** Gothic

**Architect/Builder:** W. R. Gunn

**Address/Location:** 651 Mulberry Street, Macon

**Owner/Operator:** Bibb County / Mercer University

**Recognitions:**

National Register of Historic Places  
(Nationally Significant), listed 1970

**Resource Name:** Old Opera House

**Construction Date:** 1908

**Architect/Builder:** W. R. Gunn

**Address/Location:** Corner of Lumpkin and Broad  
Streets, Hawkinsville

**Owner/Operator:** City of Hawkinsville /  
Hawkinsville-Pulaski Arts Council

**Recognitions:**

National Register of Historic Places  
listed 1973

The Grand was truly a regional venue that boasted a number of famous performers including: Madame Sarah Bernhardt; Houdini; Pavlova; Will Rogers; George Burns & Gracie Allen; The Gish Sisters; Robert Downing; Lillian Russell in "The First Night;" James O'Neill in "The Count of Monte Cristo;" Maude Adams in "The Legend of Lenora;" and Marilyn Miller in "The Ziegfeld Follies."

Later, when the Grand was turned into a movie house in 1936, the first floor boxes were torn out. During its tenure as a movie theatre, the Grand hosted Macon's only world premiere of a major motion picture held with the screening of "God is My Co-Pilot." The last movie shown at the Grand was "The Sound of Music" in 1965; shortly thereafter the building fell into disuse and was slated for demolition to make way for a downtown parking lot. The threat of demolition spurred a group of citizens to form the Macon Arts Council to raise funds to restore and operate the Grand. Nationally renowned Macon architect, Ellamae Ellis League contributed to the restoration work on the Grand and by April 6, 1970, the Grand was celebrating its re-opening with Robert Shaw conducting the Atlanta Symphony Orchestra. In 1995, Bibb County and Mercer University entered into a long-term lease agreement whereby Mercer would undertake the management of the Grand Opera House. Today, the venue is flourishing under its administration of Mercer University and remains a vibrant cultural facility integral to the Macon community and Middle Georgia Region.

### ***Old Opera House (Hawkinsville)***

Since its completion in 1908, the Hawkinsville Old Opera House, also known as the City Auditorium, has been the center of arts and culture in both the City of Hawkinsville and Pulaski County. Designed by noted Macon architect and theatrical designer, W.R. Gunn (who also designed Macon's Grand Opera House), the theater was constructed at a cost of \$16,470 in 1907-1908.

At the time of its construction, the Opera House housed both City Hall and a 576-seat auditorium, which had the largest seating capacity of any public building in Pulaski County. The Opera House's 75-foot stage featured a wide-variety of events from traveling acts to politicians and even famous entertainers including Oliver Hardy. In addition to ticketed performances, church services were held in the Opera House when a local church burned and later during the early 1950s after a fire destroyed the local movie theater, the Opera House was used as a movie theatre.

Between 1999 and 2001, the Opera House underwent a SPLOST-funded \$1.7 million rehabilitation under the direction of Preservation Architect Charles Brittain of Brittain, Brown, Thompson and Bray Architects out of Macon. Rehabilitation work included adding upholstered, historical-style seats, installing a new copper standing seam roof, restoring and augmenting the 1907 lighting system as well as updating all plumbing and mechanical systems, and installing an elevator and restroom facilities.

Today, the Hawkinsville Old Opera House is owned by the citizens of Hawkinsville and is operated and managed by non-profit Hawkinsville-Pulaski County Arts Council, which is able to assist in subsidizing the operation and management costs through sponsored performances. It is

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also home to the Ocmulgee Symphony Orchestra and functions as the Pulaski County High School's auditorium for plays, musical performances, and other events since the high school does not have its own auditorium. The Hawkinsville Old Opera House is an indispensable cultural venue for the community and the surrounding areas with events and performances drawing crowds from Macon, Warner Robins, Cochran, Wilcox, and other neighboring counties.

### **Vulnerability**

All three (3) Performance Theatres are important community facilities which feature regular theatrical and musical performances, pageants, movies, and other cultural events. In addition to being similar venues, each of these buildings are located within National Register listed and locally-designated historic districts. Typically, buildings located within locally-designated historic districts would be subject to design review through the local historic preservation commission. However, since all three (3) buildings are under city ownership none are required to go through the local design review process, which leaves the buildings themselves vulnerable to incompatible alterations or additions. Although not required, both cities should strive to adhere to the local historic district regulations whenever possible to set an example of good stewardship so that these important heritage buildings can retain their historic integrity while continuing to be intergal community gathering places.

#### **Sources:**

1. Digital Library of Georgia, <http://dlg.galileo.usg.edu/cgi-bin/meta.cgi?userid=public&db=meta&action=retrieve&recno=17&rset=010&format=dlg&h2=vang>
2. The Grand Opera House, <http://thegrandmacon.com/history.htm>
3. The New Georgia Encyclopedia, *Ellamae Ellis League*, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-2685>
4. National Register Information System, National Park Service, <http://www.nr.nps.gov/>
5. The Douglass Theatre, <http://www.douglasstheatre.org/>
6. The New Georgia Encyclopedia, *Macon*, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-782&hl=y>
7. Digital Library of Georgia, *The Blues, Black Vaudeville and the Silver Screen, 1912-1930s: Selections from the Records of Macon's Douglass Theatre*, by Edward A. Johnson, <http://dlg.galileo.usg.edu/douglass/history.php>
8. Hawkinsville Opera House, <http://www.hawkinsvilleoperahouse.com/>
9. The New Georgia Encyclopedia, *Hawkinsville*, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-2253>

## Raines-Carmichael House



### SNAPSHOT DATA

**Name:** Raines-Carmichael House

**Construction Date:** 1848

**Style:** Greek Revival

**Architect/Builder:** Elam Alexander

**Address/Location:** 1183 Georgia Avenue, Macon

**Owner/Operator:** Private Residence

**Recognitions:**

National Historic Landmark,  
designated 1971

National Register of Historic Places, part  
of the Macon Historic District, listed  
December 31, 1974

**Sources:**

1. National Historic Landmarks Program, <http://tps.cr.nps.gov/nhl/detail.cfm?ResourceId=1085&ResourceType=Building>
2. Digital Library of Georgia, [http://dlg.galileo.usg.edu/meta/html/dlg/larc/meta\\_dlg\\_larc\\_hbo0327.html?Welcome](http://dlg.galileo.usg.edu/meta/html/dlg/larc/meta_dlg_larc_hbo0327.html?Welcome)
3. National Register Information System, National Park Service, <http://www.nr.nps.gov/>

### Value

The intrinsic worth of the Raines-Carmichael House is due to its architectural merit. Constructed in 1848 by architect-builder Elam Alexander for Cadwalder Raines, this high-style house exemplifies the variety and individuality possible within the Greek revival style. The design of the house, coach house, and outbuildings are based on plans of W.H. Raulett published in *The Architect, vol. 1, plates 31-35 (New York, 1847-1849)*. The Raines-Carmichael House is a two-story frame structure on a brick foundation and high basement with clapboarding and flush siding under the porches; however, it is the use of classical detail in combination with a modified Greek cross plan, central octagonal tower with spiral staircase carrying up to the attic that sets this building apart from other Greek revival homes built at the time. Due to its exceptional architectural merit, in 1971 the Raines-Carmichael house was listed as a National Historic Landmark (NHL), the highest designation status a historic resource can attain.

### Vulnerability

The Raines-Carmichael house remains in its original use as a private residence. Few, if any, changes have been made to the building, and its current owners are cognizant of the building's value and have been responsible stewards of this historic property. There is, however, the possibility for incompatible alterations and even demolition of this valuable resource since protective measures do not accompany the honorary NHL designation. The building occupies a prime corner lot within the City of Macon and is surrounded by a number of imposing historic homes both on College Street and Georgia Avenue. The City has taken steps to provide some level of design review to safeguard the integrity of the City and the numerous/volume of historic buildings that contribute to the City's integrity and character.

The City of Macon recognizes the importance of protecting the integrity of the myriad of historic buildings, such as the Raines-Carmichael House, which define the City's character and sense of place. To this end, the City has established seven local historic districts, which are regulated by a local ordinance administered by the Macon Historic Preservation Commission. The Raines-Carmichael House is located within the InTown Macon Historic District and, thus, benefits from the local level preservation controls, which are in place to safeguard against incompatible development in the areas adjacent to the building and to the building itself.

## Rock Eagle/Rock Hawk Effigy Mounds



### SNAPSHOT DATA

**Name:** Rock Eagle/Rock Hawk

**Construction Date:** 1000 - 500 BC

**Style:** Landscape

**Architect/Builder:** Woodland Indians

**Address/Location:** Rock Eagle 4-H Conference Center, 350 Rock Eagle Road Eatonton, GA

**Owner/Operator:** University of Georgia

**Recognition:**  
National Register of Historic Places,  
listed 1978

### Value

Believed to have been constructed between 1,000 and 3,000 years ago, Rock Eagle and Rock Hawk are the only two such bird effigy mounds known to exist east of the Mississippi River. Located approximately ten miles north of the City of Eatonton along Highway 441, Rock Eagle is in far better physical condition, and also more well-known, than Rock Hawk.

### *Rock Eagle*

Originally thought to have been constructed by Archaic Indians around 5000 BC, archaeologists now believed that the mound was constructed by Woodland Indians who may have been part of the Adena or Hopewell cultures, but more likely were from a distinct cultural development/unique group. The effigy is comprised of thousands of pieces of white quartzite laid out in the mounded shape of a large bird that measures 120 feet from head to tail and 102 feet from wingtip to wingtip. At its highest point, the chest, the rocks are piled eight to ten feet high, and the wings, tail, and head are much flatter rising only a couple of feet.

The earliest known archaeological study of Rock Eagle dates from 1877 when Charles C. Jones produced measurements of the mounds. Later during the 1930s, the mound was excavated by A.R. Kelly, a University of Georgia archaeologist, who found a quartz projectile point and evidence of a human cremation. Also in the 1930s, the property was acquired by the US Government, which under the auspices of the Works Progress Administration (WPA) in conjunction with UGA constructed a granite viewing tower at the foot of the effigy.

Today, the Rock Eagle effigy is surrounded by a high fence with access to the mound prohibited. Located adjacent to the Oconee National Forest, Rock Eagle is the focal point of a larger site comprised of 1,428 acres including a 110-acre lake, which is operated as the Rock Eagle 4-H Center, a unit of the University of Georgia College of Agricultural and Environmental Sciences Cooperative Extension Service.

### *Rock Hawk*

Rock Hawk is also located in Putnam County approximately 13 miles away from Rock Eagle along Highway 16 near Lake Oconee. The Rock Hawk site is an intrinsic feature of Georgia's Historic Piedmont Scenic Byway. Currently, there are efforts underway to develop the site into a 700-acre outdoor museum to include 15 miles of trails, an interpretive center, and viewing platform.

### Vulnerability

As with all archaeological sites, the greatest threat to both Rock Eagle and Rock Hawk are looting and vandalism. Along with being susceptible to looting and vandalism, both sites are also vulnerable to urbanization and the growth and development that are ever-increasing in Putnam County. It is important that both sites are protected in a way that both allows for interpretation and education but also protection of the unique resources. Further, coordination between all stakeholders, organizations, and local governments is essential to ensure the proper coordination during project review process to safeguard these effigies for the education and enjoyment of future generations.

## Sidney Lanier Cottage



### SNAPSHOT DATA

**Construction Date:** 1840

**Style:** Gothic Revival

**Architect:** Unknown

**Address/Location:** 935 High Street, Macon

**Owner/Operator:** Historic Macon Foundation

#### Recognition:

National Register of Historic Places (National Significance), January 31, 1972

National Register of Historic Places, contributing resource to Macon Historic District, listed December 31, 1974

Landmark of American Music, designated 1976

Landmark of American Poetry, designated 2004

Part of Georgia's Antebellum Trail and Antiques Trail

#### Sources:

1. National Register Information System, National Park Service, <http://www.nr.nps.gov/>
2. Historic Macon Foundation, <http://www.historicmacon.org/sidney-lanier-cottage.html>
3. Poets.org, <http://www.poets.org/poet.php/prmPID/1271>

### Value

Constructed in 1840, this Victorian cottage is notable for being the birthplace of celebrated author, musician, poet and soldier, Sidney Lanier (February 3, 1842 – September 7, 1881). During his short life, he served as a soldier in the Confederate Army and after the war was appointed lecturer of Shakespeare and Chaucer in the English Literature Department of Johns Hopkins University. Perhaps best known for his poetry, particularly “The Marshes of Glynn” and “Song of the Chattahoochee,” Lanier was also a renowned musician proficient at violin, flute, piano, banjo, and guitar. In addition to sitting first chair flute in the Baltimore’s Peabody Symphony Orchestra for seven seasons, Lanier received a federal commission to write the cantata for the 1876 Centennial International Exposition in Philadelphia, the first official World’s Fair held in the United States. His accomplishments were many in a life so short.

The “cottage,” as it is known locally, is maintained and operated by the Historic Macon Foundation as a historic house museum, which is open daily for guided tours. It continues to serve as an integral part of Macon’s art and culture with regular poetry readings, lectures, musical exhibitions, and other educational programs held at the cottage on a regular basis. In addition to educational functions, the cottage is also a popular venue for weddings, rehearsal dinners, receptions, banquets, and other private events.

### Vulnerability

Since the Cottage is managed by a local non-profit organization, the Historic Macon Foundation, Inc., it is afforded a greater degree of protection. As with many house museums, however, obtaining and sustaining the necessary funding to cover operating and maintenance expenses is an ongoing effort. Other concerns regarding the Cottage’s setting and view sheds include threats from incompatible additions and development to surrounding properties that are not in keeping with the historic character of the property. These issues are somewhat minimized since the Cottage is located within the local InTown Macon Historic District, which requires design review by the Macon Historic Preservation Commission of all projects other than ordinary maintenance undertaken within the district.

# APPROPRIATE DEVELOPMENT PRACTICES

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The integrity of heritage resources is not entirely restricted to the resource itself; view sheds and adjacent sites and structures can also contribute to, or detract from, a resource's historic value. Therefore, it is important to discuss appropriate development practices in regards to heritage resources and the areas surrounding them. Through the consideration and examination of the potential effects of any development undertaking (roads and infrastructure, demolition, rehabilitation of adjacent structures, infill development, redevelopment, etc.), the impacts to heritage resources and their environs can at least be lessened, if not completely negated.

The following are recommended best management practices for appropriate development for use by local governments, landowners, or developers when designing new developments within a one-mile radius of Regionally Important Heritage Resources. This listing will also be used by the Middle Georgia Regional Commission for reviewing Developments of Regional Impact located within one mile of these resources.

- Maintain existing street grid patterns and uniform alignment of facades in new construction by orienting new structures at similar setbacks and lot configurations as existing structures (i.e. parallel to lot lines, not at an angle; orienting primary facades toward the street; aligning building front at street edge).
- Minimize the visual and environmental impacts of parking through careful consideration of location, materials and screening, to make the areas more attractive and pedestrian-friendly.
- Employ cluster development practices and techniques to preserve open space within the development site.
- Enlist significant site features including view shed corridors, trees, and existing heritage resources, as amenities that shape the identity and character of new, infill, and re-development.
- Site plans, building design, and landscaping should be sensitive to cultural and natural features of the site, including topography and views.
- Use infrastructure availability to steer development away from areas of natural, cultural, historic, and environmentally sensitive resources.
- New construction and infill development should appear similar in mass and scale to historic structures traditionally found in the area, and floor-to-floor heights, particularly on the first floor, should appear to be similar to those seen traditionally.
- The literal imitation of historic styles is strongly discouraged. New construction, additions, and infill development should be compatible, but not identical, to historic buildings. Creativity of design and contemporary interpretations of historic buildings, which are similar in scale and overall character, is encouraged.
- New construction should be distinguishable as being new so as not to lend a false sense of history and impede the ability to interpret the historic character of an area.
- Signage should be coordinated with the architecture of the buildings, be predominately pedestrian in scale, and lighting and color of the signs be strickly controlled.

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The following General Policies and Protection Measures are best practice

# GENERAL POLICIES and PROTECTION MEASURES

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recommendations for the appropriate management of the Regionally Important Heritage Resources identified in this Plan. They are intended to provide guidance, direction, and assistance to local government officials and community leaders in planning and decision-making that affects the identified Regionally Important Heritage Resources. The Middle Georgia Regional Commission will also utilize these policies and protection measures when reviewing local comprehensive plans for consistency with regional plans and to encourage local governments in the region to adopt protection measures, policies, and enhancement activities most appropriate for the protection of the resources located within particular communities.

- Preserve, protect, and promote the Middle Georgia region's unique heritage resources that contribute to the region's distinctive character.
- The protection and conservation of the Regionally Important Heritage Resources will play an important role when planning for and making decisions about future growth and development.
- Encourage the maintenance of all heritage buildings, sites, structures, districts, and objects and their adaptive reuse, when appropriate.
- Support recognition of exemplary preservation, rehabilitation, and adaptive reuse of heritage resources.
- Encourage and support increased development of historic sites as tourist attractions, when practical and appropriate.
- Support and cooperate with federal, state, and local historic preservation agencies, commissions, and organizations in their efforts to preserve and protect Middle Georgia's heritage resources. Such organizations include but are not limited to: United States Department of the Interior, Advisory Council on Historic Preservation, National Trust for Historic Preservation, Georgia Historic Preservation Division, Georgia Trust for Historic Preservation, Middle Georgia Historic Preservation Advisory Council, local preservation non-profit organizations, Main Street and Better Hometown organizations, and local historic preservation commissions.
- Maintain and strengthen, where appropriate, regulations and incentives that protect the regions' heritage resources from inappropriate infill development, incompatible alterations or destruction.
- Establish regulations and incentives, where none currently exist, to protect the region's heritage resources from inappropriate infill development, incompatible alterations, or destruction.
- Support decisions on new and re-development that contribute to, not detract from, the region's character, identity, and sense of place.
- Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- Recognize that heritage resources are inherently valuable to a community's character and identity and make every effort to ensure their continuity for the enjoyment and education of future generations.
- Protect valuable heritage resources from encroachment by encouraging new development to be suitably located, contextually sensitive, and give consideration to adjacent, existing developments.
- Encourage the adherence to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* in all projects involving heritage resources.

The parks and forestry resources addressed in this section represent those resources

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# **PARK and FORESTRY RESOURCES**

# OVERVIEW

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identified by area stakeholders, and evaluated by the Middle Georgia Regional Commission, and found to be important and valuable to the region and vulnerable to various human activities.

Parks and forestry resources perform essential functions without which the quality of life for Middle Georgia residents would be greatly diminished. Trees and shrubbery provide shade and shelter that moderate the effects of sun and wind; they help reduce atmospheric carbon dioxide, produce oxygen, filter pollutants, reduce stormwater runoff, protect the soil against erosion, and provide habitats for area wildlife. Additionally, trees and other vegetation enhance the aesthetic value of the region. The value of forests is even more apparent from a commercial standpoint. The value of wood and its by-products is evident in their widespread utility.

The many and varied parks located throughout Middle Georgia also provide for unlimited recreational opportunities for residents and visitors alike, as well as offering economic benefits associated with eco-tourism activities. The parks listed in this section are those determined to have a significant regional benefit and found vulnerable to the effects of human intrusion (i.e. excessive noise, increased traffic, increased trash and litter, etc.)

The Middle Georgia region is currently rich in parks and forestry resources, and this includes several Wildlife Management Areas (WMA) managed by the Georgia Department of Natural Resources. Individually, these areas are not necessarily regionally significant, but as a group they provide recreational opportunities for residents of adjacent counties as well as the counties in which they are located. These include Rum Creek WMA in Monroe County, the Ocmulgee WMA in Twiggs County, the Oaky Woods WMA in Houston County and the Beaverdam WMA in Wilkinson County.

Additionally, two State of Georgia designated Scenic Byways transverse the region, helping to serve as greenway connectors. These include the Historic-Piedmont Scenic Byway in Putnam County that serves as a link to the Oconee National Forest and the Rock Hawk and Rock Eagle Effigies, and the Ocmulgee Piedmont Scenic Byway in Jones County, providing access to the Piedmont National Wildlife Refuge, the Ocmulgee River, and nearby Lake Juliette.

Middle Georgia's parks and forests are unquestionably vulnerable to the impact of urbanization. With over half of the region's forestland owned by private interests, it is quite possible that Middle Georgia's forest resources could be significantly impacted by future growth and unconstrained development. As the value of competing land uses increases, the region could potentially expect to see more and more private forest holdings converted to other uses.

This RIR Plan sets out to incorporate the parks and forestry resources identified in this section into a wider, green infrastructure network for the region. This network will also include the regionally important water resources and cultural and heritage resources as well as other resources that serve to link the region's urban areas to its more rural settings. Regional stakeholders recognize that proper care and management of this network is critical to the long-term quality of life of communities and citizens sharing the network.

## Balls Ferry State Park



### SNAPSHOT DATA

**Location:** Wilkinson County

**Established:**

**Acres:** 537

**Owner/Operator:** Georgia Department of Natural Resources, Parks, Recreation and Historic Sites Division

### Value

Located on the banks of the Oconee River in eastern Wilkinson County, Balls Ferry State Park has an important environmental, historical, recreational, and economic value to the Middle Georgia region.

Balls Ferry State Park contains one of only two populations worldwide of the endangered Robust Redhorse Fish, and is home to at least two other endangered species. Along the Oconee River near Balls Ferry State Park, there are Native American mounds and a rare intact Native American fish trap. Balls Ferry is a designated site on the March to the Sea Heritage Trail. It was here that Sherman's right wing skirmished with Confederate troops for three days before crossing the Oconee River. In 1843, the first railroad bridge across the Oconee River was constructed in Wilkinson County near Balls Ferry. The first bridge to provide regional automobile access from Macon to Savannah was established at Balls Ferry in 1939. The Balls Ferry State Park and the nearby Oconee River offer opportunities for canoeing, kayaking, swimming, fishing, camping, and hiking. A new state park planned for the Altamaha River in Appling County could be linked by water to Balls Ferry Park, thus providing additional recreational opportunities.

### Vulnerability

To ensure good conditions for fishing, canoeing, kayaking, and the overall quality of the Park, as well as to protect the habitat of the Robust Redhorse and other endangered and threatened fish species, it will be imperative that the local governments bordering the park and other relevant stakeholders maintain the water quality of the Oconee River within federal standards as it is currently.

According to the Feasibility Study for Balls Ferry State Park, this park is projected to rank approximately 37 out of the State's 48 parks in terms of attendance. The Feasibility Study goes on to say that the degree to which Balls Ferry State Park can offer tangible assets, such as interpretive centers, living history demonstrations, guided tours, and other themed events that appeal to specific segments of park attendees would have a positive effect on visitation. The development of these assets, however, depends on the State of Georgia appropriating the necessary funds, which can be impacted by economic conditions and shifting state funding priorities.

## Bond Swamp National Wildlife Refuge



### SNAPSHOT DATA

**Location:** Bibb County/Twiggs County

**Established:**

**Acres:** 7,350

**Owner/Operator:** U.S. Fish and Wildlife Service

### Value

The Bond Swamp National Wildlife Refuge (NWR), managed by the U.S. Fish and Wildlife Service, is located six miles south of the City of Macon in Bibb and Twiggs Counties. Originally established in 1989 to protect, maintain, and enhance the ecosystem of the Ocmulgee River, it first opened to the public for general use in October 2000. Bond Swamp NWR and surrounding area is one of the largest areas of intact forested wetlands remaining in Georgia.

The Refuge provides a place for the conservation of fish, wildlife, and plants of the Ocmulgee River ecosystem. Encompassing 7,350 acres of bottomland hardwoods, swamp forests and upland pines, the refuge provides habitat for as many as 200 species of birds including migratory waterfowl, waterbirds, shorebirds and neotropical migrants. Most notably, the area provides ideal nesting habitat for the Swainson's warbler, listed as a species of concern by *Partners in Flight*. Several rare species of butterfly associated with river cane habitat can also be found on the refuge.

The Refuge provides additional habitat to support the Middle Georgia population of black bears which is expanding in range. The wood stork and shortnose sturgeon which are federally listed species can occur in the area. An active bald eagle nest is located on the refuge and is one of 112 in the state of Georgia. A Georgia state listed endangered fish, the robust redhorse sucker, was once thought to have disappeared from the Ocmulgee entirely but was rediscovered in the river near Bond Swamp in 1999.

This area also played a central role in the history and development of Middle Georgia. It was home to Native Americans from the Paleo-Indian (Ice Age) times through the Muscogee (Creeks) and Seminoles of historic times. The river and surrounding areas encompassed by the Refuge provided food, water, shelter, and transportation for Native Americans and European settlers alike to travel, trade, hunt, and trap. Later, as European settlements expanded, the forests were logged and mills were constructed to provide both power and product transportation.

Today, the Refuge provides a number of wildlife dependent recreational and educational opportunities such as walking trails, wildlife observation, hunting, fishing, and environmental education. The Refuge also ties into what began as the *Ocmulgee Heritage Greenway* and is now known as the *Ocmulgee Heritage Trail (OHT)* by providing an undeveloped natural resource component that can offer wildlife dependent recreation opportunities.

### Vulnerability

Publically-held lands are important to the region for several reasons, but primarily for recreation and environmental purposes which provide habitat management for native wildlife. The Bond Swamp also serves an important function in water resource management, including the protection of water quality as well as being an integral part of the floodplain. The governmental agencies, which manage these areas have resource management plans in place to provide protection for these resources. Despite the resource management plans that are in place, Bond Swamp remains vulnerable

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to various types of non-point pollution coming from a variety of urban and rural uses upstream in the Ocmulgee River corridor. These contaminants in sufficient quantity can have a devastating impact on the bird, fish, and wildlife populations within the Swamp, which in turn will significantly reduce the environmental and recreational value of this Middle Georgia resource. According to the Georgia Department of Natural Resources 2008 Integrated 305(b)/303(d) List, several segments of the Ocmulgee River near Bond Swamp cannot support its designated use and are in violation of state/federal water quality standards. The state has prepared Total Maximum Daily Load (TMDL) Implementation Plans that outline maximum load requirements for these segments and actions necessary to achieve these requirements. It is crucial that state and local officials and other stakeholders work together to implement the steps necessary to bring these segments back into compliance with water quality standards.

While non-point pollution is an external environmental threat, Bond Swamp is also threatened from within by the expanding feral hog population. Refuge administrators allow public hunting during specified times to assist with feral hog population control and deer herd management.

Currently, Bond Swamp does not have a visitor center, maintenance facilities, or budget. The refuge has only one full-time employee. The refuge is in the process of completing its 15-year comprehensive conservation plan, but lacks sufficient resources to implement many aspects of the plan. Much of the forested land adjacent to Bond Swamp is in private hands, and as timber companies continue to leave the State of Georgia, the land is sold to developers. With Macon spreading south and Warner Robins spreading north, Bond Swamp NWR is in danger of becoming an island surrounded by a sea of development.

## Brown's Mount



### SNAPSHOT DATA

**Location:** Bibb County

**Acres:** 165

**Owner/Operator:** Georgia Department of Natural Resources/U.S. Fish and Wildlife Service

### Value

Named after its original owner, George A. Brown, Brown's Mount is a prominent topographic feature located along the fall line southeast of Macon that contains a unique mix of forested habitats. The Georgia Department of Natural Resources purchased the 165 acres of the Mount and designated it as a National Heritage Preserve in 2000. In July 2006, the State of Georgia and the US Fish and Wildlife Service entered into a management agreement, and the Browns Mount tract is now managed as part of the Bond Swamp National Wildlife Refuge.

The site provides important historical, archaeological, and environmental benefits to the Middle Georgia region. It is considered a contributing property to the Ocmulgee Old Fields and is a well-documented Traditional Cultural Property associated with the Muscogee (Creek) Indians. The famous central Georgia poet, Harry Stillwell Edwards built a writing cabin on the Mount in 1918 calling it "Mt. Talemeco." It is believed that he wrote the famous poem, "On the Mount," from his cabin during WWI as he was listening to the soldiers below at the military training base, Camp Wheeler. The cabin burned in the 1950s, but the chimney and the foundation can be seen at the top of the Mount.

### Vulnerability

Publically-held lands are important to the region for several reasons, but primarily for recreation and environmental purposes. Brown's Mount is managed as part of the Bond Swamp National Wildlife Refuge. Most notably, the Brown's Mount tract provides protection and interpretation opportunities for important cultural and historic resources and could become an educational gateway to the Ocmulgee River ecosystem.

The plant, animal, and cultural resources of Browns Mount are threatened from within by the spread of invasive and exotic species. Due to past land use there is a proliferation of invasive exotic plant species including wisteria, Kudzu, Nepal grass and privet which are increasing at an alarming rate throughout the Mount. The expanding feral hog population also poses a threat to the resources. Refuge administrators currently allow public hunting in the surrounding wetland areas of the refuge during specified times to assist with feral hog population control and deer herd management.

Archaeological assets, which date to pre-Indian periods of early human settlement in Middle Georgia, have been threatened numerous times over the last 100 years. Development and implementation of resource management plans are needed to protect important sites.

Brown's Mount has been closed to the public since its purchase in 2000. Since the site is managed through Bond Swamp National Wildlife Refuge, its future management and public access will be considered in the Refuge's Comprehensive Plan which is in development. Due to the site's proximity to Macon, there is tremendous potential for environmental education and interpretation opportunities. The refuge hopes to open this area to foot travel for wildlife observation and environmental education in the future.

## High Falls State Park



### SNAPSHOT DATA

**Location:** Monroe County

**Acres:** 1,050 / 650-Acre Lake

**Owner/Operator:** Georgia Department of Natural Resources / Parks, Recreation, and Historic Sites Division

### Value

Located in northern Monroe County, the area now known as High Falls State Park was originally the site of a prosperous industrial town settled in the early 1800s. The town flourished for a number of years boasting several stores, a grist mill, cotton gin, blacksmith shop, shoe factory, and hotel; however, as with so many other small towns, it became a ghost town when the railroad bypassed it in the 1880s. Today, with its prime location on the Towaliga River less than two miles east of I-75, High Falls State Park is one of the most highly visited in Georgia attracting over a half million visitors per year.

Named for the drop in the outcroppings of rock formed by ancient glaciers in the Towaliga River bed, High Falls offers numerous passive recreational activities that include fishing, boating, hiking, and camping. The falls, old grist mill site, and the 650-acre High Falls Lake, rated as one of the best bass-fishing lakes in Georgia, are the park's most popular attractions. Other amenities of the park include 103 tent/trailer/RV camp sites, a pioneer campground, 5 picnic shelters, 1 screened group shelter, newly renovated swimming pool and miniature golf course, 4.5 miles of hiking trails, and boat rentals (kayak, canoe, fishing, paddle). Park visitors can also take advantage of seasonal events that include ranger-led nature hikes, canoe excursions, fish rodeos for children, interpretations of the night sky, and organized river clean-ups.

### Vulnerability

Cognizant of High Falls' rich historical and recreational offerings, Monroe County has identified the park as a resource that will be invaluable to its efforts to develop a more comprehensive nature-based tourism program. The areas around High Falls, however, are experiencing increased growth and development pressures from the Atlanta metro region. Several upscale residential developments have already been constructed near the park. Additional suburban-type residential development with accompanying commercial and institutional development is expected to increase over the ensuing years. Therefore, to ensure that High Falls State Park remains a valuable source of passive recreation to a growing urban area, it will be imperative that the local governments bordering the park and other stakeholders maintain the water quality of the Towaliga River and its tributaries within federal water quality standards. The organized clean-ups are a first step, but other regulatory and voluntary activities will likely be necessary to reduce the amount of non-point pollution that enters the Towaliga River and its tributaries and to protect the surrounding wetlands and riparian buffers.

## Jarrell Plantation



### SNAPSHOT DATA

**Location:** 711 Jarrell Plantation Road, Juliette, Jones County

**Acres:** 8

**Owner/Operator:** Georgia Department of Natural Resources / Parks, Recreation, and Historic Sites Division

### Value

Located in western Jones County near the Monroe County border, the Jarrell Plantation is owned and operated by the Georgia Department of Natural Resources as a State Historic Site. This one-time active cotton plantation was owned by the Jarrell family since before the Civil War and is in a near perfect state of preservation. It survived General Sherman's "March to the Sea," typhoid fever, Emancipation, Reconstruction, the cotton boll weevil, the advent of steam power, and a transition from farming to forestry. It is representative of the 19<sup>th</sup> and early 20<sup>th</sup> century agricultural practices, and has survived as one of the few examples of a self-sustaining farm typical of many Georgians' existence before and after the Civil War. The plantation has since been developed by the State as an example of a "living" historic site.

This important resource consists of 20 historic buildings dating from between 1847 and 1940. Visitors can learn about historic farming practices through the various buildings and machinery on the property. Jarrell Plantation provides residents and visitors of Middle Georgia an excellent example of southern plantation life from the mid-19<sup>th</sup> to the early 20<sup>th</sup> Century. Jarrell Plantation offers many family events, including folk life celebrations every Labor Day weekend, syrup making and storytelling in November, and special 4<sup>th</sup> of July and Christmas events. Guided interpretive tours by the Jarrell Plantation staff showcase the site's rich historical past. These tours are often taken by public school teachers and students since they target many of the requirements set forth in state education standards.

### Vulnerability

The Jarrell Plantation is situated in the Piedmont National Wildlife Refuge and, consequently, does not face significant development pressures. However, because of its rural and isolated location, the resource could be adversely affected by vandalism and theft of both above and below ground historic resources. Additionally, construction activities associated with nearby roadways must be sensitive to the architectural, archeological, and historic integrity of this resource.

## Oconee National Forest



### SNAPSHOT DATA

**Address/Location:** 1199 Madison Road, Eatonton, Putnam County

**Acres:** 96,000

**Owner/Operator:** U.S. Forest Service  
Chattahoochee-Oconee National Forest

### Value

The Oconee National Forest was established in 1959 under President Dwight D. Eisenhower, to reclaim farmland that was ruined by erosion. It is comprised of more than 115,000 acres of land in Jones (16,461 acres), Putnam (37,443 acres), and Jasper Counties and provides the Middle Georgia region with substantial recreational, environmental and educational value.<sup>3</sup> Technically, the area is part of a larger unit, the Chattahoochee-Oconee National Forest comprised of 865,000 acres. The entire area is operated by the U.S. Forest Service and contains a variety of natural, scenic, recreational, and historical qualities, which include:

- Rivers and Lakes (Oconee, Sinclair and Hillsboro);
- Abundant fish, bird and wildlife habitats, including several species that are endangered or threatened;
- Camping, fishing, swimming, boating, wildlife observation and trails suitable for hiking, horseback riding with 15 miles of trails suitable for motorcycles and all-terrain vehicle riding;
- Scull Shoals, the site of Georgia's first cotton gin and paper mill, which is now a ghost town of ruins; and
- Trail that features two prehistoric, archaeologically significant Indian mounds.

The Forest Land and Resource Management Plan and other documents produced for the Oconee National Forest outlines management strategies to protect and preserve the critical wildlife, and the land and water resources within the boundaries of the Forest. The Oconee National Forest staff provides extensive environmental education for area residents at various sites within the Forest. Additionally, the Oconee National Forest provides opportunities for scientific research on various ecosystems found within the Forest.

### Vulnerability

The most significant threat facing the portion of the Oconee National Forest located within the Middle Georgia region is development taking place on the periphery that is not compatible with the prescribed uses of the Forest as identified in the Land and Resource Management Plan. Controlling this development is the responsibility of the local governments, specifically, Jones and Putnam Counties.

Both Jones and Putnam Counties have approved Land Development Ordinances that regulate new development or redevelopment adjacent to the National Forest. It is critical that the two counties and representatives from the Oconee National Forest work in concert during the zoning review process to accurately assess the impact of any new development adjacent to the National Forest. This action is necessary in order to identify and, in turn, alleviate any negative impact to Forest operations.

<sup>3</sup> <http://www.campingchattahoochee.com/2005-fact-sheet.pdf>

## Piedmont National Wildlife Refuge



### SNAPSHOT DATA

**Address/Location:** Jones and Jasper Counties

**Acres:** 35,000

**Owner/Operator:** U.S. Fish and Wildlife Service

### Value

The Piedmont National Wildlife Refuge was established by Executive Order in 1939 by President Franklin D. Roosevelt, as a “combination wildlife and game-management demonstration area” to demonstrate that wildlife could be restored on worn-out, eroded lands. It is located on 35,000 acres of land in Jones and Jasper Counties. It provides considerable environmental, recreational, educational, and economic benefits to the Middle Georgia region.

Today, the Refuge serves as a model forest ecosystem management for wildlife and is home to nearly 200 species of birds, including the Red Cockaded Woodpecker, which is currently on the endangered species list, as well as providing an exceptional habitat for other types of wildlife. In addition to the vast diversity of wildlife found within the Refuge, there are also a number of old homesites and cemeteries and remnants of the settlers that once lived here scattered throughout the area.

The Refuge provides residents and visitors of the Middle Georgia region with numerous passive recreation opportunities, including scenic drives, wildlife observations and photography, hunting, fishing, and limited camping. The Refuge staff also sponsors programs and tours to organized school, civic, professional, and conservation groups. Finally, the Piedmont National Wildlife Refuge is part of the overall plan of Jones County to expand nature tourism opportunities and promote the state-designated Ocmulgee-Piedmont Scenic Byway.

### Vulnerability

The Piedmont National Wildlife Refuge is threatened by increased urbanization and a proliferation of invasive and exotic species. The refuge is having increased development, mainly residential, along the southern, eastern, and western edges of the area. Invasive species such as wisteria, Nepal grass, and privet are increasing at an alarming rate throughout the refuge. Currently, Piedmont NWR is in the process of completing its 15-year Comprehensive Conservation Plan, which will guide future management of the refuge. In addition, Jones County is working toward controlling the increasing development through its adopted Land Development Ordinance that regulates new development or redevelopment adjacent to the Refuge

#### Source:

1. <http://www.fws.gov/piedmont/history.html>

# APPROPRIATE DEVELOPMENT PRACTICES

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The following best management practices are recommended, when applicable, for use by developers and landowners in designing new developments to be located within one mile of the Regionally Important Parks and Forestry Resources identified in this section, and depicted on the Regionally Important Resources Map. This listing will also be used by the Middle Georgia Regional Commission for reviewing Developments of Regional Impact (DRI) located within one mile of these resources.

- Develop large-lot suburban residential with all structures served by an on-site sewage management system.
- Establish supportive commercial development to serve the residential development that may be on stand-alone sites or possibly be within a large mixed-use development.
- Link new developments to existing residential areas via a trail and/or greenspace system.
- Survey the environmental features of the development site including topography, soils, hydrology, trees and vegetation, wildlife habitats, and historical and cultural sites. Seek to preserve the sensitive areas identified in the survey by setting them aside as parks, trails, and greenbelts.
- Establish aquatic buffers (beyond the minimum required by state law) that serve as natural boundaries between local waterways and new development and to protect on-site wetlands.
- Limit the proportion of the site that can be covered in impervious roofs and pavements.
- Limit pavement in turn-arounds and consider replacing it with vegetated soil that reduces runoff and provides water infiltration and treatment.
- Utilize porous pavement materials wherever possible to allow underlying soil to absorb rainfall and treat pollutants.
- Construct vegetated swales as a replacement to curbs or drainage pipes.
- Construct bio-retention areas or rain gardens in parking lot islands or within small pockets of residential areas.
- Limit clearing, grading, and disturbance to those areas that construction actually requires to preserve existing trees and soils that attenuate, treat, and infiltrate rainfall and runoff.
- Utilize cluster development to preserve open space and natural features on the development site.
- Utilize single-family detached dwellings within conservation subdivisions and passive recreation areas.
- Reduce street width and curbing and limit parking to what is actually necessary.
- Establish extensive nature landscape buffers along the periphery of the development site.
- Site plans and building design should be sensitive to the natural features of the site including woodlands, steep slopes, wetlands, and floodplains.
- Provide greater design flexibility in the siting of services and infrastructure so as to reduce the amount of paving required.

# GENERAL POLICIES and PROTECTION MEASURES

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What follows is a list of general policies and protection measures that are intended primarily as guidance for local governments in planning and decision-making that affects the Regionally Important Parks and Forestry Resources identified in this plan. In addition, the Middle Georgia Regional Commission will use these policies and protection measures when reviewing local comprehensive plans for consistency with regional plans, and to encourage local governments in the region to adopt the policies and enhancement activities most appropriate for the protection of the resources located within their communities.

- The protection and conservation of the Regionally Important Parks and Forestry Resources will play an important role in making decisions about future growth and development in the community.
- There is commitment to create safe and attractive neighborhoods in all areas of the community with particular attention to those areas that impact on Regionally Important Parks and Forestry Resources.
- More compact urban development will be encouraged in order to preserve the Regionally Important Parks and Forestry Resources.
- Development that is sensitive to the historic context, sense of place, and overall setting of the community will be encouraged.
- Preserving the rural character and providing opportunity for agricultural, parks, and forestry activities is vitally important to the community.
- New land uses that contribute to protecting the environment and preserving meaningful open space are supported in the community.
- The creation of passive recreation opportunities and the set-aside of greenspace are important to the community.
- The institution of green infrastructure and other techniques to protect the Regionally Important Parks and Forestry Resources will be promoted in all new developments and redevelopments.
- Educating the public on the benefits and practices of environmental stewardship through the use of various education and communication tools will be promoted.
- Mechanisms to provide comment on and to assess the impact of proposed land development activities located within a mile of the Regionally Important Parks and Forestry Resources will be promoted.
- The application of environmental protection strategies, such as transfer development rights, conservation easements, fee simple acquisition, conservation tax credits, etc., will be utilized wherever possible to protect and preserve the Regionally Important Parks and Forestry Resources.
- Amend existing or create new land development ordinances that will:
  - a) Implement the recommended development guidelines and patterns from the recently adopted Comprehensive Plans;
  - b) Encourage the development of cluster subdivisions that feature walking/ bicycle trails, passive parks, and greenbelts;
  - c) Establish larger buffers than which are required under state law between local waterways and new development;

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- d) Establish significant natural landscape buffers at the periphery of the Regionally Important Parks and Forestry Resources for new development and redevelopment activities;
  - e) Limit the amount of parking to the absolute minimum necessary for the particular land use;
  - f) Limit the street width and curbing only to that absolutely necessary for each street's specific function;
  - g) Limit clearing, grading, and disturbance to those areas that construction actually requires;
  - h) Require developers of housing and mixed-use developments that meet the DRI threshold to survey the environmental features of the development site including topography, soils, hydrology, trees and vegetation, wildlife habitats, and historical and cultural sites, and preserve the sensitive areas identified in the survey by setting them aside as parks, trails, and greenbelts;
  - i) Establish incentives for developers to think "green" in their design of residential, commercial, and mixed-use developments.
- Amend existing storm water management ordinances that will require developments within one mile of Regionally Important Parks and Forestry Resources to:
    - a) Limit the proportion of the site that can be covered in impervious roofs and pavements;
    - b) Limit pavement in turn-arounds and consider replacing it with vegetated soil that reduces runoff and provides natural infiltration and treatment;
    - c) Allow the construction of vegetated swales as a replacement to curbs and drainage pipes;
    - d) Allow the use of porous pavement materials wherever possible to allow underlying soil to absorb rainfall and treat pollutants; and
    - e) Allow the construction of bio-retention areas or rain gardens in parking lot islands or within small pockets of residential areas.
  - Develop a greenspace plan that will identify and prioritize key lands for acquisition within one mile of Regionally Important Resources (Parks and Forestry and Water).
  - Participate in the Georgia Land Conservation Program, Conservation Tax Credit Program, Land and Water Conservation Fund Program for acquisition (fee simple or easements) of priority conservation areas identified by the greenspace plan.
  - Explore and expand partnerships with land trusts, other conservation organizations, and neighboring local governments as a means of permanently protecting the priority areas identified by the greenspace plan.

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- Explore the adoption of a Transfer Development Rights ordinance that will allow for the transfer development away from the priority areas recommended in the greenspace plan to those sections of the community where the future development plan calls for more intensive use and the necessary infrastructure (water, sewer, and roads) to be in place to accommodate this growth.
  - Establish a community environmental awareness and stewardship education program, involving citizens, builders, and developers, which has as one of its objectives, establishing an understanding of the importance to protect the Regionally Important Parks and Forestry Resources in the community and how the general public can participate in efforts to protect such resources.
  - Establish a formal coordination process that would allow for the review and comment by affected parties on proposed development activity located within a mile of Regionally Important Parks and Forestry Resources.
  - Sponsor, in coordination with the managers of the Regionally Important Parks and Forestry Resources, an annual Great American Clean-up event designed to beautify and eliminate litter around these resources.

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# **WATER RESOURCES**

# OVERVIEW

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Among the most important natural resources necessary to maintain an acceptable quality of life are those that can collectively be referred to as water resources. The residents of the Middle Georgia region, not unlike people all over the world, depend on water to provide for a myriad of different needs; among these are drinking water, sewage treatment, electrical generation, industry and mining, recreation, and irrigation of crops.

The water resources addressed in this section represent those resources identified by area stakeholders and evaluated by the Middle Georgia Regional Commission, and found to be important and valuable to the region and vulnerable to various human activities. It should be noted, that in addition to the water resources presented in this section, there are other significant types of water resources, equally important to the region, and equally vulnerable to human intrusion.

These resources include water supply watersheds, significant groundwater recharge areas, wetlands, and stream corridors. These specific resources have been identified by the Georgia Department of Natural Resources (DNR) as State Vital Areas and are depicted on the RIR Map. These same resources are addressed in DNR's Environmental Planning Criteria. The Environmental Planning Criteria is the portion of the state's Minimum Planning Standards that deals specifically with the protection of the above-mentioned water resources.

Groundwater recharge areas are those land areas where soil and geological conditions are favorable to the process whereby precipitation infiltrates the soil and the underlying strata to enter and continually replenish the aquifer. In Middle Georgia, a substantial portion of the land area is covered by such conditions, and groundwater use within the region is fairly widespread and significant.

The importance of the region's streams, in terms of their ability to provide a large percentage of the total water used in the area, requires that a great importance be placed on their protection. If we consider that all streams are intimately associated with the drainage basins they empty, we can easily infer the intrinsic value of watersheds in general, and water supply watersheds, specifically.

The area's wetlands are valuable and important for a number of reasons including protecting shoreline from erosion, serving as water storage areas during storms and floods, acting as groundwater recharge areas, and helping to filter contaminants and sediments. Additionally, wetlands support a diversity of plant and animal species and offer exceptional recreational opportunities.

Many of the local governments in the Middle Georgia region have taken into account the state's planning criteria, for each of these environmentally sensitive areas that exist within their jurisdictions, in the development of their local comprehensive plans. Some have locally implemented all or part of the minimum criteria, while others have enacted even more stringent requirements in the interest of protecting these important natural resources.

In general, Middle Georgia residents enjoy excellent water quality and water-related recreational opportunities; however, ever-increasing development and the constant danger posed by non-point source pollution from agricultural operations and urban run-off make water source protection a vital concern. The fact that drought and other weather-related phenomenon negatively affect water supplies further accentuates the regional importance of water resources. Only through careful monitoring and thoughtful planning can the region's water resources and continued supply of good quality water be maintained and preserved.

## Flint River



### SNAPSHOT DATA

**Location:** Crawford County/Peach County

**Miles:** 29.2

### Value

The Flint River is one of Georgia's most scenic and diverse rivers. In the section within the Middle Georgia region, the river crosses the fall line and has an elevation drop of 400 feet over a 50-mile stretch before it reaches the coastal plain. Once used by a large number of steamboats between Bainbridge and its junction with the Chattahoochee, it is now a major supplier of irrigated water for the many cotton, peanut, and soybean agricultural operations that are located throughout the watershed.

The Flint River is also home to an abundance of unique fish and plants including the shoal bass, highly touted among fishermen; the Halloween darter; the cypress tree; and over 20 species of freshwater mussels. It has been identified in the Georgia Comprehensive Wildlife Conservation Strategy as one of the high priority streams and watersheds in the Piedmont and Southeastern Plains eco-regions.

The Flint River corridor provides outstanding passive recreational opportunities for residents and visitors of the Middle Georgia region including hunting, hiking, fishing, boating, canoeing/kayaking, tubing, bird and animal observation, and photography. Wetlands along the Flint River and its tributaries are valuable and important for a number of reasons including protecting the shoreline from erosion, serving as water storage areas during storms and floods, acting as groundwater recharge areas, and filtering contaminants and sediments.

### Vulnerability

The Flint River and its tributaries are primarily vulnerable to point and non-point pollution contamination and sedimentation, potentially impacting water quality in the region. Located in a rural section of Middle Georgia, the Flint River is potentially impacted by any type of development locating nearby, whether agricultural, industrial, or residential.

As a general rule, the more intensive land uses are more likely to cause contaminant problems; however, in the case of sedimentation, less intensive agricultural uses often have greater impact on the amount of soil entering a water body. This is due primarily to the rapid soil degradation that occurs from plowing and the absence of vegetative cover prior to planting and after harvesting. Because of the river's rural and agrarian setting in Middle Georgia, it is much more susceptible to soil sedimentation concerns.

# WATER RESOURCES

## Lake Juliette



### SNAPSHOT DATA

**Location:** Monroe County

**Constructed:** 1980

**Shoreline:** 32 miles

**Surface area:** 3,600 acres

**Source:** Flint River, Muckalee Creek, and Kinchafoonee Creek

**Owner/Operator:** Georgia Power Company

### Value

This 3,600-acre lake provides residents and visitors of Middle Georgia with an important source of passive recreation including fishing, sailing, camping, and picnicking. Additionally, Lake Juliette and the surrounding area are home to a number of species of birds, fish, and other wildlife.

Impounded in 1980, the lake provides cooling water for Georgia Power Company's Plant Scherer electric generating facility. Currently, there are two boat ramps owned and maintained by Georgia Power Company that are available for public use.

### Vulnerability

As with any water resource, Lake Juliette is potentially endangered by flood, drought, and man-made occurrences. Located in a very rural section of Monroe County, between State Route 18, State Route 87/U.S. 23, and State Route 83, Lake Juliette does not appear to face any immediate threat or danger from uncontrolled development. However, Monroe County's burgeoning growth necessitates thoughtful planning in order to protect this valuable resource from future development pressures. Surrounded by Rum Creek Wildlife Management Area, Lake Juliette makes up an important component of the region's green infrastructure network.

The Georgia Department of Natural Resources Environmental Protection Division and Georgia Power Company both currently monitor the lake at periodic intervals for any signs of contamination that may come from Plant Scherer or nearby development.

# WATER RESOURCES

## Lake Oconee



### SNAPSHOT DATA

**Location:** Putnam County

**Constructed:** 1979

**Shoreline:** 374 miles

**Surface area:** 19,050

**Source:** Oconee and Appalachian Rivers

**Owner/Operator:** Georgia Power Company

### Value

Lake Oconee is an outstanding recreational and tourism resource for the Middle Georgia region. Available activities include fishing, boating, water skiing, hiking, camping, hunting, and bird-watching. Because of its beauty and the many recreational opportunities that it affords, the Lake Oconee area has become a magnet for extensive residential and commercial growth. In addition to its recreational and tourism importance, Lake Oconee can become an important water supply source for new development that is projected in the area.

### Vulnerability

An increasing percentage of the area surrounding Lake Oconee is becoming covered by impervious surface as a result of the rapid residential and commercial development that has taken place. This growth in the percentage of impervious surface can cause an increase in the stormwater runoff rates and the flow of non-point pollutants into Lake Oconee. This has been documented by the Center for Watershed Protection, which has conducted extensive work on the impacts of impervious cover on hydrologic, physical, water quality, and biological conditions of aquatic systems. Any reduction of the water quality in Lake Oconee would likely reduce the recreational value of the lake and the quality of life of those currently residing near the lake.

Georgia Power Company has developed a set of Shoreline Management Guidelines for the lakes that it manages. A permit from Georgia Power is required for the construction of dwellings/additions, outbuildings, decks and shelters, seawalls, docks and boathouses, as well as dredging and tree removal on any property bordering a lake shoreline. The Guidelines outline the procedures to obtain a permit and specific standards for each use. The Shoreline Management Guidelines also provide additional requirements for new and established lots and, combined with the permit requirements and use standards, are intended to protect and enhance the scenic, recreational, and environmental values of the lake.

## Lake Sinclair



### SNAPSHOT DATA

**Location:** Baldwin County/Putnam County

**Constructed:** 1953

**Shoreline:** 417 miles

**Surface area:** 15,330 acres

**Source:** Oconee and Appalachian Rivers

**Owner/Operator:** Georgia Power Company

### Value

Lake Sinclair provides excellent recreational and tourism opportunities in the Middle Georgia area for both residents and visitors alike. Specific activities include boating, water skiing, camping, fishing, and bird-watching. Lake Sinclair is the site of several nationally recognized fishing tournaments and hosts nearly 5,000 avid fishermen each year. Additionally, Lake Sinclair provides cooling water for the Georgia Power Company's Plant Branch electric-generating facility.

The area around Lake Sinclair is gradually transitioning from seasonal residential to permanent residential development. This more permanent residency will create opportunities for new retail and service industry development in the area.

Lake Sinclair has become an important water source for existing and future residents and businesses along the lake, and will soon serve other locations in Baldwin and Putnam Counties. At the convergence of Rooty Creek and Lake Sinclair, the Sinclair Water Authority has constructed a new water treatment plant that will meet the water and fire protection demands of these areas.

### Vulnerability

Plant Branch discharges water into Lake Sinclair. These thermal discharges from Plant Branch resulted in Lake Sinclair being listed for not meeting federal water quality standards for temperature. Thermal pollution (an increase in water temperature that adversely affects aquatic organisms) can have numerous effects on an aquatic system, including a decreased capacity for dissolved oxygen in the water column and interference with the reproduction process, increase in vulnerability to disease and direct mortality of fish and other aquatic organisms. Because of this listing, a Total Maximum Daily Load (TMDL) report was prepared. The TMDL identified in the report assumes that Georgia Power would meet the effluent limitations through a compliance schedule in the National Pollutant Discharge Elimination System (NPDES) permit that required compliance with the waste load limits.

A number of river and stream tributaries flow into Lake Sinclair. Several of these streams have been classified by the Georgia Department of Natural Resources as impaired or not meeting federal water quality standards. Contaminants from these impaired streams find their way into Lake Sinclair and have a potential to impact the Lake's value as a recreational resource and a source of water supply.

As many of the older vacation homes and trailers are being replaced by newer larger homes along the lake, the older, deteriorating septic systems are replaced, thus significantly reducing the potential for fecal contamination to enter the lake. There are, however, many older systems that are still operating that need to have constant attention to ensure that a septic leak does not occur and impact the water quality of the lake. It may be a number of years before the complete transition to newer septic systems takes place, unless a decision is made by local officials to install an alternative sewer system to serve the entire area before then. Until that time, the lake remains vulnerable to contamination from septic tank leakage (Eatonton-Putnam County Comprehensive Plan Update-Community Assessment, 2006).

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Georgia Power Company has developed a set of Shoreline Management Guidelines for the lakes that it manages. A permit from Georgia Power is required for the construction of dwellings/additions, outbuildings, decks and shelters, seawalls, docks and boathouses, as well as dredging and tree removal on any property bordering a lake shoreline. The Guidelines outline the procedures to obtain a permit and specific standards for each use. The Shoreline Management Guidelines also provide additional requirements for new and established lots and, combined with the permit requirements and use standards, are intended to protect and enhance the scenic, recreational, and environmental values of the lake.

## Lake Tobesofkee



### SNAPSHOT DATA

**Location:** Bibb County

**Constructed:** 1969

**Shoreline:** 35 miles

**Surface area:** 1,750

**Source:** Tobesofkee Creek

**Owner/Operator:** Bibb County

### Value

Lake Tobesofkee, located in western Bibb County, is a man-made lake that provides numerous recreational opportunities for residents of the Middle Georgia region. These include boating, fishing, camping, swimming, and picnicking. Tennis and softball facilities are also available in the parks located in the adjacent Lake Tobesofkee Recreation Area. Bibb County has recently communicated its intent to establish a master plan for the Tobesofkee Recreation Area. The first step in the master plan process is a marketing study that will determine the types of development that are the best fit in the long-term for this area.

Lake Tobesofkee provides an attractive amenity to existing and new residential developments near the lake; and the surrounding wetlands provide an excellent habitat for a large variety of bird, fish, and wildlife species.

### Vulnerability

Several segments of Tobesofkee Creek upstream of Lake Tobesofkee have been classified by the Georgia Department of Natural Resources as impaired or not meeting federal water quality standards. Point and non-point source contaminants from these impaired segments could find their way into Lake Tobesofkee, and have a potential to impact the Lake's value as a recreational resource and a habitat for the many bird, fish, and wildlife species.

In addition to being threatened by point and non-point pollution coming from upstream sources, Lake Tobesofkee is also vulnerable to the non-point contaminants coming from the new and existing developments along the Lake. Bibb County is responsible for monitoring the soil and sedimentation and stormwater management plans for new construction sites where there is disturbance of one acre or more as part of its Phase I MS4 program. As part of the state stormwater management program, builders and developers must receive training and be certified in proper stormwater management on their development sites, and utilize appropriate best management practices for all construction sites disturbing one acre or more. Through the local University of Georgia Cooperative Extension Service and other sources, landowners and businesses along the Lake can receive valuable information on how to best handle non-point sources such as fertilizers, pesticides, pet waste, and used oil that could negatively impact the water quality of the Lake.

## Ocmulgee River



### SNAPSHOT DATA

**Location:** Monroe, Jones, Bibb, Twiggs, Houston, and Pulaski Counties

**Miles:** 195.8

### Value

The Ocmulgee River is the major source of water to Lucas Lake, a 6.5-billion-gallon reservoir covering 625 acres owned by the Macon Water Authority (MWA). Lucas Lake supplies water to residents, businesses and industries in Macon-Bibb County and southern Monroe County, with the potential of serving other jurisdictions in the Middle Georgia region.

The Ocmulgee River and adjacent wetlands contain many high priority plant, animal, bird, and fish habitats, a portion of which have been designated as a National Heritage Preserve and National Wildlife Refuge. The beautiful diversity of topography from steep hills to lowland pasture along with a bountiful forest containing oak, hickory, sweetgum, pine trees, and abundant wildlife provides many scenic viewsheds for residents and visitors alike and a haven for those interested in hunting, bird and animal observation, and photography. Additionally, the Ocmulgee River provides outstanding passive recreational opportunities for residents and visitors of the Middle Georgia region including fishing, boating, canoeing/kayaking, tubing, etc.

Spurred by concern over stewardship of irreplaceable natural resources, responsible environmental management and greenspace conservation, both the City of Macon and the City of Hawkinsville have initiated efforts to protect and utilize the Ocmulgee River corridor. The City of Hawkinsville's River Corridor initiative encompasses a two-mile segment of the Ocmulgee and includes plans to incorporate boat landings, construct a trail, enhance city and county riverfront parks, and redevelop a former mill into loft-style living spaces. While most of Hawkinsville's initiatives are still in the conceptual stage, the City of Macon has been working toward the completion of its Ocmulgee Heritage Trail (OHT) for more than ten years.<sup>4</sup> Currently, the OHT is a nine-mile walking, biking, running, and skating trail along the banks of the Ocmulgee in the City of Macon. At total build-out, the OHT will be approximately 22 miles long; encompass more than 1,413 acres; and will include amenities such as trail heads, boat launches, river access, river outlooks, and environmental education centers and connection to historic and cultural resources such as Bond Swamp and the Ocmulgee National Monument.

### Vulnerability

As a regional water supply source, the Ocmulgee River intake located in north Bibb County is vulnerable to contaminants coming from existing point and non-point sources upstream reaching the intake and posing risks to the water supply. In 2005, the Macon Water Authority prepared a Source Water Protection Plan that outlines various strategies the MWA and other stakeholders in the watershed can implement that would reduce the intake's vulnerability to these contaminant sources.

Within the urbanized section of the Ocmulgee River Basin, wetlands along the Ocmulgee River and its tributaries are under constant threat due to the considerable amount of new development that is taking place in the

<sup>4</sup> "The Trail is a public-private partnership managed by NewTown Macon in cooperation with the Macon-Bibb County Parks and Recreation Department. Other key partners include the Georgia Department of Natural Resources, Georgia Department of Transportation, Macon Water Authority, Ocmulgee National Monument, Urban Development Authority, and generous businesses, individuals and foundations."

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Macon and Warner Robins areas. Communities in these two urbanized areas have adopted ordinances to protect these wetland areas, and it is important that such measures are properly enforced so that the beauty and usefulness of the wetland areas can be maintained.

The high priority plant, animal, bird, and fish habitats in the southern portion of the Ocmulgee River corridor are potentially threatened by the sale of property to private developers interested in establishing more intensive uses. Many of these habitats, along with the passive recreational opportunities may be greatly diminished or destroyed as a result of incompatible development in this section of the Corridor.

# WATER RESOURCES

## Oconee River



### SNAPSHOT DATA

**Location:** Baldwin County / Wilkinson County

**Miles:** 103.6

### Value

An extremely important natural resource, the Oconee River is the water source to the City of Milledgeville's two water supply intakes. Additionally, the Oconee River and adjacent wetlands contain many important plant, animal, bird, and fish habitats; a diversity of topography; a bountiful forest with various species of hardwood and pine trees; abundant wildlife; and outstanding scenic viewsheds for residents and visitors alike to enjoy.

The Oconee River corridor also provides outstanding passive recreational opportunities for residents and visitors of the Middle Georgia region including hunting, hiking, fishing, boating, canoeing/kayaking, tubing, bird and animal observation, and photography.

Through the efforts of the Oconee River Greenway Authority (ORGA), residents of the City of Milledgeville, Baldwin County, Wilkinson County, and the rest of the Middle Georgia region will be able to enjoy and view up close the rich historical, archeological, and environmental qualities that can be found along the banks of the Oconee River as a result of a long-term project to construct a greenway from Lake Sinclair to the area where the Oconee River enters the Altamaha River in southeast Georgia.

### Vulnerability

As an important water supply source, the Oconee River is vulnerable to contaminants coming from existing point and non-point sources reaching the intakes and posing risks to the water supply. Specifically, the Oconee River is vulnerable to both urban runoff and rapid growth and development upstream. Additionally, the erodibility of area soils contributes to sedimentation problems. Similarly, the passive recreational and environmental value of the Oconee River is vulnerable to point and non-point pollution contamination entering the river.

Wetlands along the Oconee River and its tributaries are under constant threat due to new development. Communities along the Oconee River have adopted ordinances to protect these wetland areas, and it is important that such measures are properly enforced so that the beauty and usefulness of the wetland areas can be maintained.

Additionally, with the continued development of the Oconee River Greenway and its interconnected series of parks, it is critical that affected local governments and other public and private agencies ensure that sufficient regulatory measures are in place and stringently enforced to ensure appropriate management and protection of this regionally significant natural and scenic resource. To further protect and manage this resource, the continued implementation of Total Maximum Daily Load (TMDL) Plans within the watershed is strongly encouraged.

# APPROPRIATE DEVELOPMENT PRACTICES

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As previously stated, these Regionally Important Water Resources are threatened by the potential of point and non-point pollution entering these water bodies and negatively impacting water quality, as well as the indiscriminate destruction of wetlands and bird, fish, and wildlife habitats by urban development activities. In an effort to reduce the vulnerability of these important water resources to these threats, the following best management practices are recommended for use by developers or landowners when designing new developments within one mile of the Regionally Important Water Resources. This listing will also be used by the Middle Georgia Regional Commission for reviewing Developments of Regional Impact (DRI) located within one mile of these resources.

- For housing and mixed-use developments that meet the DRI threshold, survey the environmental features of the development site including topography, soils, hydrology, trees and vegetation, wildlife habitats, and historical and cultural sites and preserve the sensitive areas identified by this survey by setting them aside as parks, trails, and greenbelts.
- Establish aquatic buffers (beyond the minimum required by state law) that serve as natural boundaries between local waterways and new development and to protect on-site wetlands.
- Limit the proportion of the site that can be covered in impervious roofs and pavements.
- Limit pavement in turn-arounds and consider replacing it with vegetated soil that reduces runoff and provides water infiltration and treatment.
- Utilize porous pavement materials wherever possible to allow underlying soil to absorb rainfall and treat pollutants.
- Construct vegetated swales as a replacement to curbs or drainage pipes.
- Construct bioretention areas or rain gardens in parking lot islands or within small pockets of residential areas.
- Limit clearing, grading, and disturbance to those areas that construction actually requires to preserve existing trees and soils that attenuate, treat, and infiltrate rainfall and runoff.
- Where permitted by local regulations and standards, cluster development to preserve open space and natural features on the development site, limit street width and curbing only to that needed for each street's specific function, and limit the amount of parking to the absolute minimum necessary for the particular land use.
- For new agricultural operations, consult representatives from the Natural Resources Conservation Service (NRCS), Georgia Soil and Water Conservation Commission, and the County Extension Service, where necessary and initiate appropriate best management practices.
- For new forestry operations, consult representatives from the Georgia Forestry Commission and initiate appropriate best management practices.

# GENERAL POLICIES and PROTECTION MEASURES

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What follows is a list of general policies and protection measures that are intended primarily as guidance for local governments in planning and decision-making that affect the Regionally Important Water Resources identified in this plan. In addition, the Middle Georgia Regional Commission will use these policies and protection measures when reviewing local comprehensive plans for consistency with regional plans, and to encourage local governments in the region to adopt the policies and enhancement activities most appropriate for the protection of the resources located within their communities.

- The protection and conservation of the Regionally Important Water Resources will play an important role in making decisions about future growth and development in the community.
- More compact urban development will be encouraged in order to protect environmentally sensitive resources from encroachment.
- Environmentally sensitive areas on development sites will be preserved by setting them aside as public parks, trails, or greenbelts.
- The protection and maintenance of trees in all new developments will be promoted.
- Low impact development that preserves the natural topography and existing vegetation of development sites will be promoted.
- Infrastructure networks will be developed to steer new development away from areas containing sensitive natural resources.
- The institution of green infrastructure and other techniques to protect water quality will be promoted in all new developments and redevelopments.
- Educating the public on the benefits and practices of environmental stewardship through the use of various education and communication tools will be promoted.
- The application of environmental protection strategies, such as transfer development rights, conservation easements, fee simple acquisition, conservation tax credits, etc. will be utilized wherever possible.
- Within agricultural areas, the local government will work in coordination with the NRCS, Georgia Soil and Water Conservation Commission, the County Cooperative Extension Office and the landowner to encourage the installation of the recommended agriculture best management practices.
- Within forested areas, the local government will work in coordination with the Georgia Forestry Commission and the landowner to secure the installation of appropriate forestry best management practices.
- The community will work in coordination with state and federal agencies and other stakeholders to implement the TMDL Implementation Plans for those streams listed on the EPA 303(d) list.

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- Amend existing or create new land development ordinances that will: a) encourage the development of cluster subdivisions that feature walking/bicycle trails, passive parks, and greenbelts; b) establish larger buffers than which is required under state law between local waterways and new development; c) limit the amount of parking to the absolute minimum necessary for the particular land use; d) limit the street width and curbing only to that absolutely necessary for each street's specific function; e) limit clearing, grading, and disturbance to those areas that construction actually requires; f) require developers of housing and mixed-use developments that meet the DRI threshold to survey the environmental features of the development site including topography, soils, hydrology, trees and vegetation, wildlife habitats and historical and cultural sites and preserve the sensitive areas identified by this survey by setting them aside as parks, trails, and greenbelts; and g) establish incentives for developers to think "green" in their design of their residential, commercial, and mixed-use developments.
  - Amend existing storm water management ordinances that will require developments within one mile of a Regionally Important Water Resource to: a) limit the proportion of the site that can be covered in impervious roofs and pavements; b) allow the installation of green roofs on residential, commercial, and industrial buildings; c) limit pavement in turn-arounds and consider replacing it with vegetated soil that reduces runoff and provides natural infiltration and treatment; d) allow the construction of vegetated swales as a replacement to curbs and drainage pipes; e) allow the use of porous pavement materials wherever possible to allow underlying soil to absorb rainfall and treat pollutants; and f) allow the construction of bioretention areas or rain gardens in parking lot islands or within small pockets of residential areas.
  - Develop a "greenspace" plan that will identify and prioritize key lands for acquisition within one mile of the Regionally Important Resources (Water and Parks and Forestry).
  - Participate in the Georgia Land Conservation Program, Conservation Tax Credit Program, Land and Water Conservation Fund Program for acquisition (fee simple or easements) of priority conservation areas identified by the "greenspace" plan.
  - Explore and expand partnerships with land trusts, other conservation organizations, and neighboring local governments as a means of permanently protecting the priority areas identified by the "greenspace" plan.
  - Explore the adoption of a Transfer Development Rights ordinance that will allow for the transfer of development away from the priority areas recommended in the "greenspace" plan to those sections of the community where the future development plan calls for more intensive use and the necessary infrastructure (water, sewer, and roads) to be in place to accommodate this growth.
  - Adopt an ordinance that protects and replenishes the significant tree canopies within one-mile of the Regionally Important Water Resources.
  - Establish a community environmental awareness and stewardship education program, involving citizens, builders and developers that has as one of its objectives, establishing an understanding of the importance to protect the Regionally Important Water Resource(s) in the community and how the general public can participate in efforts to protect such resources.

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- Conduct an evaluation of the existing local on-site sewerage management program, with particular attention to the area within a mile of the Regionally Important Water Resource, and amend the on-site sewerage management regulations and requirements, as necessary to reduce the potential risk of contamination to the Regionally Important Water Resources from these sources.
  - Prepare, adopt, and implement Source Water Protection Plans for the water supply intakes located on or near the Regionally Important Water Resources where such plans have not yet been established.
  - Apply for the Georgia Department of Community Affairs' WaterFirst Program that emphasizes water protection and conservation.
  - Sponsor and/or participate in annual clean-up events along the Regionally Important Water Resources and their tributaries.
  - Prepare, adopt, and implement National Pollutant Discharge Elimination System (NPDES) permit-driven watershed assessments and protection plans, PL-566 watershed plans, Section 319(h) grant watershed assessments, local erosion, sedimentation, and pollution controls that provide watershed planning and management strategies to address any portion of the Regionally Important Water Resource watershed.
  - Implement activities that address the requirements for the NPDES Phase I or II MS4 program.
  - Prepare, adopt, and implement local water resources ordinances that address the DNR Environmental Planning Criteria (water supply watersheds, river corridors, significant groundwater recharge areas, and wetlands.)

# REGIONALLY IMPORTANT RESOURCES MAP

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The Regionally Important Resources (RIR) Map is presented in a layered PDF Format which allows readers to turn the various layers on and off as needed or preferred.

The RIR Map is a detailed illustration of all of the important natural and cultural resources located within the Middle Georgia region. It depicts all resources called for in the DCA Rules for Regionally Important Resources as well as those resources nominated by stakeholders and determined to have sufficient value and vulnerability by the Middle Georgia Regional Commission.

Additionally, the map depicts all major roadways as well as Georgia Department of Transportation (GDOT) designated Bicycle Trails and State Scenic Byways located within the region. While not included as RIRs, these components of transportation infrastructure serve as important linkages between resources.

Another important feature of the RIR Map is a series of layers which form a continuous regional green infrastructure network. The network encompasses a wide range of elements, including: wetlands, woodlands, waterways, wildlife habitats, conservation lands, greenways and parks, and public and private working lands of conservation value, such as forests, farms and ranches. This network maintains natural ecological processes, helps link urban settings to rural ones, and contributes significantly to the health and quality of life for the communities and citizens of Middle Georgia who share the network.

# APPENDIX A

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## REGIONAL STAKEHOLDERS

Altamaha Riverkeeper  
Georgia Department of Natural Resources  
Georgia 4-H Foundation  
Georgia Trust for Historic Preservation  
Historic Macon Foundation  
Macon Water Authority  
Middle Georgia Clean Air Coalition  
Middle Georgia Clean Cities Coalition  
Middle Georgia Historic Preservation Advisory Committee  
NewTown Macon  
Ocmulgee Archaeological Society  
Ocmulgee Land Trust, Inc.  
Ocmulgee National Monument  
Oconee River Greenway Authority  
Oconee River Land Trust  
Piedmont National Wildlife Refuge  
Robins Air Force Base  
Baldwin County Board of Commissioners  
City of Milledgeville, Mayor and Council  
Bibb County Board of Commissioners  
City of Macon, Mayor and Council  
Town of Payne City, Mayor and Council  
Crawford County Board of Commissioners  
City of Roberta, Mayor and Council  
Houston County Board of Commissioners  
City of Centerville, Mayor and Council  
City of Perry, Mayor and Council  
City of Warner Robins, Mayor and Council  
Jones County Board of Commissioners  
City of Gray, Mayor and Council  
Monroe County Board of Commissioners  
City of Culloden, Mayor and Council  
City of Forsyth, Mayor and Council  
Peach County Board of Commissioners  
City of Byron, Mayor and Council  
City of Fort Valley, Mayor and Council  
Pulaski County Board of Commissioners  
City of Hawkinsville, Chairman and City Commission  
Putnam County Board of Commissioners  
City of Eatonton, Mayor and Council  
Twiggs County Board of Commissioners  
Town of Danville, Mayor and Council  
City of Jeffersonville, Mayor and Council  
Wilkinson County Board of Commissioners  
Town of Allentown, Mayor and Council  
City of Gordon, Mayor and Council  
City of Irwinton, Mayor and Council  
Town of Ivey, Mayor and Council  
City of McIntyre, Mayor and Council  
City of Toombsboro

# APPENDIX B

## REGIONALLY IMPORTANT RESOURCE NOMINATION FORM

**A Regionally Important Resource is defined as any natural or cultural resource, or resource area, possessing significant regional value and importance and which is vulnerable to human actions or activities.**

***About the Organization/Agency/Government Submitting Nomination:***

Name of Organization/Agency/Government: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

***About the Resource being Nominated:***

Name of Resource: \_\_\_\_\_  
Location: \_\_\_\_\_  
Category (check one):  Water  Parks/Forestry  Heritage

***Briefly describe the importance of this resource and its value to the middle Georgia region:***

***Briefly describe how, and to what degree this resource is threatened or endangered:***

***Please return no later than JANUARY 30, 2009 to:***

**MIDDLE GEORGIA RDC  
175-C Emery Highway  
Macon, Georgia 31217  
FAX: 478-751-6517  
Attn: Bob Rychel or Kristi Harpst**



**Middle Georgia Regional Commission**  
175 Emery Highway, Suite C Macon, Georgia 31217  
Tel: 478-751-6160  
Fax: 478-751-6517

