

## Introduction

### Organization of the Comprehensive Plan

The Stewart County Comprehensive Plan consists of three documents. The first document is the Community Assessment which provides a detailed analysis of Stewart County and the Cities of Lumpkin and Richland. It includes the following:

- a list of potential issues and opportunities;
- analysis of existing development patterns;
- a character area map;
- evaluation of current community policies, activities, and development patterns for consistency with the Quality Community Objectives;
- analysis of data and information to check the validity of the above evaluations and the potential issues and opportunities.

The second document is the Community Participation program that describes Stewart County's plan for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda portion of the plan.

Both of these documents were reviewed by the Lower Chattahoochee Regional Development Center and the Georgia Department of Community Affairs. This document, the third of three, is the Community Agenda and contains the "plan" portion of the Comprehensive Plan.

### Countywide Vision Statement

Stewart County and the Cities of Lumpkin and Richland will maintain a rural, small town atmosphere by protecting natural, historic and cultural resources. Stewart County is located in southwest Georgia, home to Providence Canyon, Westville, Florence Marina, and Hannahatchee Wildlife Management area. Through the preservation of our natural, historic and cultural resources we will create a sense of place, support our local economy, and provide a better quality of life for our local residents.

We envision modest increases in population, with the Cities of Lumpkin and Richland acting as our urban centers. Growth and development should be encouraged in each of these downtown areas. As US HWY 27 and State Route 520 develop, we envision commercial development near the Cities of Lumpkin and Richland that is in the character and scale of the built environment. Residents and visitors will stroll through the city streets, shopping in the variety of shops in Lumpkin and Richland's downtowns. Signage will encourage travelers to visit, shop, and stay awhile in the downtown areas.

Tourism will play a major role in our economy and way of life. We are blessed with many existing tourism sites. These sites will be protected, conserved, maintained, and marketed in order to increase the tourist trade economy. The Pig Fest will draw over 50,000 people each year. Other cultural events will be held in the downtown areas of Lumpkin and Richland also increasing the tourist trade.

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Fine Arts will be a vital part of Stewart County and the Cities of Lumpkin and Richland. Recreation programs and facilities of all types will be available to all residents regardless of age.

There will be planned campsites for the hunters and fishermen. These sites will be well maintained. Additional businesses that support these outdoor recreational opportunities will be located in the county, i.e., a sporting goods store, a taxidermist, and a meat packer.

There will be a mixture of housing available in Stewart County and its municipalities that will provide for diversification and affordability. Existing residential areas will be maintained for the continuation of family-centered living. Substandard housing conditions will be eliminated and a variety of new housing opportunities consistent with the character of the county and cities will be made available.

Our school system will be one of the top rated educational systems in the State of Georgia and will prepare our young people for bright futures. Residents will support our school system in both academic and athletic endeavors. Our workforce will be educated, skilled and diverse and there will be jobs available for all our residents. We will continue to provide educational opportunities for our adult population.

Our hospital, nursing home and rural health clinic will continue to provide our residents with medical services. Our senior center will provide for a hub of activities for the aging. These facilities will support future local and regional health needs.

Many of our residents who once moved away will come back to retire in the county, seeking a slower paced environment free of crime and stress. The four county transit system will be actively taking residents to medical appointments, shopping and job opportunities.

We envision Stewart County and the Cities of Lumpkin and Richland as a place that anyone would be proud to call home.

### **Defining Narrative**

Quality Community Objectives:

Stewart County and the Cities of Lumpkin and Richland have reviewed the Georgia Department of Community Affairs' established Statewide Goals and Quality Community Objectives. These objectives were adopted to guide this Comprehensive Plan and the future growth, development and redevelopment of

Stewart County and its municipalities. Stewart County and the Cities of Richland and Lumpkin will use these as they evaluate land use decisions. These objectives will assist community leaders in making local government decisions that affect the counties and cities' future land use patterns, environmental and historical resources, and economic development. The objectives will provide the framework needed in order to make well-informed decisions.

Traditional Character Objective - The traditional character of Stewart County and the Cities of Lumpkin and Richland should be maintained through preserving and revitalizing historic areas,

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encouraging new development that is compatible with the traditional features, and protecting other scenic or natural features that are important to defining Stewart County's character.

Open Space Preservation Objective - New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Environmental Protection Objective - Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character, the quality of life and character areas of Stewart County and its municipalities. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Regional Cooperation Objective - Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources or development of a transportation network.

Transportation Alternatives Objectives - Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Traditional Neighborhood Objective - Traditional Neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Housing Opportunities Objective - A range of housing size, cost, and density should be provided in Stewart County and the Cities of Lumpkin and Richland to make it possible for all who work there to also live there (thereby reducing commuting distances). Stewart County and the Cities of Lumpkin and Richland should promote a mixture of income and age groups and provide a range of housing choices to meet market needs.

Sense of Place Objective - The traditional downtown areas in Lumpkin and Richland should be maintained as the focal point of Stewart County. The development of activity centers that serve as community focal points should be encouraged in Louvale, Brooklyn, and Omaha. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Heritage Preservation Objective - The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

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Growth Preparedness Objective - Stewart County and the Cities of Lumpkin and Richland should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Appropriate Business Objective - The businesses and industries encouraged to develop or expand in Stewart County and the Cities of Lumpkin and Richland should be suitable in terms of job skills required, long-term sustainability, linkages to other economic activities in the Lower Chattahoochee region, impact on the resources in Stewart County, and future prospects for expansion and creation of higher skilled job opportunities.

Employment Options Objective - A range of job types should be provided in Stewart County and the Cities of Lumpkin and Richland to meet the diverse needs of the local workforce.

Regional Solutions Objective - Regional solutions to needs shared by Stewart County and the Cities of Lumpkin and Richland are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Educational Opportunities Objective - Educational and training opportunities should be readily available in Stewart County and the Cities of Lumpkin and Richland – to permit residents of Stewart County and the Cities of Lumpkin and Richland to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

### Vision for Character Areas

For the purposes of this document Character Areas are a specific geographic area within the community that has unique or special characteristics to be preserved or enhanced; has the potential to evolve into a unique area with more intentional guidance; or requires special attention due to unique development issues. The Character Area Vision Statement, is not meant to conflict with the Community-Wide Vision Statement given previously but are meant to give additional guidance to planning commissioners and elected officials in updating and reviewing land use regulations and in reviewing and approving new developments. Each character area is a planning sub-area within the county and/or its cities where more detailed, small area planning and implementation of certain policies, investments, incentives and/or regulations may be applied in order to preserve, improve or otherwise influence its future development patterns in a manner consistent with the community vision.

For all character areas there are several overarching policies which should be followed.

- Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
- Protect residential areas and their residents from incompatible land uses and their activities.
  - Discourage incompatible land uses, adjacent or within residential areas.

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- Encourage safe, effective and aesthetically pleasing residential developments.
- Prohibit the disposal of hazardous waste within Stewart County and the Cities of Lumpkin and Richland.
- Protect residents from significant hazards to life, health and property.
  - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  - Pursue, promote and encourage a close relationship between Stewart County, the Cities of Lumpkin and Richland and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, and other related matters,
  - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Stewart County and its municipalities' policies and programs, to enhance mutual understanding and improve decision-making.
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Stewart County, Lumpkin and Richland and on through routes for local and regional travelers.
  - Minimize conflicts between local and through traffic using every available means.
  - Provide for timely maintenance and improvement of streets.

### Character Areas:

#### **1. Character Area: Conservation, Natural and Cultural Resources, State Parks, and Preserves**

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

#### Description of Character Area



- Limited development in this area in order to maintain its existing rural nature.
- Conservation easements will be encouraged.
- Roadways will be widened only when absolutely necessary.

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- Environmentally sensitive areas will be preserved by setting them aside as public parks, trails, or greenbelts.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas.

### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed include agriculture/forestry, parks/ recreation/ conservation, and public/institutional in a very limited manner i.e. wells, cemeteries, churches.

### Quality Community Objectives for this Area:

Traditional Neighborhood, Open Space Preservation, Environmental Protection, Regional Cooperation

### Implementation Measures/Strategies:

- A. Conserve, maintain and promote the natural, historic and cultural resources of Stewart County and the Cities of Lumpkin and Richland.
  - a. Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
  - b. Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
  - c. Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
  - d. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- B. Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
  - a. Encourage local schools to use these facilities as outdoor classrooms.
  - b. Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - c. Encourage the further development of Westville, Providence Canyon, Richland Train Museum and Richland Hotel.
  - d. Support regional tourism alliances with other counties and other facilities (such as Bagby State Park or Plains) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
  - e. Encourage the development of the Clay/Quitman/Stewart/Calhoun County's Scenic Byways Designation.
- C. Conserve, maintain and promote the natural, historic, and cultural resources in order to make Stewart County an attractive place in which to live, work and enjoy.

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- a. Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
- b. Discourage the obstruction of scenic views and sites in the county.

### D. Promote and Enhance the Outdoor Recreation Industry.

- a. Encourage the further development of the Hannahatchee Wildlife Management Area.
- b. Encourage the development of additional campsites.
- c. Encourage additional boat ramps along the Chattahoochee River.
- d. Encourage the development of Private Hunting Lodges.
- e. Encourage large property owners to lease their land to hunters.
- f. Encourage the development of service facilities to meet the needs of this sector of the economy.
- g. Establish natural habitats for a variety of wildlife.
- h. Encourage the safe, wise and legal use of firearms and other hunting techniques.
- i. Develop and promote additional competitions and festivals targeted to this market.
- j.

## 2. Character Area: Rural/Residential/Agricultural/Forestry

Vision: Stewart County will promote new housing developments in areas of the county that have infrastructure available. Agriculture and forestry will continue to be a part of Stewart County's economy. Existing residential areas in Stewart County will be maintained for the continuation of family-centered living. A balanced diversity of age groups and social and economic backgrounds among residents will continue to be encouraged for the good of Stewart County and its people.



### Description of Character Area:



- Subdivision designs will incorporate a significant amount of open space.
- Wherever possible, housing will connect to greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes.
- Very large minimum lot size requirements will be used to limit development density and protect the farmland and rural character.
- Site plans, building design and landscaping that are sensitive to the natural features of the site, including topography and views, will be encouraged.

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### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed include Agriculture/Forestry, Low Density Residential, Transportation/Communication/Utility, and Public Institutional in a limited manner.

### Quality Community Objectives for this Area:

Transportation Alternatives, Regional Identity, Traditional Character, Preservation of Open Space, Protection of Environmentally Sensitive Areas



### Implementation Measures:

- A. Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
  - a. Require construction practices designed to minimize soil erosion and sedimentation, including requirements for re-vegetation during and following construction.
  
- B. Protect residential areas and their residents from incompatible land uses and their activities.
  - a. Discourage incompatible land uses, adjacent or within residential areas.
  - b. Encourage safe, effective, and aesthetically pleasing residential developments.
  - c. Prohibit the disposal of hazardous waste within Stewart County and the Cities of Lumpkin and Richland.
  
- B. Improve and expand the existing housing stock for all income levels.
  - a. Support continued improvement of existing housing conditions through all available public and private means.
  - b. Strive to improve the quality of development along the Chattahoochee River as recreational second homes.
  - c. Strive for the elimination of housing discrimination and promote fair housing practices.
  - d. Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - e. Promote and encourage more affordable housing opportunities.
  - f. Encourage owners of substandard units to improve their properties through the use of every available means.

### 3. Character Area: Crossroads Community

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

#### Description of Character Areas:

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

#### Land Uses or Zoning categories to be allowed:

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

#### Quality Community Objectives for this Area:

Traditional Neighborhood, Environmental Protection, Housing Opportunities, Growth Preparedness

#### Implementation Measures:

- A. Maintain each Crossroads Community as a healthy, attractive and efficient community while not competing with Lumpkin and Richland as the commercial centers of Stewart County.
  - a. Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
  - b. Review all proposed transportation rights-of-way, utilities extension and land uses and development to assure they are consistent with overall county policies and fulfill the express function, purpose and character for which they are proposed and planned.
- B. Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.

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

### **4. Character Area: Residential Neighborhood**

Vision: The Residential Neighborhoods in the Cities of Lumpkin and Richland will be majority owner-occupied and serve as a continuing example of well-maintained, stable neighborhoods with many sidewalks and limited vacant properties.

#### Description of Character Area:

- Cities of Lumpkin and Richland will have infill development on vacant sites closer in to the center of town.
- Sites with existing infrastructure in place are used for new development, matching character of surrounding neighborhood in lieu of more development on Greenfield sites.

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- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials will be used.
- The Cities of Lumpkin and Richland will have a distribution of affordably priced homes.
- Garages will be located to the rear of each property, or on-street parking is used for residents' automobiles.

### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed include low and medium density residential. High density residential is to be allowed in designated areas.

### Quality Community Objectives for this Area:

Traditional Neighborhoods, Transportation Alternatives, Housing Opportunities, Growth Preparedness

### Implementation Measures:

- A. Protect residential areas and their residents from incompatible land uses and activities.
  - a. Discourage incompatible land uses within residential neighborhoods.
  - b. Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
- B. Encourage and support construction of new housing citywide to meet local housing demand.
  - a. Develop and support more housing opportunities citywide to help the county become more desirable as a place of residence.
  - b. Encourage innovative housing citywide that is compatible with each city's policies.
  - c. Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the exiting neighborhood, so long as all other basic development criteria may be met.
  - d. Promote affordable housing.

## **5. Character Area: Declining Neighborhood**

Vision: The decline of neighborhoods is stopped before it becomes necessary to redevelop the neighborhood.

### Description of Character Area

- New development will match typical densities of older centers of the community.
- Infill development on vacant sites closer in to the center of the community will be encouraged.

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- Sites with existing infrastructure in place will be used for new development, matching the character of the surrounding neighborhood in lieu of more development on greenfield sites.
- A well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc.).
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be included.
- Sidewalks will be used for easy access to nearby transit, shopping, schools and other areas where residents travel daily.
- There will be a distribution of affordably priced homes throughout the county.
- Garages will be located to the rear of each property, or on-street parking is used for residents' automobiles.
- Houses will be located near the street, with large front porches that encourage interaction with neighbors.
- New residential development that matches the mix of housing types and styles of older homes will be required.
- New developments will reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- The availability of infrastructure will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Existing neighborhoods will be retrofitted to improve pedestrian and bicycle access and connectivity with nearby commercial areas.

### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed include low and medium density residential. High density residential is to be allowed in designated areas.

### Quality Community Objectives for this Area:

Traditional Neighborhood, Transportation Alternatives, Housing Opportunities

### Implementation Measures:

- A. Improve and expand the existing housing stock for all income levels.
  - a. Support continued improvement of existing housing conditions through all available public and private means.
  - b. Strive for the elimination of housing discrimination and promote fair housing practices.
  - c. Encourage owners of substandard housing units to improve their properties through use of every available means including providing public technical assistance and seeking public financial support.

- B. Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
- a. Encourage and support the development of a Joint Code Enforcement Program between Stewart County and the Cities of Lumpkin and Richland which will provide for a Building Inspector/ Code Enforcement program.
  - b. Support enforcement of existing building codes and nuisance ordinances.
  - c. Support continued improvement of existing housing conditions through all available means.
  - d. Encourage and support owners of substandard housing units to improve their properties through the use of every available means, including public technical assistance and seeking public financing support.

## 6. Character Area: Redevelopment Areas

Vision: Stewart County and its municipalities have eliminated the problem of substandard housing and other substandard buildings.

### Description of Character Area:

- Vacant sites, with existing infrastructure, closer to the center of Lumpkin and Richland will be developed. These developments will blend into existing neighborhoods.
- Developments, both commercial and residential, will be architecturally integrated into the area and developed at a scale sufficient in size and height to provide image identification of the traditional towns of Lumpkin and Richland.
- New street layouts will match and connect to existing streets in Lumpkin and Richland in order to improve connectivity throughout the towns.
- The character areas will be landscaped.
- Existing residential areas in Lumpkin and Richland will be retrofitted to improve pedestrian and bicycle access and thus the connectivity to the downtown areas.
- New or redeveloped houses will be located near the street, with large front porches to encourage interaction with neighbors.
- Landscaped buffers between the roadway and pedestrian walkways will be used.
- New development that will reflect traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, and pedestrian access to neighborhood commercial center will be available.
- Infrastructure availability will be used to steer development away from areas of natural, cultural, and environmentally sensitive resources.



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### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed include low and medium density residential, commercial and limited public/institutional. High density residential is to be allowed in designated areas.

### Quality Community Objectives for this Area:

Traditional Neighborhood, Transportation Alternatives, Housing Opportunities

### Implementation Measures:

- A. Protect residents and investors from significant hazards to life, health and property.
  - a. Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.
  - b. Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or remove the structure or pay a fine sufficient to pay the cost of demolishing/removing the structure.
  - c. Encourage owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking public financial support.
  
- B. Improve the existing built environment.
  - a. Encourage and promote development and construction of desirable infill development designed to fit the context of the existing neighborhoods, so long as all other basic development criteria may be met.
  - b. Encourage landscaping of new parking lots to minimize visual impact.
  - c. Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.
  
- C. Improve and extend the street and highway system to promote safe, efficient and well-maintained access for property throughout the character area.
  - a. Provide for timely maintenance and improvement of streets.
  - b. Minimize conflict between local and through traffic.
  - c. Encourage the development of bike paths and sidewalks throughout the neighborhoods.

## **7. Character Area: Downtown/Historic Area**

Vision: The Cities of Lumpkin and Richland will have vibrant and active downtowns that have been fully restored. All buildings will be occupied with businesses and the streets will be occupied with customers seven (7) days a week.

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### Description of Character Area:

- The traditional downtown areas of Lumpkin and Richland will be maintained as the focal point of Stewart County. Downtown Lumpkin and Richland will be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.



- Vacant sites closer in to the centers of the Lumpkin and Richland will be used for infill development and will be developed to match the character of surrounding neighborhoods.
- Developments in Downtown Lumpkin and Richland will contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.

- Downtown Lumpkin and Richland will improve the appearance of sidewalks and streets and provide amenities such as benches, street lights, sidewalks, street furniture and aesthetically pleasing landscaping.



Main Street has shops on the first floor and apartments above.

### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed include high density residential and commercial.

### Quality Community Objectives for this Area:

Transportation Alternatives, Heritage Preservation, Sense of Place, Appropriate Business Opportunities

### Implementation Measures:

- A. Promote and preserve the existing sense of place in the cities and county.
  - a. Develop tours of historic places such as Church Row in Louvale.

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- b. Maintain existing structures such as Historic Richland Depot, the Historic Bedingfield Inn in Lumpkin and Church Row in Louvale.
- B. Support economic development that is compatible with existing businesses and the tourist industry.
  - a. Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
  - b. Promote an adequate, efficient and appropriate mix of goods and services in the Central Business Districts.
  - c. Encourage the rehabilitation of storefronts in the Central Business District.
- C. Promote the Central Business Districts in the Cities of Lumpkin and Richland as the primary commercial and cultural centers of Stewart County.
  - a. Encourage and support the efforts of the Cities of Lumpkin and Richland to make improvements to their downtowns including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
  - b. Support the location and maintenance of desirable and suitable entertainment facilities downtown.
  - c. Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Central Business Districts.
  - d. Encourage adaptive re-use of historic structures.
  - e. Preserve historic and cultural buildings and monuments.
  - f. Provide daily clean-up services in the downtown areas.
- D. Encourage citizens to shop locally.
  - a. Make business hours more compatible to fit the needs of local shoppers.
  - b. Encourage merchants to sell items that are bought most frequently.
  - c. Encourage merchants to sell items unique to Stewart County and/or the State of Georgia.

### **8. Character Area: Highway/Commercial Corridor**

Vision: The commercial corridors in Stewart County and the Cities of Lumpkin and Richland will be busy and attractive. Many businesses, both locally owned and national franchises, will be located here.

#### Description of Character Area:

- Buildings will be architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the corridor and the surrounding area.

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- Commercial structures (shopping, warehouses, offices, etc.) will be located near the street front, with parking in rear of buildings, making the community more attractive and more pedestrian-friendly.
- New parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
- New parking will be located at the rear or side of buildings to minimize visibility from the street.
- New parking lots will incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Landscaped tree islands and medians will be used to break up large expanses of paved parking.
- Site plans, building design and landscaping will be sensitive to the natural features of the site, including topography and views.
- Infrastructure availability will be limited in order to steer development away from areas of natural, cultural, and environmentally sensitive areas. There will be restrictions on the number and size of signs and billboards.
- Roadways will be landscaped.

### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed in this area include commercial, industrial and limited public/institutional.

### Quality Community Objectives for this Area:

Growth Preparedness, Appropriate Business, Employment Opportunities, Regional Solutions

### Implementation Measures:

- A. Promote and enhance the highway and commercial corridors in Stewart County.
  - a. Encourage the implementation of a Gateways Program in Lumpkin and Richland.
  - b. Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
  - c. Encourage and support the development of a Sign Ordinance for Stewart County and the Cities of Lumpkin and Richland.
  - d. Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, etc. to ensure that there is no conflict in any of the ordinances.
  - e. Encourage and support the development of a Joint Code Enforcement Program between Stewart County and the Cities of Lumpkin and Richland which will provide for a Building Inspector/ Code Enforcement program.
  - f. Encourage and support the development of a uniform building permit process including application forms and review criteria.
- B. Support economic development that is compatible with the highway service industry.

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- a. Promote an adequate, efficient and appropriate mix of goods at the main intersections along GA 520/US280 and US Hwy 27.
- b. Encourage development on sites that are served by water and sewer.

### 9. Character Area: Other/Special

Vision: Stewart County and the Cities of Lumpkin and Richland will continue to have a hospital and nursing home as well as public schools, public housing, cemeteries, parks, swimming pools, and other public buildings in the county.

#### Description of Character Area:



- Landscaped buffers between the roadways and pedestrian walkways will be constructed.
- Addition of public buildings on appropriate infill sites to serve surrounding neighborhoods.
- Parks and swimming pools will have facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc. will be added.
- Public Housing developments will offer a mix of housing types (single-family homes, town homes, live/work units, lofts, over-the shop, and apartments).
- Public Housing developments will have a healthy mix of uses (corner groceries, barbershops, drugstores) within easy walking distance of residences.
- Parking areas will be landscaped to minimize visual impact on adjacent streets and uses.
- Cemeteries will have fences and be landscaped.
- New community facilities will be accommodated by the reuse of existing vacant or under-utilized structures (e.g. commercial centers, office space, and warehouse).

#### Land Uses or Zoning categories to be allowed:

Land Use categories to be allowed in this area include public/institutional.

#### Quality Community Objectives for this Area:

Transportation Alternatives, Educational Opportunities, Growth Preparedness



Police Station in former gas station



Rosalita Visitor Center was once an abandoned gas station. This brownfield was reclaimed with federal grant funds.

## Stewart County Community Agenda

### Implementation Measures:

- A. Improve and extend the public water systems to better serve the current and future population.
  - a. Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
  - b. Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.
  
- B. Maintain existing sewerage systems and serve all adjacent development areas.
  - a. Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
  - b. Encourage those sanitary sewer system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
  - c. Encourage coordination between Lumpkin and Richland for the expansion of the public sewer systems.
  
- C. Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
  - a. Provide for safe, efficient movement of people, goods and services in and around Stewart County and the Cities of Lumpkin and Richland.
  - b. Minimize conflicts between local and through traffic using available means.
  - c. Provide for timely maintenance and improvement of streets.
  - d. Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
  
- D. Encourage and Support the provision of educational opportunities for residents of Stewart County and the Cities of Lumpkin and Richland.
  - a. Encourage and support the expansion of Adult Education opportunities in Stewart County.
  - b. Encourage and support the expansion of services at the libraries in Lumpkin and Richland.
  - c. Encourage and support the activities of the Stewart County School System to educate the children of Stewart County.
  
- E. Support and encourage the provision of recreational and fine arts opportunities for the residents of Stewart County and the Cities of Lumpkin and Richland.

## Stewart County Community Agenda

- a. Encourage the collaboration between the Stewart County Board of Education and the Stewart County Board of Commissioners on the use of school system facilities for county recreation i.e. ball fields, gymnasiums, etc.
  - b. Encourage and support the development of a Stewart County Recreational Program that will provide opportunities for Little League baseball, football, basketball and other sports.
  - c. Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
- F. Encourage and support the efforts of the Stewart Webster Hospital, Four Counties Health Care and the Stewart Webster Rural Health Clinic.
- a. Work to re-establish the local LPN school and other health field training through Columbus Technical College.
  - b. Encourage the Stewart County Board of Education to offer health care curriculum at the local high school.

## Stewart County Community Agenda

This section identifies issues and opportunities that Stewart County and its municipalities are facing in the next 20 years. There are sections on population, economic development, housing, natural and culture resources, land use, transportation and inter-governmental coordination.

### Issues and Opportunities

#### Population

This section will evaluate trends in population regarding age and sex of population, educational attainment and income. Historic information from 1980 through 2005 is presented as well as projections for the next twenty (20) years.

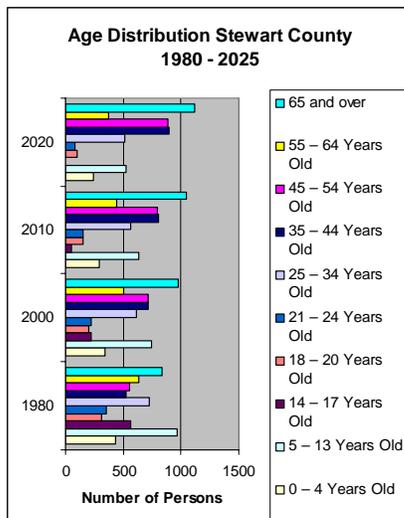
#### Total Population (Past, Present, Future)

- Stewart County lost population from 1980 to 2000 (5,896 to 5,252 persons).
- Lumpkin had a slight gain in population from 1980 to 2000 (1,355 to 1,369).
- Richland lost population from 1980-2000 (1,802 to 1,794).
- Lumpkin and Richland gained in population from 1990 to 2000.
- Stewart is projected to lose population over the next 20 years (from 5,091 to 4,447).
- Lumpkin is expected to gain in population over the next 20 years (Lumpkin: 1,378 to 1,412).
- Richland is expected to show a slight population loss over the next 20 years (1,792 to 1,784).

#### Issues/Opportunities

- Troop relocation to Ft. Benning has the potential to add citizens and jobs to Stewart County, thus stabilizing overall declining population levels.
- Declining or stable population under utilizes existing government services such as sewer and schools, and thus can put a burden on those services.
- Declining populations can lead to abandoned lots, homes, commercial businesses and industries which then become “eye sores” at the least and health hazards at worst.

#### Age Distribution

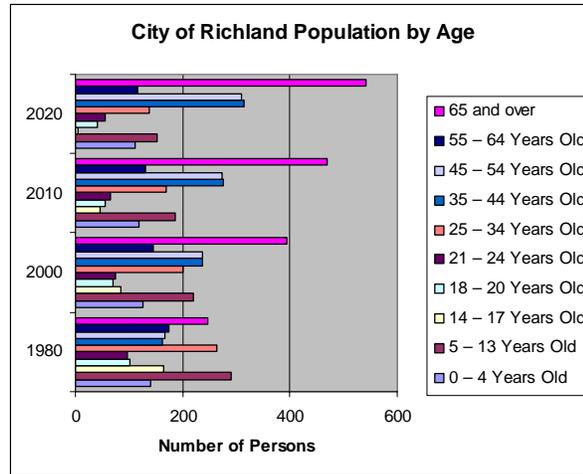
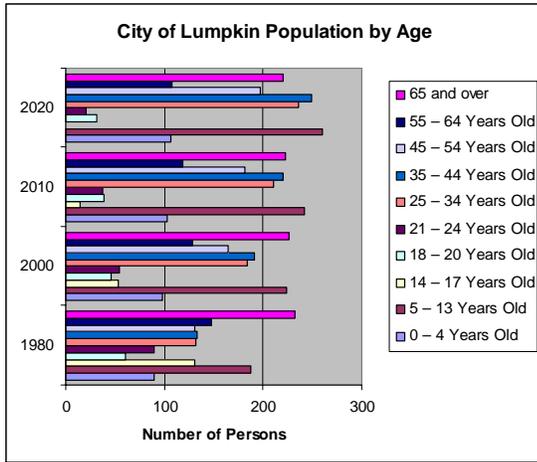


- From 1980 to 2000 pre-school (0-4) and school aged (5-17) population decreased by 28% and 58%.
- Working age population decreased from 1980 to 2000.
- Retirement age 65+ increased by 14% from 1980 to 2000.
- All three trends (a decrease in school aged and working aged population, and an increase in retirement population) are expected to continue over the planning period.
- Stewart County has one of the highest dependency ratios in the region (63.6) and the

## Stewart County Community Agenda

state (56.5). A dependency ratio is defined as those less than 18 years of age and greater than 65.

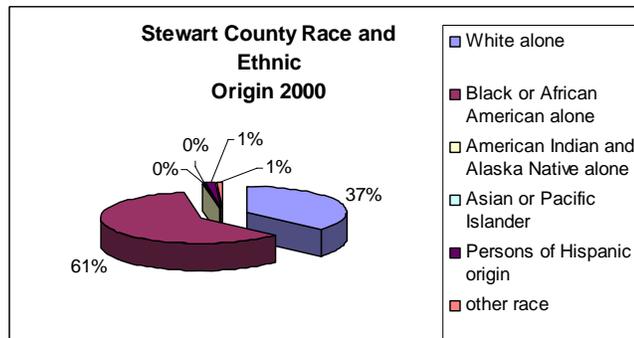
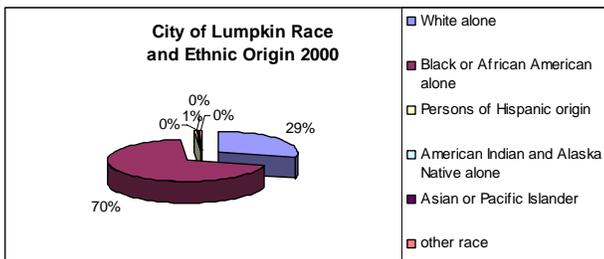
- Age distribution patterns for Lumpkin and Richland are similar to Stewart County.



- Populations over 65 years of age have special needs such as appropriate housing, medical care and transportation for those that cannot afford private transportation or are not physically able to drive.
- Decrease in working age population limits available workers and limits economic growth prospects.

## Population by Race and Ethnic Origin

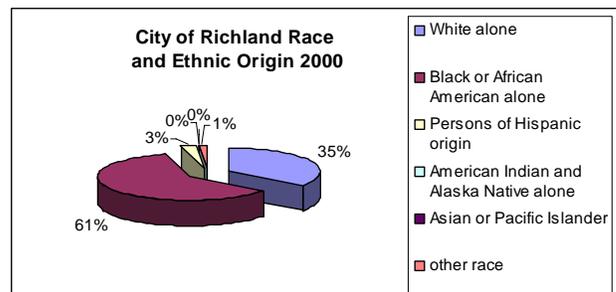
- Stewart County's Racial Composition has stayed relatively the same over the last 20 years: 35% to 37% white and 61% to 64% black; 1% to 1.5% Hispanic.



- Lumpkin's racial composition has changed over the last 20 years with African Americans representing 70.41 % of the population and whites 28.65%, and

Hispanics approximately 1%. In 1980 African Americans comprised 63.89% and whites 35.88%. Hispanics represented 1.19%.

- From 1980 to 2000 Richland has shown an increase in African American population from 57% to 61% and a decrease in white population 42% to 36%. The Hispanic population increased from 1.33% to 2.73% of total population.



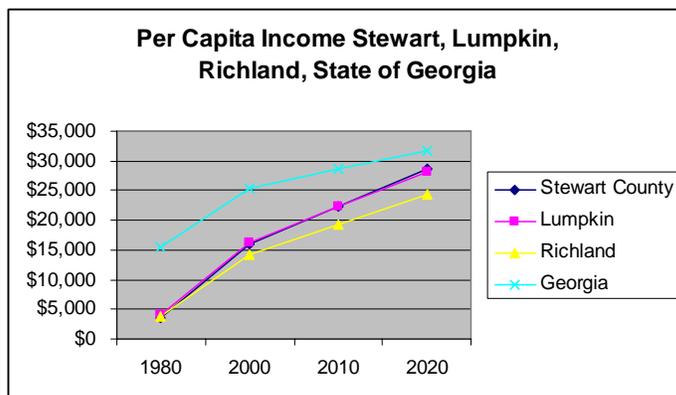
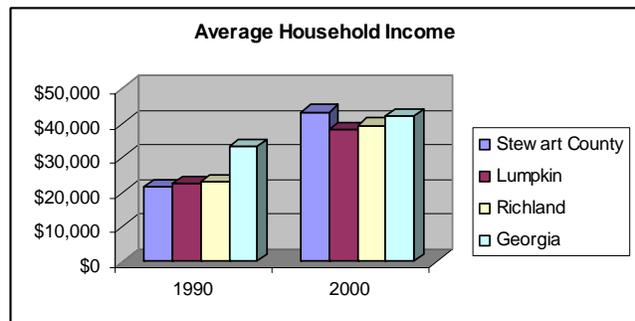
## Stewart County Community Agenda

### Educational Attainment

- Educational attainment between 1980 and 2000 increased by 49% in Stewart County. Number of college graduates in Stewart County also increased over the same time period by 32%.
- Higher educational trend is expected to increase into the future.

### Income

- In 2000 average household income in Stewart County (\$43,452) was higher than the State of Georgia's average household income (\$42,158).
- Average household incomes for Lumpkin (\$38,411) and for Richland (\$39,411) were lower than Georgia's average household income.
- Per Capita Income for Stewart County (\$16,071), Lumpkin (\$16,146), and Richland (\$14,127) is less than the state of Georgia (\$25,433).



\$30,000 a year.

- 65% of Lumpkin households make below \$30,000 a year.
- 59% of Richland households make below \$30,000 a year.

- Historically, Stewart County, Lumpkin, and Richland have lagged behind the State of Georgia. The difference between the State and Stewart County, Lumpkin, and Richland is expected to decrease over the planning period.
- 58% of Stewart County's households make below

### **Economic Development**

This section will evaluate trends in economic development regarding the composition of labor force, average weekly wage, jobs currently in the county and sources of income. Historic information from 1980 through 2005 is presented as well as projections for the next twenty (20) years.

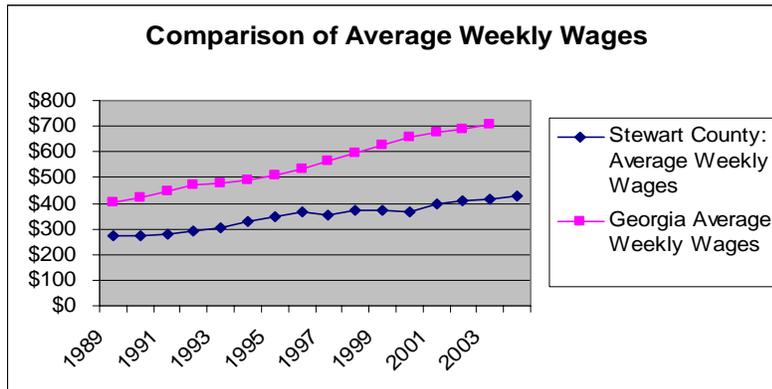
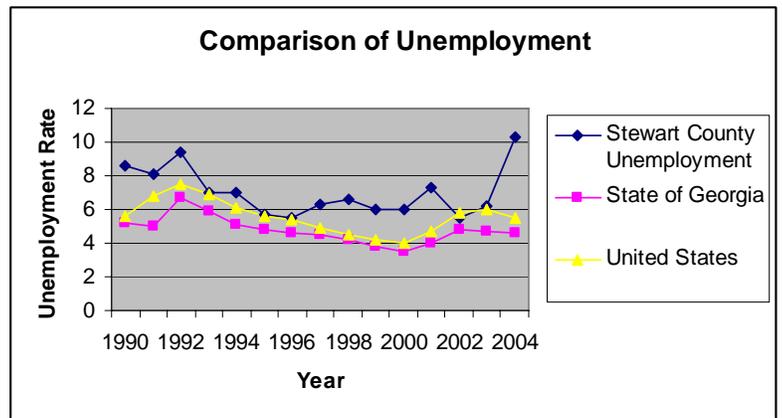
### Labor Force

- In 2000 the largest number of jobs were in education, health, and social services followed closely by other services. Education is projected through 2025 to be the largest industry for job creation followed by Professional Services. Jobs in Agriculture, Forestry,

## Stewart County Community Agenda

Fishing, Hunting and Mining are expected to continue to decrease until they are not a significant part of the economy.

- The largest source of income in both 1990 and 2000 was wages or salary. Retirement Income was the second largest source of income in 2000. In 1990 Social Security was the second largest source of income.
- A comparison of Unemployment Rates in Stewart County, the State of Georgia and the United States shows that Stewart County consistently has a higher unemployment rate. At times, the rate is substantially higher.
- The average weekly wage in Stewart County in 2004 was \$426.



This chart illustrates the slow climb of wages in the county compared to the State of Georgia. Information for the State of Georgia was only available through 2003.

### Issues/Opportunities

- Dependency upon a small number of industries/business types has resulted in vulnerability to downturns in the dominate industry type.
- The county would benefit from a Business Recruitment and Retention Program (BREP) to assist existing businesses.
- The Richland Industrial Park is located on a major highway; however, it has failed to attract attention from developers. Business Recruitment Efforts have not been effective and need to be changed.
- There has been a lack of communication between government/ agencies/ authorities/ private sector entities involved in economic development. This, in addition to limited economic development resources, has hampered efforts to market the community.

Richland Industrial Park located on GA 520/US 280



## Stewart County Community Agenda

- Community Economic Development programs are insufficient to meet the varied needs of the community.
- Infrastructure investments in water/sewer/natural gas are needed to remain competitive in business recruitment and community resources are inadequate to make the necessary investments.
- Workforce capabilities, supply, quality, and training needs are unknown. Better information could assist with Business Recruitment and Retention efforts.
- Accessible and low-cost services to transport workers directly to job sites are not available.



Downtown Richland Hotel

- There is not enough affordable/workforce housing. This effects business recruitment because new employees cannot move to the area. They must commute from out of the county.
- There is a mismatch of labor skills and business needs. Local business owners feel frustration with the lack of a qualified labor pool to choose from when making

hiring decisions.

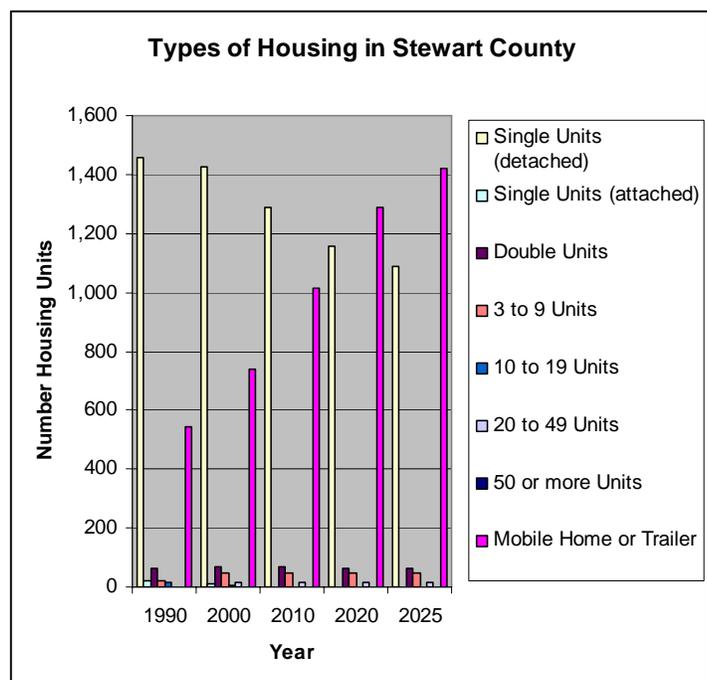
- Educational and workforce training opportunities are not readily available. Persons needing specialized training must travel to Americus, Columbus or Albany. The improvement in educational attainment in Stewart County's school system should be promoted and used in efforts to attract new employers to the County. Stewart County's natural and cultural resources can be used to further economic development in the County through tourism. Providence Canyon State Park, Hannahatchee Creek Wildlife Management Area, Florence Marina, and Historic Westville all offer great potential for increasing tourism in the County.

## Housing Issues/Opportunities

This section will evaluate trends in housing regarding types and condition of housing. Historic information from 1980 through 2005 is presented as well as projections for the next twenty (20) years.

### Housing Mix & Future Demand

- This chart illustrates the types of housing available in Stewart County historically, currently and projected through 2025. The largest number of homes is currently single units; however, mobile homes and trailers are



## Stewart County Community Agenda

projected to be the largest source of housing by 2025.

- There is no mix of housing types in neighborhoods in Stewart County.
- Stewart County and its municipalities do not have varied housing options available to meet residents' needs at all stages of life.
- There is a lack of special needs housing (elderly, handicapped, etc.) in the community.
- An inventory of public and private land available for the development of future housing would make it easier for land to be developed.
- Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped. Incentives to redevelop these properties are available; however, existing property owners and potential developers are possibly not aware of them. A community education campaign is needed to make them aware of these incentives.

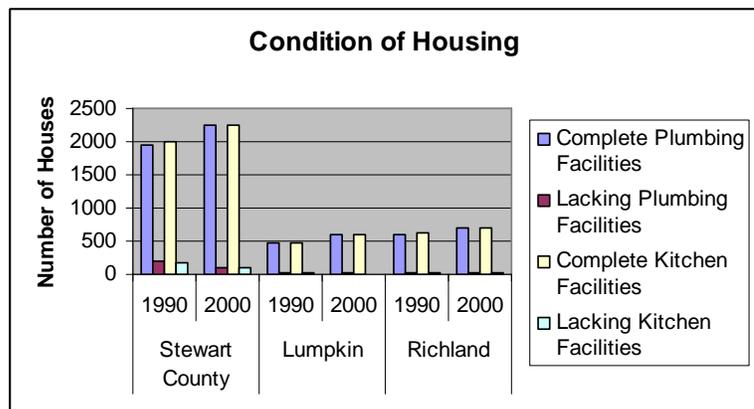
### Workforce/Affordable Housing

- There is a lack of affordable or subsidized housing in the community. When jobs are created in the community, often workers from outside Stewart County are employed. Because of the lack of housing, they do not relocate to Stewart County but commute to their job. The job creation becomes less of a benefit for Stewart County.

### Housing & Land Use Interaction

- Because so much of the undeveloped land is used by commercial timber companies, community's housing needs and the land use plan do not relate.
- New residential uses are not allowed in the Central Business Districts.
- Stewart County allows a mix of residential and commercial uses in Planned Unit Developments. Neither Richland nor Lumpkin have local ordinances or regulations that provide at least one or more areas that allow mixes of residential and commercial uses.
- Code enforcement is not adequate to prevent substandard housing.

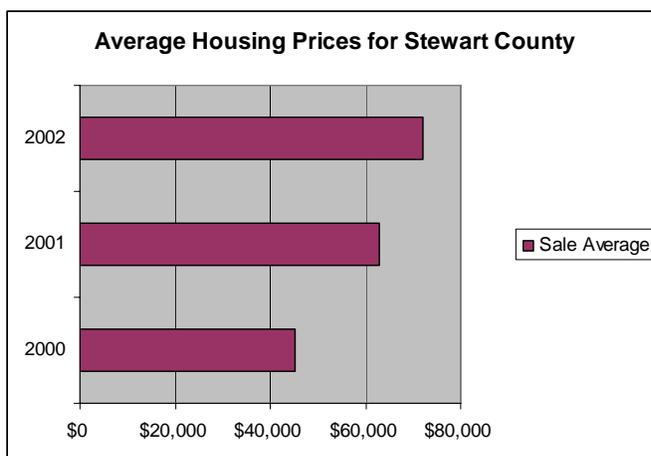
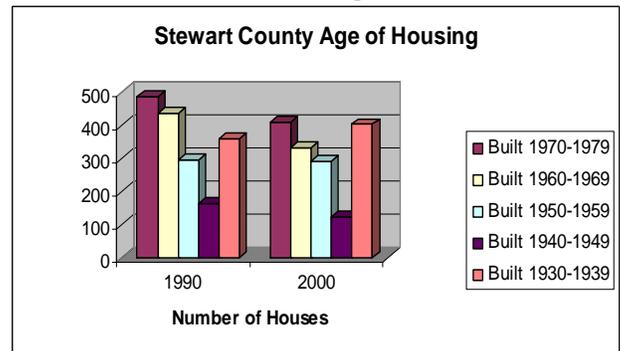
This chart illustrates the number of houses in Stewart County, Lumpkin and Richland in 2000 that lack plumbing facilities and kitchen facilities. While this number is less than in 1990, there are still a significant number of houses without the "bare" necessities for living in their homes.



- Stewart County has a substantial number of older houses. In the 2000 census 402 houses were listed as being built between 1930 and 1939. These houses should be inventoried and protected if possible.

Housing Programs

- In the past the Cities of Lumpkin and Richland had active housing rehabilitation programs. These programs need to be reactivated and provide the following:
  - Maintenance, enhancement or rehabilitation programs
  - Incentives programs for affordable infill housing
  - Readily available home-buyer education programs.



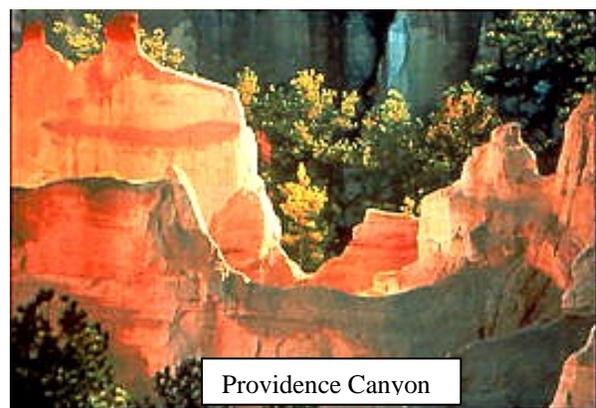
The average price for housing units in Stewart County has risen since 2000. The trend is steadily upward which is in step with the State and the Region. There have been few housing units sold in the county; however there is a slight upward trend. The average housing price has increased 60% from 2000 to 2002.

**Natural Resource/ Cultural Resource Issues/Opportunities**

This section will evaluate trends in natural and cultural resources regarding identification and protection of resources.

Resource Awareness

- The community’s resources worthy of protection have been identified and mapped.
  - Public Water Supply Sources*
  - Water Supply Watersheds*
  - Groundwater Recharge Area*
  - Wetlands*
  - Flood Plains*
  - Soil Types*
  - Steep Slopes*
  - Prime Agricultural and Forest Land*





Westville

*Plant and Animal Habitats*  
*Major Park, Recreation and Conservation Areas*  
*Providence Canyon*  
*Wildlife Management Area*  
*Hannahatchee*  
*Florence Marina*  
*Scenic Views and Sites*  
*Cultural and Historic Resources*

- Stewart County, Lumpkin, and Richland representatives have been very involved in the Georgia

Conservancy’s Blueprints for the Middle Chattahoochee River Watershed. However, more on-going and active education about resource conservation and protection should be encouraged for the public, local elected officials, and developers.

- Lumpkin and Richland have abandoned properties.
- There are erosion, sedimentation, and storm water runoff problems due to the Coastal Plain soils in Stewart County.

#### Implementation & Enforcement

- Stewart County, Lumpkin, and Richland are not in compliance with Part V, due to the EPD review of the rules and regulations. To date Stewart County, Lumpkin, and Richland have not been required to adopt the Part V environmental ordinances.
- Stewart County, Lumpkin, and Richland all have zoning ordinances.
- Richland has a historic preservation ordinance; however, the commission has been inactive. The commission has recently been reactivated. Lumpkin does not have a historic preservation ordinance; however, historic preservation is included in their zoning ordinance.
- Stewart County, Lumpkin, and Richland should look at adopting subdivision regulations to support their existing zoning.
- The existing ordinances are a good basis for the protection, improvement, enhancement, and/or promotion of significant community resources; however, these ordinances need to be reviewed in order to ensure adequate protection measures.
- Existing zoning and comprehensive planning documents discourage unwanted environmentally hazardous uses.
- Existing zoning and comprehensive planning documents discourage development of environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides.
- Best management practices should be encouraged or required as part of the development process.
- There are two designated state bike routes: one is along GA Hwy 27 and the other is along GA Hwy 39. There are no local trail systems.

## Community Facilities Issues/Opportunities

This section will evaluate trends in community facilities regarding availability, capacity and condition.

### Fiscal

- The future costs of providing services at current growth rates and for the same types of development patterns need to be considered when planning for improvements and expansions to infrastructure such as water/sewer/natural gas. Maintenance costs are increasing and rates must increase to meet these costs.
- The costs of providing community services for new development have not been calculated. Development has been very slow for the past 20 years and as such, the cost has been minimal. However, if the anticipated growth with Fort Benning impacts Stewart County and the Cities of Lumpkin and Richland as hoped, it will become critical to calculate the cost. There is both an opportunity and an issue to face with the growth.
- Stewart County and the Cities of Lumpkin and Richland find it difficult to meet the increasing requirements of both the federal and state governments with decreasing local revenues. The challenge of the future is meeting these escalating requirements without a corresponding increase in revenue.

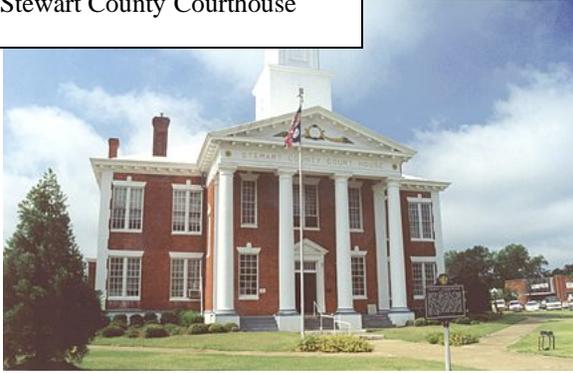
### Physical

- Stewart County and its municipalities of Lumpkin and Richland are physically locating services (i.e. infrastructure) in impact areas to benefit the citizens and make for easy access (walking, bicycle, car, etc.).
- Stewart County does not have a Community Recreation Center. There are several tennis courts and basketball courts located in Lumpkin and Richland; however, there is not a Community Recreation Center. There is also no public recreation program in the county. There is an opportunity for the local governments to partner with the School System to meet the Recreational needs of the citizens.
- The Stewart County Elementary School and Stewart/Quitman Middle-High School are relatively new and have the capacity for additional students. The physical facilities are in good condition and are regularly maintained.
- The age, capacity, function, safety, and maintenance needs of Stewart County, the City of Lumpkin, and the City of Richland public facilities have not been thoroughly inventoried. In order to better maintain these facilities it is important that the local governments inventory the public facilities for age, capacity, function and establish a regular maintenance schedule. A long-term strategy for the location and maintenance of public service facilities is recommended.



## Stewart County Community Agenda

Stewart County Courthouse



- Stewart County has completed the first phase of renovations of the Stewart County Courthouse; however, additional funds are needed to complete the interior renovations.
- Both the Cities of Lumpkin and Richland are in the process of upgrading their infrastructure (water, sewer, natural gas) to provide better service to citizens

and businesses. Stewart County has applied for funding to improve its water system. Significant improvements have been made to the physical infrastructure of the county and the cities

- The City of Richland completed the renovation of the Historic Railroad Depot which is now being used as a Railroad Museum/ City Hall.
- There are drainage problems in areas of both Lumpkin and Richland which need to be corrected.
- The Stewart County Sheriff's Department does not have sufficient personnel or equipment to meet the population's public safety needs.
- There are insufficient water sources in the county to fight fires.



### Land Use Issues/Opportunities

This section will evaluate trends in land use regarding development patterns and the development process.

- The commercial forest land use category comprises 90.5% percent of all land in Stewart County. Stewart County is mostly comprised of agriculture, forestry, fishing, and hunting as indicated on the existing land-use classification map. This limits the potential for other development.

### Development Patterns

- Both Lumpkin and Richland need improved gateways/entries into the city which could welcome visitors. While both cities have some signage, additional signage and landscaping is needed.
- The older neighborhoods in Lumpkin and Richland have sidewalks as well as the downtown district; however, the newer housing areas do not have sidewalks. This either discourages pedestrian activity or encourages unsafe pedestrian practices of walking in the street.

## Stewart County Community Agenda

- There is a lack of public facilities in Lumpkin and Richland other than government



Stewart County Senior Center

buildings such as City Hall, Department of Family and Children's Services, Senior Center, Public Health Department, etc. Because of this, there are no public spaces designed to encourage the attention and presence of people

at all hours of the day and night in Lumpkin and Richland. However, Providence Canyon and Florence Marina have events throughout the year on the weekends and evenings that are open to the public for a small fee.

- Because of the size of Stewart County, many areas are accessible only by car. A regional transit system is being developed which will allow those without a car access to transportation to medical appointments and to employment opportunities.
- Stewart County and the Cities of Lumpkin and Richland do not have design guidelines to ensure appropriate new and infill development that complements the character of the community.

### Development Process

- Public hearings are held to solicit community input on a variety of issues including community plans and rezoning requests. Attendance has been poor in the past which allows for limited public participation. Increased involvement will allow for a superior product which more closely reflects the needs of the residents.
- Code enforcement needs to be more strictly enforced. Both Stewart County and the City of Lumpkin have Building Inspectors. The City of Richland has adopted the State Building Code but does not have a Building Inspector. A site plan review should be required as a back up for building regulations.
- Subdivision Regulations are an additional tool that local governments can use to control the development in their areas. Adopting them would allow local governments to be proactive in determining the type of future housing developments will come into Stewart County, Lumpkin and Richland.
- Neither Stewart County nor the Cities of Lumpkin and Richland have adopted a Rehabilitation Code. Given the number of substandard houses and buildings in the cities and county, this would be a method to reduce the number.

### Transportation Issues/Opportunities

This section will evaluate trends in transportation regarding availability, capacity and condition.

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

## Stewart County Community Agenda

- Georgia Highway 520 crosses the eastern portion of the county in an east-west direction and serves as the primary highway across the southern portion of Georgia. It is a four-lane highway with direct access to the Brunswick port.
- There are 423.59 miles of road in the county. The county contains 290.3 miles of county roads. Of these 189.25 miles are unpaved roads.
- The East-West Railroad lines are owned by the Georgia Department of Transportation but are leased to the Heart of Georgia Railroad Company, a short-line railroad company. The lines are currently in-active and in need of repair. The North-South lines have been abandoned and the tracks pulled up. The rail bed is owned by the Georgia Southwestern Railroad.
- All streets in the City of Lumpkin are paved; however, many need to be repaved and widened. Drainage problems in the eastern part of the city need to continue to be addressed.
- The majority of the streets in the City of Richland are paved. Many of the paved streets need to be repaved and widened.
- The dirt streets in Richland need to be paved and any drainage problems need to be addressed.



- Proposed Interstate 14 – Congress appropriated funds in Federal Fiscal Year 2006 to commission a study for the feasibility regarding construction of a route linking Augusta, Macon, and Columbus, Georgia, Montgomery, Alabama, and Natchez, Mississippi and a route linking through Savannah and Augusta, Georgia, and Knoxville, Tennessee (proposed Interstate 3). While the proposed Interstate 14 would not go through Stewart County, it would be less than 10 miles from the Stewart County Line and approximately 20 miles from the Cities of Lumpkin and Richland. This would be an incredible opportunity for Stewart County.

### Inter-Governmental Coordination Issues/Opportunities

This section will identify and analyze existing and potential inter-governmental efforts.

- Stewart County, the City of Lumpkin and the City of Richland currently participate in various inter-governmental coordination efforts.
- The Stewart/Quitman High School is a product of county school consolidation in the 1980's. The School System has brought Columbus Technical College into the High School to teach Customer Service course and is developing a Construction course that will provide graduates of the course with skills in carpentry/ electrical/plumbing trades that are in great demand in this area.
- Stewart County is in the process of joining the Clay/Quitman Regional E-911 System.
- In 2001 Stewart County joined the Southwest Georgia Regional Development Authority with Randolph, Quitman and Clay Counties. Recently the members from Stewart County have not been active in their attendance. Chattahoochee County provides water service to residents in the north-western portion of Stewart County along U.S. Highway 27. This is done with an inter-governmental agreement between the two counties.

## Stewart County Community Agenda

- The City of Richland has an active Downtown Development Authority and has just formed a Development Authority with the goal of increased marketing efforts for the Industrial Park.
- The City of Lumpkin has expressed interest in forming a Development Authority.
- Expansion of regional efforts and inter-jurisdictional coordination will prove to be beneficial to Stewart County and its citizens.
- The Service Delivery Strategy will need to be updated as part of the Comprehensive Plan process.

**City of Lumpkin: Report of Accomplishments**

**2001-2006**

**Community Facilities**

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Pave dirt roads in the city limits	Completed	All dirt roads in the city except one have been paved. However, many roads need to be repaved
Correct drainage problems in the eastern section	Not done	Lack of funding
Continue to implement a house numbering system	In process	This is part of the E-911 implementation. Estimated completion in 2007
Continue to rehabilitate the facade of city hall	In- process	A new roof was put on city hall and some interior rehabilitation was completed. Additional work is needed
Purchase land for a recreation facility	Not done	Lack of funding
Renovate vacant building next to city hall for city offices	Not done	Lack of funding. An application is being prepared for 2007.
Rehabilitate and/or replace city water tanks	complete	
Replace older four-inch cast iron water mains throughout the city	Not done	Lack of funding
Renovate two of the city's wells	Not done	Lack of funding
Continue to correct drainage problems in needed areas of the city	Not done	Lack of funding
Expand the sewer system to unserved areas of the city	Not done	Lack of funding
Resurface city streets	Not done	Lack of funding
Replace antiquated fire hydrants and install new hydrants where needed	In progress	Partially completed; however, additional fire hydrants are needed.
Purchase necessary equipment for the fire department	completed	This is an on-going process.

Stewart County Community Agenda

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Purchase necessary police equipment	completed	This is an on-going process.
Purchase three public works vehicles	Not done	Lack of funding
Develop a recreation facility and continue to develop recreational programs for all residents in the city	Not done	Lack of funding
Erect public safety signs at both entrances to Lumpkin from State Hwy 27	Not done	Lack of funding. Welcome signs have been erected on Hwy 27.
Continue to pursue an E-911 system	In process	This should be completed by 2007.

**Economic Development**

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Participate in Better Hometown Program	Not done	An application was submitted but was not approved.
Rehabilitate and renovate town square	Not done	Minor landscaping was completed; however more work needs to be done. Lack of funding is an issue
Develop a strategy for continued occupancy of buildings in the central business district	Not done	Lumpkin is in the process of forming a Downtown Development Authority which will work on this issue.
Continue to expand Fair on the Square	Completed	Fair on the Square is an annual event with good attendance
Purchase and operate a trolley bus between Westville and downtown Lumpkin	Not done	Lack of funding
Support the creation of a crafts school and production shop in association with Westville	Not done	Lack of funding
Remain active in the Southwest GA 5-County Chamber of Commerce	Completed	The Chamber is evolving into an umbrella organization under which each county would have its own Chamber of Commerce
Expand existing adult literacy program	Not done	Lack of funding at the regional level

Stewart County Community Agenda

Activity	Status	Explanation
Support the 4-County Southwest Georgia Industrial Development Authority	completed	

**Housing**

Activity	Status	Explanation
Develop mixed-use housing for all income groups in the City of Lumpkin	Not done	Developers have expressed an interest in several parcels in the city. This is included in the new Short Term Work Program
Continue housing rehabilitation program	completed	The City of Lumpkin Completed several housing rehabilitation programs; however, additional work is needed.

**Land Use**

Activity	Status	Explanation
Develop, adopt, and enforce subdivision regulations	Not done	This is included in the new Short Term Work Program
Update Comprehensive Plan	completed	

**Natural and Historic Resources**

Activity	Status	Explanation
Adopt and enforce a protection plan for wetlands	Not done	Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that the City of Lumpkin adopt a Wetlands Protection Ordinance.
Adopt and enforce a protection plan for groundwater recharge	Not Done	Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that the City of Lumpkin adopt a Groundwater Recharge Area Protection Ordinance.

Activity	Status	Explanation
Re-establish the driving tour of the city	Completed	New brochures were printed in the fall of 2006.

**City of Lumpkin Short Term Work Program Update 2007**

**Community Facilities**

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Repave & re-stripe roads in City limits	2007-2012	City	\$1 million	GDOT/ CDBG/ City splost
Repair existing sidewalks/ add new sidewalks	2009-2012	City	\$1 million	City/GDOT
Continue rehabilitation of City Hall	2007-2012	City	\$200,000	City/ USDA
Correct drainage problems in eastern part of City limits	2007-2012	City	\$500,000	City/ CDBG
Purchase 3 police cars	2007-2012	City	\$80,000	City/ local assistance grants/ Cong. Appropriatio n
Purchase Chassis for Fire Truck	2008	City	\$40,000	City/ USDA
Purchase & install new public safety signs	2007-2012	City	\$50,000	City/ USDA
Purchase Public Works Vehicles (dump truck, backhoe, 3 trucks	2007-2012	City	\$200,000	City/ USDA
Expand sewer system to unserved areas of City	2010	City	\$500,000	City/ CDBG/ USDA
Re-open City swimming pool	2007	City	\$25,000	City
Renovate old Lumpkin H.S. & Gym for recreation facility	2012	City	\$1 million	City/ CDBG/ USDA

Stewart County Community Agenda

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Rehabilitate Natural Gas System	2009	City	\$200,000	City Splost
Make necessary improvements to the water system	2010	City	\$500,000	CDBG/local
Support addition of bike lanes on GA Hwy 39	2007-2012	City	\$500	GDOT/
Encourage the library to expand services provided	2007-2012	Chattahoochee Valley Regional Library System	\$50,000	CVRLS/ local
Support 4 County Transit Program	2008	Lumpkin/Richland / Stewart County/ RDC	\$6,000	Local/ GDOT/ fees
Inventory all public facilities and establish regular maintenance and replacement schedule	2008	City	\$500	City

**Economic Development**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Rehabilitate and renovate town square	2008	Downtown Dev. Auth.	\$500,000	GGDOT (TE)
Support creation of Stewart County Chamber of Commerce	2007	Family Connections	\$500	City
Support building of new hotel in Lumpkin including additional infrastructure	2008	City	projected const. cost - \$1.5 mill/ cost to City less than \$1000	private/ SBA/ EDA/ USDA/ EIP/ OneGA
Support construct of new restaurant in Lumpkin including additional infrastructure	2009	City	projected const. cost - \$1 mill/ cost to City less than \$1000	private/ SBA/ EDA/ USDA/ EIP/ OneGA
Implement Greywater Project with local nursery	2009	City/RDC	\$100,000	private/USD A
Encourage expansion of horticulture industry in Stewart County	2007-2012	Chamber of Commerce	\$500	private
Create a Lumpkin Downtown Development Authority	2007	City	\$250	City

Stewart County Community Agenda

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Redevelop Peanut Shelling area into housing and/or park	2012	City	\$1.5 million	City/CDBG/ SBA/ HUD/ OneGA
Expand existing literacy program to provide after-hours classes	2008	Stewart County BOE/ Muscogee County School District	\$500,000	Muscogee County School District
Support Broadband Initiative	2008	Regional Broadband Authority	\$1 million	OneGA and subscriptions
Implement a Façade Improvement Program in the downtown area	2007	Downtown Dev. Auth.	\$100,000	USDA/ private funds
Develop and implement a Gateways Program at entrances to city	2009	City/ Chamber of Commerce	\$10,000	USDA/ LDF/ private donations
Support additional technical education programs at High School	2007-2012	Stewart County BOE/ City	\$100	BOE/ Columbus Technical College
Work with Fort Benning to take advantage of expansion	2007-2012	Chamber of Commerce	\$500	Dues
Implement a Business and Retention Program	2009	Chamber of Commerce	\$1000	Dues

**Housing**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Develop mixed use housing for all income groups in City of Lumpkin	2007-2012	City and private developers	\$5 million	City and private
Assist in renovation of substandard housing	2007-2012	City	\$ 1 million	CDBG/CHI P
Develop a thorough code enforcement program in support of housing improvements	2008	City	\$1,000	local

Stewart County Community Agenda

**Land Use**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Develop, adopt and enforce subdivision regulations	2007	City	\$3,000	local
Create a Joint Code Enforcement Officer with Richland and Stewart County	2008	City/County/ Richland	\$5,000	local
Revise local ordinances or regulations to provide at least one or more areas that allow mixes of residential and commercial uses.	2007	City/ planning commission	\$200	City
Review and update development ordinances	2008	City/ RDC	\$3,000	City
Develop a Joint Sign Ordinance with Richland and Stewart County	2007	Lumpkin/ Richland/ Stewart County	\$3,000	City
Create a Uniform Building Permit process including application forms and review criteria	2007	City	\$3,000	City
Review and update Solid Waste Management Plan	2012	City/ RDC	\$1,500	City
Review and Update Comprehensive Plan	2012	Lumpkin/ Richland/ Stewart County	\$1,500	City
Develop compatibility standards for Manufactured Housing Units	2009	City/ planning commission	\$2,500	City
Encourage Planning Commission to have training on current zoning regulations and best practices	2007	City/ planning commission/ RDC	\$500	City/ RDC/ DCA
Develop design guidelines to ensure appropriate new and infill development	2010	City	\$3000	City
Develop a Redevelopment Plan	2009	City/ RDC	\$3000	City
Apply for Opportunity Zone designation from DCA	2010	Lumpkin/ Richland/ RDC/ County	\$100	City

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Complete inventory of land available for development	2008	Chamber of commerce	\$1000	Dues/local

**Natural and Historic Resources**

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Re-establish the driving tour of the City	2008	Stewart County Chamber of Commerce	\$500	City
Develop and Adopt Historic Preservation Ordinance	2012	City	\$500	City
Adopt Part V Environmental Planning Criteria for wetlands and groundwater recharge areas	2010	City	\$1,000	City

**City of Richland: Report of Accomplishments**

**2001-2006**

**Community Facilities**

Activity	Status	Explanation
Plan for the use of current city hall	Completed	The building has been sold to a private company.
Resurface city streets and correct drainage problems	In progress	Work has been done; however additional work is needed
Develop a recreational park	Not done	Lack of funding
Establish a house numbering system	In process	This is part of the E-911 system that is being implemented. Estimated completion 2007.
Support the establishment of a daycare program	Completed	There is one day care in the city.
Renovate the depot for city hall/museum/welcome center	completed	
Purchase necessary police equipment	completed	This is an on-going process.

Stewart County Community Agenda

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Purchase vehicles for public works department	completed	This is an on-going process.
Provide sewer to unserved areas in the city	completed	
Correct drainage problems along Highway 280 and those along Martin Luther King Jr. Drive	Not done	Work has been done; however, additional work is needed.
Purchase land for recreational purposes	Not done	Lack of funding
Continue to pursue an E-911 system	In progress	Stewart County has joined Randolph/Clay/Quitman regional E-911 Authority. Work should be completed by 2007.

**Economic Development**

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Support the Southwest Georgia 5-county Chamber of Commerce	completed	The Chamber is evolving into an umbrella organization under which each county would have its own Chamber of Commerce
Market the industrial park	In progress	Additional marketing is required
Construct a speculative building in the industrial park	Not done	A grant application was submitted; however, it was not funded.
Renovate the old Richland High School as a business incubator/office space/meeting space/adult education.	Not done	Lack of funding
Establish and implement a Revolving Loan Fund (RLF) for facade improvements in the central business district	Not done	A RLF was established for the City of Richland (entire city limits) First loan was completed in September 2006.
Continue to support the annual Pigfest	completed	
Support the 4-County Southwest Georgia Industrial Development Authority	completed	
Continue to provide necessary sitework for the industrial park	Completed	Maintenance is done as needed.

Stewart County Community Agenda

**Housing**

Activity	Status	Explanation
Continue to implement a housing rehabilitation program	Completed	A Housing Rehabilitation Grant was completed; however additional work is needed.

**Land Use**

Activity	Status	Explanation
Develop, adopt, and enforce subdivision regulations	done	
Hire a code enforcement officer	Not done	Lack of funding
Update comprehensive plan	completed	

**Natural and Historic Resources**

Activity	Status	Explanation
Implement a city streetscape plan	completed	
Continue to renovate the buildings in the central business district	In progress	Several buildings have been purchased and renovated by the Richland Better Hometown. There are still additional buildings which require rehabilitation. Estimated completion 2010.
Adopt and enforce a protection plan for wetlands	Not done	Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that the City of Richland adopt a Wetlands Protection Ordinance.
Adopt and enforce a protection plan for groundwater recharge	Not done	Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that the City of Richland adopt a Groundwater Recharge Area Protection Ordinance.

**City of Richland Short Term Work Program Update 2007**

**Community Facilities**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Purchase needed police & fire equipment	2007-2012	City of Richland	\$500,000	LDF/ City/ USDA
Pave dirt roads in City	2007-2012	City of Richland	\$2 million	CDBG/ City/ GDOT
Rehabilitate City's Natural Gas system	2007-2012	City of Richland	\$800,000	CDBG/ City/ USDA
Develop Recreation Center	2012	City of Richland	\$1 million	City
Repave tennis courts	2008	City of Richland	\$20,000	City
Add bathroom facilities to City Park on Wall Street	2009	City of Richland	\$50,000	City/ USDA
Make necessary improvements to the water and sewer system	2010	City	\$500,000	CDBG/local
Support addition of bike lanes on GA Hwy 39	2007-2012	City	\$500	GDOT/
Encourage the library to expand services provided	2007-2012	Chattahoochee Valley Regional Library System	\$50,000	CVRLS/ local
Correct drainage problems	2009	City	\$500,000	CDBG
Repair existing sidewalks/ add new sidewalks	2009-2012	City	\$1 million	City/GDOT
Support 4 County Transit Program	2008	Lumpkin/Richland / Stewart County/ RDC	\$6,000	Local/ GDOT/ fees
Inventory all public facilities and establish regular maintenance and replacement schedule	2008	City	\$500	City

**Economic Development**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue work on redevelopment of downtown Richland	2007-2012	City/ Richland DDA/ Richland Better Hometown	\$ 1 million	Redevelopment Fund/ USDA/ OneGA/ DDRLF/ private
Market Industrial Park	2007-2012	Richland Development Authority	\$1,000	City
Acquire additional land for Industrial Park	2007-2012	Richland Development Authority	\$500,000	City/ EDA/ EIP/ OneGA
Construct speculative building in Industrial Park	2008	Richland Development Authority	\$300,000	City/ OneGA
Support Stewart County Chamber of Commerce	2007-2012	City of Richland	\$500	City
Use Revolving Loan Funds to encourage existing and new businesses	2007-2012-	City of Richland/ Richland DDA	\$150,000	City/ DDA
Continue to support the Annual Richland Pig Fest	2007-2012	Richland Better Hometown	\$500	City/ Richland Better Hometown
Continue to support the Annual Trac-Tow-Rama	2007-2012	local organizers	\$500	City/ Richland Better Hometown
Continue to work on renovation of Downtown Richland Hotel	2007-2012	City/ Richland DDA	\$1.5 million	USDA/ OneGA/ Redevelopment Fund/ private
Support redevelopment of Richland High School for use as call center or other business/agency	2007-2012	City of Richland/ Richland Development Authority	\$1.5 million	USDA/ OneGA/ RDF/ private

Stewart County Community Agenda

Activity	Status	Responsible Part	Cost Estimate	Funding Source
Implement a Façade Improvement Program in the downtown area	2007	Downtown Dev. Auth.	\$100,000	USDA/ private funds
Support Broadband Initiative	2008	Regional Broadband Authority	\$1 million	OneGA and subscriptions
Develop and implement a Gateways Program at entrances to city	2009	City/ Chamber of Commerce	\$10,000	USDA/ LDF/ private donations
Support additional technical education programs at High School	2007-2012	Stewart County BOE/ City	\$100	BOE/ Columbus Technical College
Work with Fort Benning to take advantage of expansion	2007-2012	Chamber of Commerce	\$500	Dues
Implement a Business and Retention Program	2009	Chamber of Commerce	\$1000	Dues
Support repair and use of railroad lines running through city	2007-2012	Chamber of Commerce	\$100	Dues

**Housing**

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Increase the amount of available housing	2008-2012	City of Richland/ Stewart County Housing Authority	\$2 million	private/ HUD
Pursue Housing Redevelopment Programs to repair/rebuild substandard housing	2007-2012	City of Richland/ Stewart County Housing Authority	\$2 million	CDBG/ CHIP/ HUD
Develop a through code enforcement program in support of housing improvements	2008	City	\$1,000	local

**Land Use**

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop, adopt and enforce subdivision regulations	2007	City	\$3,000	City

Stewart County Community Agenda

<b>Activity</b>	<b>Status</b>	<b>Responsible Part</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Revise local ordinances or regulations to provide at least one or more areas that allow mixes of residential and commercial uses.	2007	City/ planning commission	\$200	City
Create a Joint Code Enforcement Officer with Lumpkin and Stewart County	2008	City/County/ Richland	\$5,000	local
Review and update development ordinances	2008	City/ RDC	\$3,000	City
Develop a Joint Sign Ordinance with Richland and Stewart County	2007	Lumpkin/ Richland/ Stewart County	\$3,000	City
Create a Uniform Building Permit process including application forms and review criteria	2007	City	\$3,000	City
Review and update Solid Waste Management Plan	2012	City/ RDC	\$1,500	City
Review and Update Comprehensive Plan	2012	Lumpkin/ Richland/ Stewart County	\$1,500	City
Develop compatibility standards for Manufactured Housing Units	2009	City/ planning commission	\$2,500	City
Encourage Planning Commission to have training on current zoning regulations and best practices	2007	City/ planning commission/ RDC	\$500	City/ RDC/ DCA
Develop design guidelines to ensure appropriate new and infill development	2010	City	\$3000	City
Develop a Redevelopment Plan	2009	City/ RDC	\$3000	City
Apply for Opportunity Zone designation from DCA	2010	Lumpkin/ Richland/ RDC/ County	\$100	City
Complete inventory of land available for development	2008	Chamber of commerce	\$1000	Dues/local

**Natural and Historic Resources**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Preserve historic buildings in Richland	2007-2012	Richland Historic Society/ Better Hometown/ DDA/ City	\$2 million	DDRLEF/ HUD/ RDF/ OneGA/ private
Create a local historic district	2007	Richland Historic Preservation Commission	\$500	City/ donations
Promote Whistle Stop Tour and Railroad Museum	2007-2012	Richland Better Hometown	\$1,000	Richland Better Hometown
Adopt Part V Environmental Planning Criteria for wetlands and groundwater recharge areas	2010	City	\$1,000	City

***Stewart County: Report of Accomplishments***

***2001-2006***

***Public Facilities***

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Acquire additional office space for county offices	Not done	County is in process of renovating courthouse and determined that this was not necessary at this time
Continue to renovate the courthouse	Partially complete	The courthouse is being renovated in phases. The first phase is complete and funding is being sought for the second phase.
Purchase needed equipment for public works department	completed	This is an on-going process.
Continue work on the construction of the senior center	Completed	
Continue to work with DNR to develop Ft. McCrary site	Not done	Lack of funding.

Stewart County Community Agenda

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Pave dirt roads in Wrightsville and Brooklyn communities and Lovern Mill Road	In progress	Wrightsville Road is completed and Brooklyn is in progress. Lovern Mill Road has very few people on it and funding will be difficult
Renovate or build a new sheriff office	Not done	Funding is being sought.
Replace the Bladen Creek Bridge, the Talipahoga Creek Bridge, and the Omaha Bridge	.in progress	Bladen Creek and Talipahoga Creek Bridges are complete. The Omaha Bridge is on DOT's agenda for completion
Construct a fire station and purchase a fire truck to be located at the correctional institute	Not done	This is in the planning phase. Funding is being sought.
Renovate the correctional institute	Completed	
Renovate the Louvale school house as a community center	completed	
Upgrade the water system in the Louvale community	Not done	An application was submitted but was denied. A new proposal will be prepared.
Construct a new well house for the Omaha water system	Not done	Lack of funding
Remodel the county's Recreational Vehicle park	Done	Electrical and plumbing have been upgraded; however more work is needed.
Study the feasibility of a county-wide police department	Not done	Lack of funding
Purchase needed public safety vehicles	done	This is an on-going process.

***Economic Development***

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Continue to work with Correction Corporation of America on opening of prison	Completed	Prison is open and hiring has begun.
Continue to work with Southwest Georgia 5-County Chamber of Commerce	Completed	The Chamber is evolving into an umbrella organization under which each county would have its own Chamber of Commerce

Stewart County Community Agenda

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Re-incorporate the Local Development Authority	Not done	
Continue to be active in the 4-County Southwest Georgia Regional Development Authority	done	
Support the creation of a crafts school and production shop in association with Westville	Not done	Lack of funding
Promote tourism on Highways 520 and US 27	Done	Locational signs have been placed on both Hwy 52 and US Hwy 27. A formal strategy needs to be developed.
Support the downtown development efforts in the Cities of Lumpkin and Richland	done	Lumpkin has re-roofed the City Hall building and Richland has completed its streetscape.

**Land Use**

<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Update zoning ordinance and adopt subdivision regulations	Not completed	Zoning regulations have been updated; however, no subdivision regulations have been adopted
Review and update Comprehensive Plan	done	
Coordinate with the municipalities on the hiring of a code enforcement officer	Not done	Lack of funding. This is in the new Short Term Work Program
Adopt and enforce a protection plan for wetlands	Not done	Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Stewart County adopt a Wetlands Protection Ordinance.
Adopt and enforce a protection plan for groundwater recharge	Not done	Due to procedural changes in the Environmental Planning Criteria, the Environmental Protection Division has not required that Stewart County adopt a Groundwater Recharge Area Protection Ordinance.

Stewart County Community Agenda

Activity	Status	Explanation
Adopt Total Maximum Daily Load (TMDL)limits for Hannahatchee Creek	Not done	This strategy was completed and approved by EPD. The county was not required to adopt the limits.
Continue to support the efforts of the Quality Deer Management Program	Not done	This item deleted. Timber Companies have their own programs.
Support state parks that are located in Stewart County	completed	

**Stewart County Short Term Work Program Update 2007  
Community Facilities**

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Establish and maintain a County website	2007	County Manager	\$3000	County
Re-surface Pleasant Valley Rd.	2009	Commission, Road Dept.	\$1 million	CDBG/County
Re-surface Trotman Rd.	2009	Commission, Road Dept.	\$1 million	CDBG/County
Resurface Green Grove Road, Carter's Spur, County Line, Lyons Street, Sixth Avenue, Fitzgerald Street, Savannah Street, Moore's Store Road (last 5 in Omaha), CCA Prison Road	2011	Commission/ Road Dept./ GDOT	\$5 million	County/GDOT/ CDBG
Replace Hannahatchee Bridge	2010	Commission/GDOT	\$1 million	GDOT
Replace Mathis Store Road Bridge	2008	Commission/GDOT	\$40,000	GDOT
Replace Hitchitee Creek Road	2011	Commission/ GDOT	\$1 million	GDOT
Get Computer training for Commission staff and officers	2008	Commission	\$500	County
Complete the new Sheriff's office	2008	Commission	\$300,000	SPLOST
Acquire a new motor grader	2008	Commission, Road Dept.	\$140,000	County

Stewart County Community Agenda

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Renovate the Old Jail Building	2009	Commission	1 million	County//HUD/USDA
Move the Cooperative Extension into compatible facilities (Old Jail)	2009	Commission	\$5000	County
Support 4 County Transit Program	2008	Lumpkin/Richland/ Stewart County/ RDC	\$6,000	Local/ GDOT/ fees
Inventory all public facilities and establish regular maintenance and replacement schedule	2008	County	\$2000	County
Complete Courthouse Renovation	2010	Commission	\$2.3 million	County Splost/ USDA/ LDF
Implement E-911	2007	Commission/ EMS	\$100,000	OneGA/ County
Support the 4-H program with a full-time staffer	2008	Commission	\$25,000	County
Support the 4-H program with a transport vehicle for youth	2008	Commission	\$25,000	County/USDA
Establish a County recreation program in partnership with High School	2011	Commission	\$20,000	County
Consolidate EMS site and equipment into one location	2009	Commission	\$100,000	County
Plan for three eventual EMS locations (Richland, Lumpkin, Omaha/Florence)	2011	Commission	\$300,000	County
Purchase necessary equipment and vehicles for public safety and public service departments	2007-2012	Commission	\$500,0000	County/ USDA/ Local Assistance Grants
Support Regional Broadband Initiative	2008	Commission	\$ 1 million	Stewart/ Randolph/ Quitman/ Clay / OneGA
Expand and improve the County water system to provide better service to residents	2007	Commission	\$1.2 million	CDBG/ OneGA/ local
Pave dirt roads in County as needed	2007-2012	Commission	\$500,000	CDBG/ local

Stewart County Community Agenda

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Inventory all public facilities and establish regular maintenance and replacement schedule	2008	City	\$2000	City
Support addition of bike lanes on GA Hwy 39	2007-2012	Commission	\$500	GDOT
Establish public restrooms that are open to the public at various locations throughout the county including Lumpkin and Richland	2010	Commission, Lumpkin and Richland	\$25,000	Local, Local development funds, USDA

**Natural and Historic Resources**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Create and enforce improved waste management procedures and codes	2008	Commission	\$1,000	County
Develop, adopt and enforce Historic Preservation Ordinance	2009	Commission/RDC	\$500	County
Begin improved conservation management at bridges on dirt roads	2008	Commission, Road Dept.	\$1,000	County
Enforce environmental codes on land disturbances such as new home construction and timber harvests	2008	Commission	\$1,000	County
Evaluate the impact of hunting and fishing , positive and negative on the County	2007	County Manager	\$500	County
Determine if new code concerning hunting and fishing camps is needed	2008	Commission	\$1,000	County
Develop new full-time position of Code Enforcement Officer (to be funded jointly by Lumpkin, Richland, and Stewart County and serve County-wide)	2008	Commission	\$30,000	County
Encourage Land owners to adopt Best Management Protection	2008	County Manager	\$500	County

Stewart County Community Agenda

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Adopt Part V Planning Criteria for Wetlands and Groundwater Recharge Areas	2010	Commission	\$1,000	County

**Economic Development**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Develop landscaping at County entranceways	2008	Commission	\$10,000	LDF/local/USDA
Encourage highway signage to conform to compatibility standards	2009	County Manager	\$500	County
Encourage community pride in clean streets, lots, and byways	2008	County Manager	\$500	County
Support creation of Stewart County Chamber of Commerce	2007	Commission	\$500	County
Reactivate Stewart County Development Authority	2007	Commission	\$1000	County
Support creation of Scenic By-Ways Designation of GA Highway 39	2007	Commission	\$500	County
Market the County for trophy deer hunting purposes	2008	Chamber of Commerce	\$500	Dues
Develop and implement a Gateways Program at entrances to city	2009	City/ Chamber of Commerce	\$10,000	USDA/ LDF/ private donations
Support additional technical education programs at High School	2007-2012	Stewart County BOE/ City	\$100	BOE/ Columbus Technical College
Work with Fort Benning to take advantage of expansion	2007-2012	Chamber of Commerce	\$500	Dues
Implement a Business and Retention Program	2009	Chamber of Commerce	\$1000	Dues

**Housing**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Recruit housing development which meets high standards for quality and affordability	2007	Commission, Stewart County Housing Authority	\$1,000	County
Adopt Subdivision regulations	2007	Commission	\$3,000	County
Pursue housing redevelopment programs to renovate/ rebuild substandard housing throughout the County	2012	Commission/ Stewart County Housing Authority	\$1 million	CDBG/ CHIP
Adopt an ordinance to enable the County to raze/ remove all uninhabitable and unsafe structures in the County.	2008	Commission	\$1000	County

**Land Use**

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Target and promote “niche market” uses for existing farmland	2008	County Manager	\$500	County
Discourage conversion of farms to forests	2008	County Manager, Commission	\$500	County
Discourage new housing on existing farm land	2008	County Manager, Commission	\$500	County
Review Comprehensive Plan	2012	Commission	\$3000	County
Review and Update Solid Waste Management Plan	2012	Commission/ RDC	\$1500	County
Encourage Planning Commission members to attend training on new zoning regulations and best practices	2007	County Commission/ RDC/ Planning Commission	\$500	County/ RDC

Stewart County Community Agenda

<b>Activity</b>	<b>Years</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Develop a Joint Sign Ordinance with Lumpkin and Richland	2008	County/ Lumpkin/ Richland	\$5,000	County/Cities
Develop design guidelines to ensure appropriate new and infill development	2010	City	\$3000	County
Develop a Redevelopment Plan	2009	City/ RDC	\$3000	County
Apply for Opportunity Zone designation from DCA	2010	Lumpkin/ Richland/ RDC/ County	\$100	Cities/ County
Complete inventory of land available for development	2008	Chamber of commerce	\$1000	Dues/local
Develop compatibility standards for Manufactured Housing Units	2009	Commission	\$2,500	County
Explore the idea of county consolidation	2009	Lumpkin, Richland, County	500	Local funds

## Stewart County Community Agenda

### Policies

Stewart County and the Cities of Lumpkin and Richland have adopted the following policies to provide ongoing guidance and direction to officials for making decisions consistent with achieving Stewart County's Vision and addressing Issues and Opportunities. These policies will guide Stewart County and the Cities of Lumpkin and Richland in future development decisions. The framework for decisions to be made about the future development of Stewart County and its municipalities by investors and public officials will be provided by these policies. This section is organized with a broad community goal statement following by policies for guidance.

- Protect residential areas and their residents from incompatible land uses and their activities.
  - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, historic preservation ordinances, building codes, etc. to ensure that there is no conflict in any of the ordinances.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within Stewart County and the Cities of Lumpkin and Richland.
  
- Protect residents from significant hazards to life, health and property.
  - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for revegetation during and following construction.
  
- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  - Pursue, promote and encourage a close relationship between Stewart County, the Cities of Lumpkin and Richland and other agencies and authorities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, and other related matters,
  - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Stewart County and its municipalities' policies and programs, to enhance mutual understanding and improve decision-making.
  
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in Stewart County, Lumpkin and Richland and on through routes for local and regional travelers.
  - Minimize conflicts between local and through traffic using every available means.
  - Provide for timely maintenance and improvement of streets.

## Stewart County Community Agenda

- Conserve, maintain and promote the natural, historic and cultural resources of Stewart County and the Cities of Lumpkin and Richland.
- Encourage maximum use of the county's natural resources while maintaining sound environmental protection practices.
- Encourage and promote land use and development that respects natural limitation of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for passive recreation and other appropriate open space uses.
- Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
- Conserve, maintain and promote the cultural, historic and natural resources to provide a variety of educational experiences.
  - Encourage local schools to use these facilities as outdoor classrooms.
  - Support the development of additional cultural resources that will aid in the understanding of local heritage.
  - Encourage the further development of Westville and Providence Canyon.
  - Support regional tourism alliances with other counties and other facilities (such as Bagby State Park or Plains) to promote existing and future natural, historic and cultural resources to increase the number of visitors.
  - Encourage the development of the Clay/Quitman/Stewart/Calhoun County's Scenic Byways Designation.
- Conserve, maintain and promote the natural, historic, and cultural resources in order to make Stewart County an attractive place in which to live, work and enjoy.
  - Prohibit the systematic neglect of structures that lead to the blight and decay of the countryside.
  - Discourage the obstruction of scenic views and sites in the county.
  - Promote and Enhance the Outdoor Recreation Industry.
  - Encourage the further development of the Hannahatchee Wildlife Management Area.
  - Encourage the development of additional campsites.
  - Encourage additional boat ramps along the Chattahoochee River.
  - Encourage the development of Private Hunting Lodges.
  - Encourage large property owners to lease their land to hunters.
  - Encourage the development of service facilities to meet the needs of this sector of the economy.
  - Establish natural habitats for a variety of wildlife.
  - Encourage the safe, wise and legal use of firearms and other hunting techniques.
  - Develop and promote additional competitions and festivals targeted to this market.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.

## Stewart County Community Agenda

- Require construction practices designed to minimize soil erosion and sedimentation, including requirements for revegetation during and following construction.
- Protect residential areas and their residents from incompatible land uses and their activities.
  - Discourage incompatible land uses, adjacent or within residential areas.
  - Encourage safe, effective, and aesthetically pleasing residential developments.
  - Prohibit the disposal of hazardous waste within Stewart County and the Cities of Lumpkin and Richland.
- Improve and expand the existing housing stock for all income levels.
  - Support continued improvement of existing housing conditions through all available public and private means.
  - Strive to improve the quality of development along the Chattahoochee River as recreational second homes.
  - Strive for the elimination of housing discrimination and promote fair housing practices.
  - Discourage residential development in areas designated as having critical environmental hazards such as floodplain and severe slopes.
  - Promote and encourage more affordable housing opportunities.
  - Encourage owners of substandard units to improve their properties through the use of every available means.
- Maintain each Crossroads Community as a healthy, attractive and efficient community while not competing with Lumpkin and Richland as the commercial centers of Stewart County.
  - Encourage and promote the design and engineering of roads and other facilities to fit, rather than dominate, topography and other site conditions.
  - Review all proposed transportation rights-of-way, utilities extension and land uses and development to assure they are consistent with overall county policies and fulfill the express function, purpose and character for which they are proposed and planned.
- Make balanced and efficient use of land appropriate with the resource base and the health, safety and welfare of the residents.
  - Prohibit the disposal of hazardous waste within Stewart County and the Cities of Lumpkin and Richland.
- Protect residents from significant hazards to life, health and property.
  - Prohibit structural uses in areas where significant hazards to health, safety, life and property exist.
  - Require construction practices designed to minimize soil erosion and sedimentation, including requirements for revegetation during and following construction.

## Stewart County Community Agenda

- Operate and maintain a sound and efficient planning system which guides and assists in continued development.
  - Pursue, promote and encourage a close relationship between Stewart County, the Cities of Lumpkin and Richland and the Crossroads Communities regarding mutual growth and development concerns including, but not limited to: comprehensive planning, zoning, subdivision regulations, extension of public water and sanitary sewer services, storm drainage, annexation, and other related matters,
  - Pursue, promote and encourage coordination of the plans of several public boards, agencies, commissions, and other authorities in accordance with Stewart County and its municipalities' policies and programs, to enhance mutual understanding and improve decision-making.
- Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the Crossroads Communities' and on through routes for local and regional travelers.
  - Minimize conflicts between local and through traffic using available means.
  - Provide for timely maintenance and improvement of streets.
- Protect residential areas and their residents from incompatible land uses and activities
  - Discourage incompatible land uses within residential neighborhoods
  - Encourage infill residential development within established neighborhoods that is architecturally compatible with existing housing.
- Encourage and support construction of new housing citywide to meet local housing demand
  - Develop and support more housing opportunities citywide to help the county become more desirable as a place of residence.
  - Encourage innovative housing citywide that is compatible with each city's policies.
  - Encourage and promote development and construction of desirable infill housing, such as duplexes and cottages, designed to fit the context of the exiting neighborhood, so long as all other basic development criteria may be met.
  - Promote affordable housing.
  - Encourage mixed use developments in Lumpkin and Richland's downtowns.
- Improve and expand the existing housing stock for all income levels.
  - Support continued improvement of existing housing conditions through all available public and private means.
  - Strive for the elimination of housing discrimination and promote fair housing practices.

## Stewart County Community Agenda

- Encourage owners of substandard housing units to improve their properties through use of every available means including providing public technical assistance and seeking public financial support.
- Conserve existing housing stock insofar as practical through rehabilitation and improvement of substandard housing units that are suitable for repair.
- Encourage and support the development of a Joint Code Enforcement Program between Stewart County and the Cities of Lumpkin and Richland which will provide for a Building Inspector/ Code Enforcement program.
- Support enforcement of existing building codes and nuisance ordinances.
- Support continued improvement of existing housing conditions through all available means.
- Encourage and support owners of substandard housing units to improve their properties through the use of every available means, including public technical assistance and seeking public financing support.
- Protect residents and investors from significant hazards to life, health and property.
  - Encourage and support the removal of deteriorating unoccupied structures that serve as a fire hazard and a magnet for crime and drugs.
  - Encourage and support the development of an ordinance that will require owners of deteriorating unoccupied structures to either demolish or remove the structure or pay a fine sufficient to pay the cost of demolishing/removing the structure.
  - Encourage owners of substandard housing units to improve their properties through use of every available means, including providing public technical assistance and seeking public financial support.
- Improve the existing built environment.
  - Encourage and promote development and construction of desirable infill development designed to fit the context of the existing neighborhoods, so long as all other basic development criteria may be met.
  - Encourage landscaping of new parking lots to minimize visual impact.
  - Encourage revitalization of vacant or under-utilized buildings using public and/or private resources.
- Improve and extend the street and highway system to promote safe, efficient and well maintained access for property throughout the character area.
  - Provide for timely maintenance and improvement of streets
  - Minimize conflict between local and through traffic.
  - Encourage the development of bike paths and sidewalks throughout the neighborhoods.
- Promote and preserve the existing sense of place in the cities and county through the promotion of the Historic Richland Depot, the Historic Bedingfield Inn in Lumpkin and Church Row in Louvale.

## Stewart County Community Agenda

- Support economic development that is compatible with existing businesses and the tourist industry.
- Promote and encourage recruitment of a diversity of businesses to provide a broad economic base.
- Promote an adequate, efficient and appropriate mix of goods and services in the Central Business Districts.
- Encourage the rehabilitation of storefronts in the Central Business District.
- Promote the Central Business Districts in the Cities of Lumpkin and Richland as the primary commercial and cultural centers of Stewart County.
  - Encourage and support the efforts of the Cities of Lumpkin and Richland to make improvements to their downtowns including streetscapes, addition of bicycle lanes and racks, and renovation/restoration of public buildings.
  - Support the location and maintenance of desirable and suitable entertainment facilities downtown.
  - Encourage cultural events, i.e. art shows, mini fairs, and other attractions in the Central Business Districts.
  - Encourage adaptive re-use of historic structures.
  - Preserve historic and cultural buildings and monuments.
  - Provide daily clean-up services in the downtown areas.
  - Encourage Citizens to Shop Locally.
    - Make business hours more compatible to fit the needs of local shoppers.
    - Encourage merchants to sell items that are bought most frequently.
    - Encourage merchants to sell items unique to Stewart County and/or the State of Georgia.
- Promote and enhance the highway and commercial corridors in Stewart County
  - Encourage the implementation of a Gateways Program in Lumpkin and Richland.
  - Encourage landscaping of parking areas and incorporation of on-site stormwater mitigation or retention features, such as pervious pavements.
  - Encourage and support the development of a Sign Ordinance for Stewart County and the Cities of Lumpkin and Richland.
  - Encourage and support the review of all development ordinances such as zoning, subdivision regulations, Historic Preservation Ordinances, etc. to ensure that there is no conflict in any of the ordinances.
  - Encourage and support the development of a Joint Code Enforcement Program between Stewart County and the Cities of Lumpkin and Richland which will provide for a Building Inspector/ Code Enforcement program.
  - Encourage and support the development of a uniform building permit process including application forms and review criteria.
- Support economic development that is compatible with the highway service industry.

## Stewart County Community Agenda

- Promote an adequate, efficient and appropriate mix of goods at the main intersections along GA 520/US280 and US Hwy 27.
  - Encourage development on sites that are served by water and sewer.
  - Improve and extend the public water systems to better serve the current and future population.
  - Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
  - Develop and maintain a water system maintenance program for each public water system to increase efficiency and operational longevity.
- 
- Maintain existing sewerage systems and serve all adjacent development areas.
    - Develop and maintain public sewer system maintenance programs to increase the efficiency and operational longevity.
    - Encourage those sanitary sewer system extensions that would support or encourage new development in areas appropriate for such activities by reason of policy and the health, safety and welfare of residents and employees.
    - Encourage coordination between Lumpkin and Richland for the expansion of the public sewer systems.
  - Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the county and the cities and on through routes for local and regional travelers.
    - a. Provide for safe, efficient movement of people, goods and services in and around Stewart County and the Cities of Lumpkin and Richland.
    - b. Minimize conflicts between local and through traffic using available means.
    - c. Provide for timely maintenance and improvement of streets.
    - d. Support and encourage the addition of bicycle lanes whenever streets are repaved and it is economically feasible.
  - Encourage and Support the provision of educational and recreational opportunities for residents of Stewart County and the Cities of Lumpkin and Richland.
    - Encourage and support the expansion of Adult Education opportunities in Stewart County.
    - Encourage and support the expansion of services at the libraries in Lumpkin and Richland.
    - Encourage and support the activities of the Stewart County School System to educate the children of Stewart County.

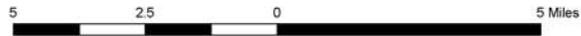
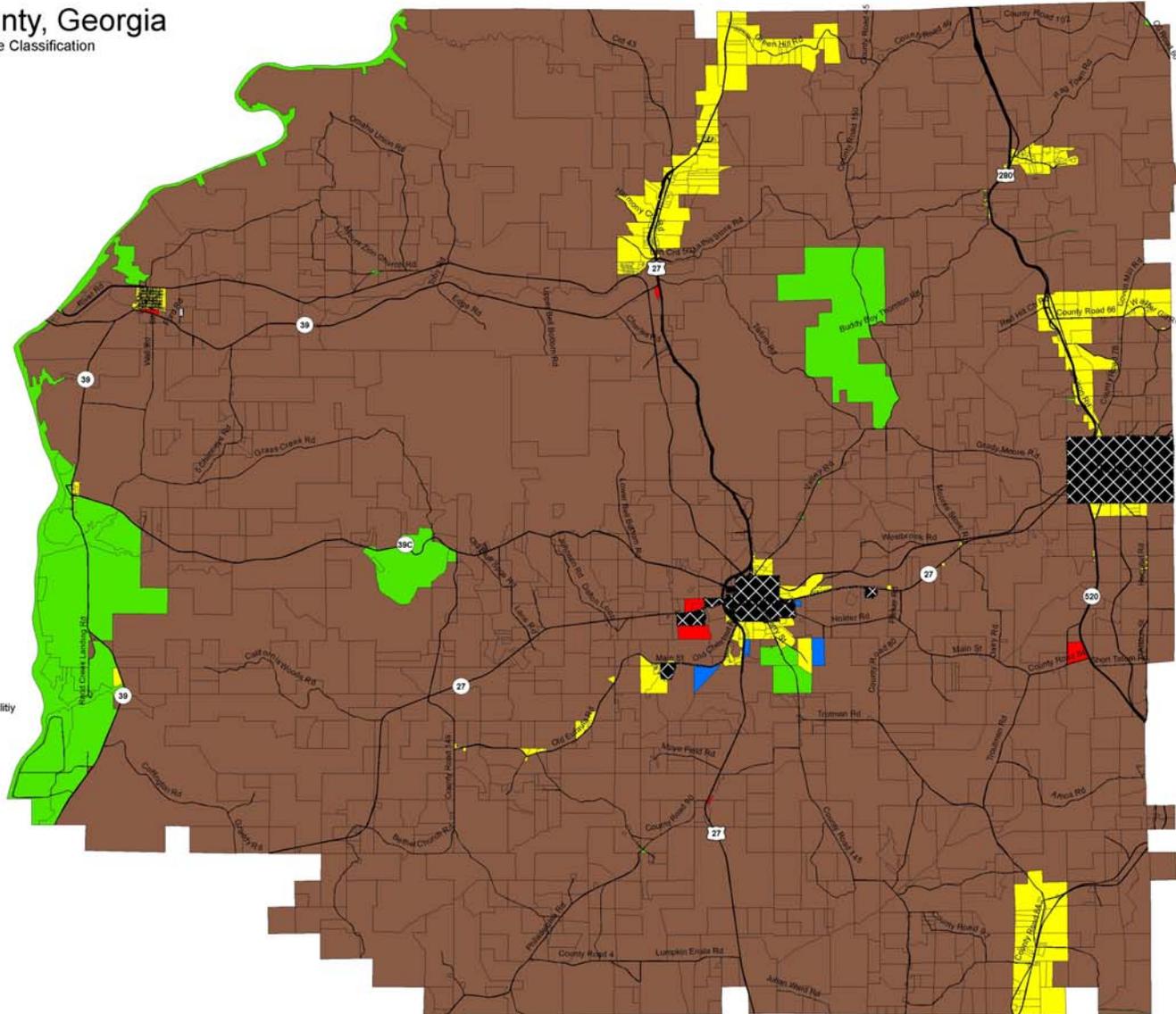
## Stewart County Community Agenda

- Support and encourage the provision of recreational and fine arts opportunities for the residents of Stewart County and the Cities of Lumpkin and Richland.
- Encourage the collaboration between the Stewart County Board of Education and the Stewart County Board of Commissioners on the use of School System facilities for County Recreation i.e. ball fields, gymnasiums, etc.
- Encourage and support the development of a Stewart County Recreational Program that will provide opportunities for Little League Baseball, Football, Basketball and other sports.
- Encourage and support the development of opportunities to share the fine arts with the community, i.e. art shows, theatrical presentations, musicals, etc.
- Encourage and support the efforts of the Stewart Webster Hospital, Four Counties Health Care and the Stewart Webster Rural Health Clinic.

# Stewart County, Georgia

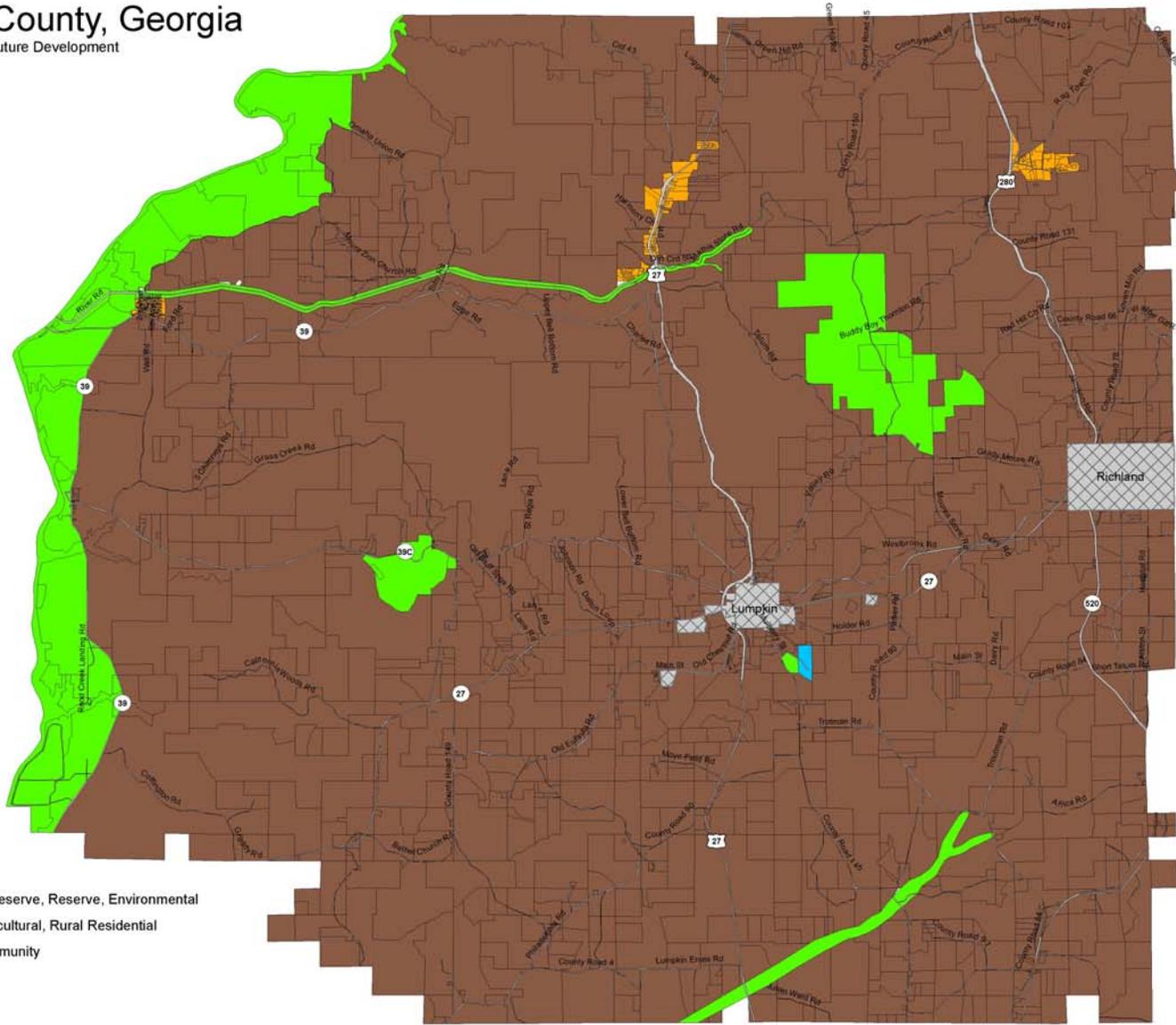
Future Landuse Classification

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



# Stewart County, Georgia

Future Development



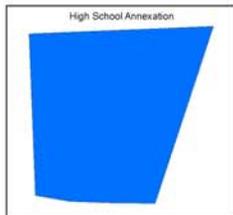
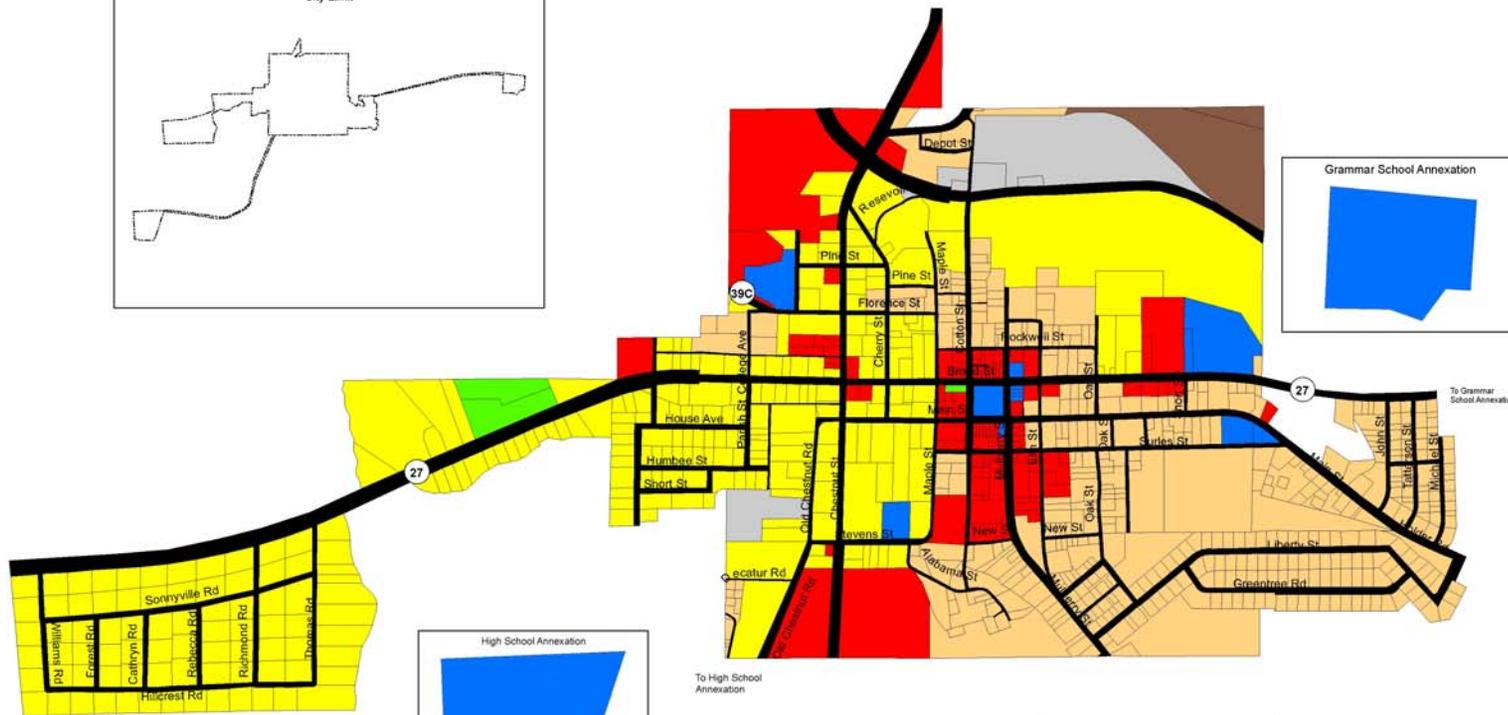
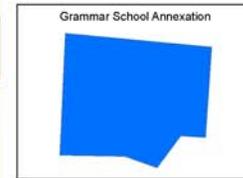
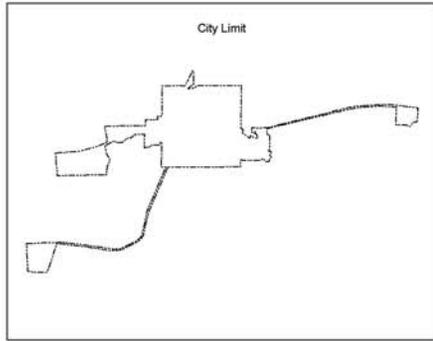
### Legend

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



# Lumpkin, Georgia

## Future Landuse Classification



**Legend**

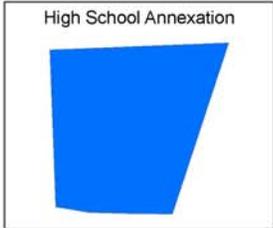
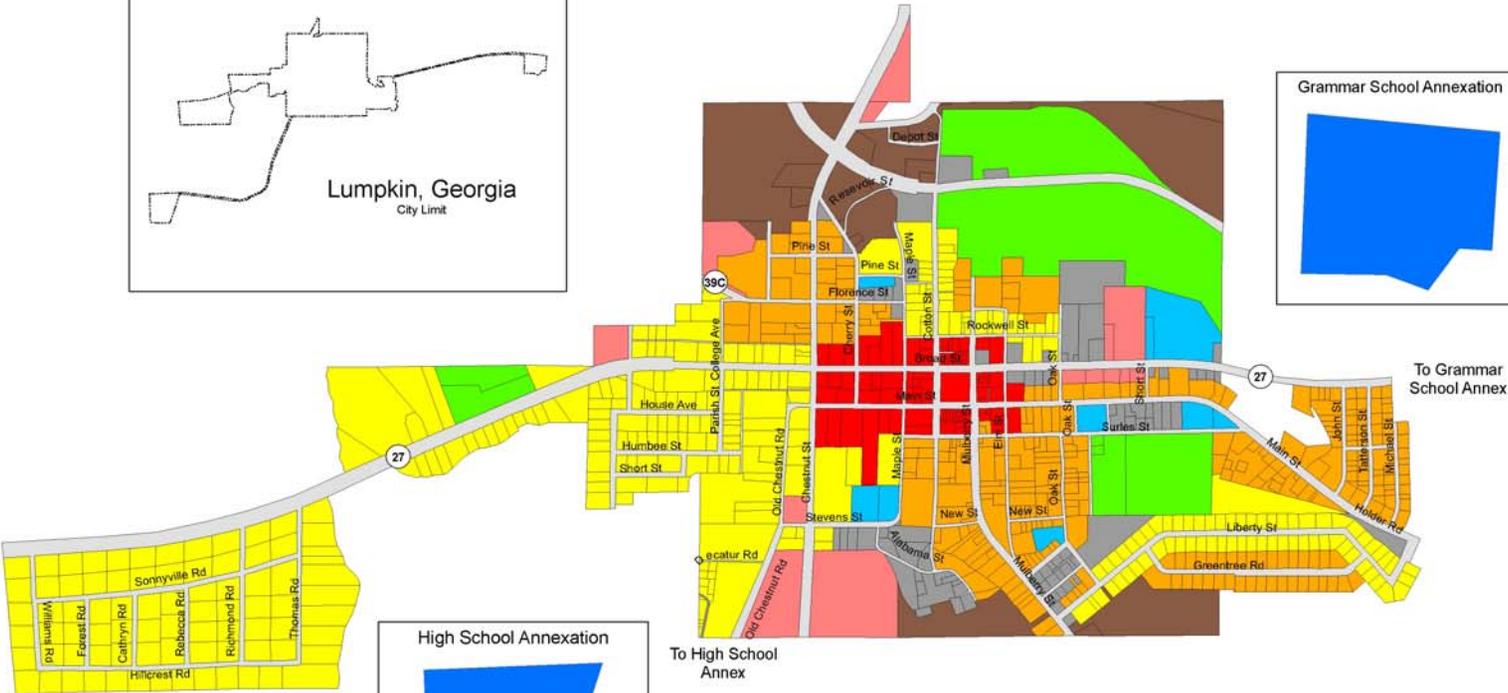
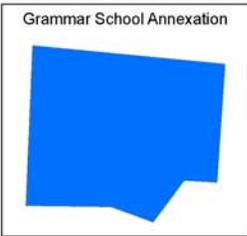
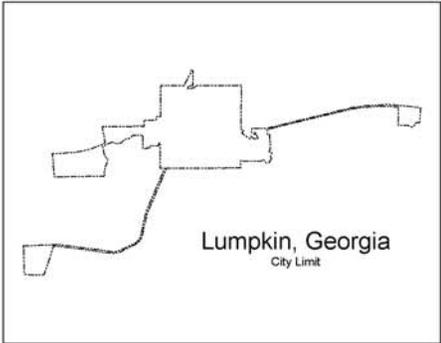
**Future Landuse Classification**

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



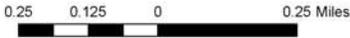
# Lumpkin, Georgia

Future Development



**Legend**

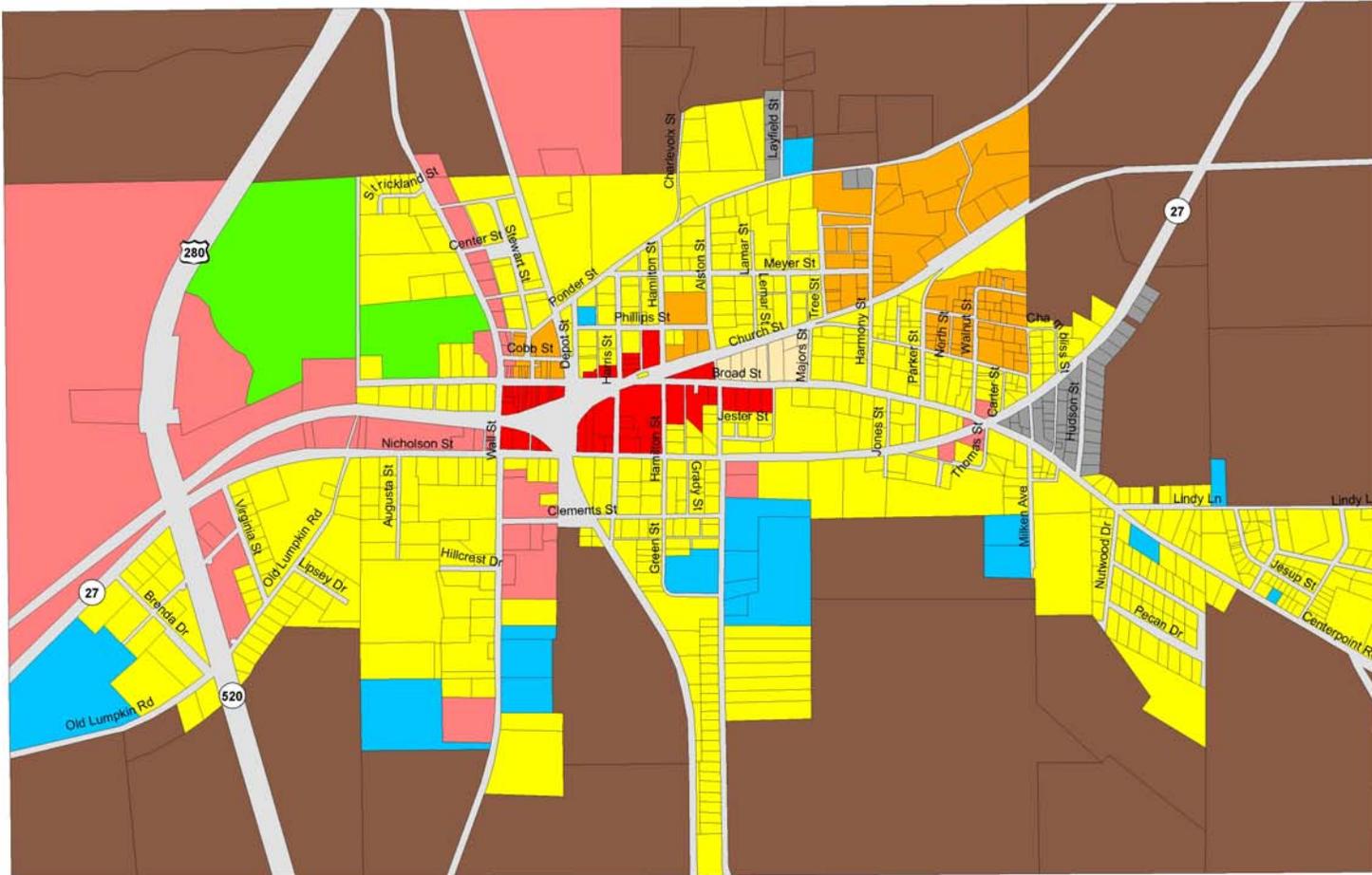
Road	Highway Commercial Corridor
<b>Character Area</b>	
Conservation, Preserve, Reserve, Environment	Other, Special
Declining Neighborhood	Redevelopment Area
Downtown Historic Area	Residential Neighborhood
	Rural, Rural Agriculture, Rural Residential





# Richland, Georgia

Future Development



**Legend**

- |  |   |
|--|---|
|  Road   |  Highway Commercial Corridor                 |
| <b>Character Area</b>  |   |
|  Conservation, Preserve, Reserve, Environment |  Other, Special                              |
|  Crosroads Community                          |  Redevelopment Area                          |
|  Declining Neighborhood                       |  Residential Neighborhood                    |
|  Downtown Historic Area                       |  Rural, Rural Agriculture, Rural Residential |



0.25 0.125 0 0.25 Miles

