

Barnesville & Aldora

Joint Comprehensive Plan 2019-2039



Prepared with assistance by

**Three Rivers Regional Commission
P.O. Box 1600, Franklin, GA 30217**

Barnesville & Aldora Comprehensive Plan

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INTRODUCTION

This plan was completed in accordance with the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning. Barnesville, the county seat for Lamar County, was incorporated on February 20, 1854. The city remembers Gideon Barnes, who operated Barnes' Store and a stage line between Macon and Columbus. The Barnesville Commercial Historic District and the Thomaston Street Historic District are listed on the National Register of Historic Places. Other historic sites in Barnesville are the Barnesville Depot, Carnegie Library of Barnesville, and the Lamar County Courthouse. In 1900, Barnesville flourished as a manufacturer and shipper of buggies, wagons, carts, and hearses. Nearly 9,000 buggies were produced annually. Barnesville became known as the "Buggy Capital of the South." Barnesville honors this history with the Annual Barnesville Buggy Days Festival the third week of September. Gordon State College located in Barnesville has an enrollment of 4,000 students and offers 10 4-year degree programs as well as 3 associate level degrees. Barnesville's largest employers are the Lamar County Board of Education, Gordon College, Lamar County and the City of Barnesville.

The Town of Aldora was incorporated August 14, 1906 in Lamar County. The town originally consisted of Aldora Mills and houses used exclusively by Aldora Mills employees. The primary industry is General Tire which manufactures the cord used in tire production.

PURPOSE

The City of Barnesville & Town of Aldora Joint Comprehensive Plan shall provide guidance and policy standards for future growth and development. The plan also identifies needs and opportunities that currently exist within the community. Goals, polices, and specific implementation measures are listed to set policy for particular segments and specific areas of the City. At the time of the plan, the members of the Barnesville City Council were:

Barnesville City Council

Peter Banks, *Mayor*

Sammie Shropshire, *Mayor Pro Tem*

Anne Claxton, *Councilmember*

Christopher Hightower, *Councilmember*

Cecil D. McDaniel, *Councilmember*

Larry Whitworth, *Councilmember*

At the time of the plan, the members of the Aldora Town Council were:

Aldora Town Council

James R. Matthews, *Mayor*

Bruce Akins, *Councilmember*

Joe Penley, *Councilmember*

Comprehensive Plan Steering Committee and Public Participation

The City of Barnesville and the Town of Aldora Councils appointed a Joint Comprehensive Plan Steering Committee to assist and guide the creation of the comprehensive plan. A series of consecutive meetings took place to address the components of the plan. The Steering Committee included members of the City & Town governments and other community stakeholders. The members of the committee were:

Peter Banks, *Mayor of Barnesville*

James R. Matthews, *Mayor of Aldora*

Anne Claxton, *Barnesville Councilmember*

Kathy Oxford, *Economic Development Representative*

Molly Shiver, *Citizen*

Brad Bryan, *Citizen*

Scott Leverett, *Citizen*

Milo Wimberly, *Citizen*

David Rose, *City of Barnesville Manager*

Niki Sappington, *City of Barnesville Community Development*

Yasheka Buckner, *City of Barnesville E.P. Roberts Center*

Belinda Penamon, *City of Barnesville Police Department*



As part of the public participation component, a Community Visioning Session was held during the plan development process on October 4, 2018. Two public hearings were held in regard to the comprehensive plan process in which citizens could obtain information about the planning process, review, and comment on the plan. The public hearings were held July 2, 2018 and December 3, 2018. Citizen participation materials are included at the end of the plan.

VISION STATEMENT

The City of Barnesville and Town of Aldora will provide its citizens with an exceptional quality of life through sound, well planned and executed service delivery, sustainable economic development, and continued preservation of historic and natural resources.

NEEDS AND OPPORTUNITIES

The Needs and Opportunities section addresses what the City of Barnesville and Town of Aldora currently lack or sectors of the city and town where improvements are needed. This section also lists existing opportunities available that should be utilized. To help gain a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted.

Strengths	
<ul style="list-style-type: none"> • Strong, active police force • Activities for families with young children • Beautiful architecture • Gordon College • Business and government work well together • Entrepreneur friendly bank • Strong Chamber of Commerce • Strong Industrial Development Authority • College & Career Academy 	<ul style="list-style-type: none"> • Proximity to railroad system • Close proximity to school & medical services • Close proximity to metro Atlanta • Good city government offered services • Construction of new High School underway • Low traffic • Easy access of business community to coordinate with government for code compliance • Strong local school system
Weaknesses	
<ul style="list-style-type: none"> • Very little vacant parcels inside of city for new housing • Low residential rentals • Low income, poor population • Low millennial draw • Lack of activities for teenagers 	<ul style="list-style-type: none"> • Tax base is low • Lack of resources for site development in the Industrial Parks • No broadband outside the City of Barnesville • Limited financial resources for small businesses
Opportunities	
<ul style="list-style-type: none"> • Further marketing of City's unique lifestyle, character, and quality of life offerings • Well connected community • Aldora will be doing a demographics survey • Continue to support the workforce 	<ul style="list-style-type: none"> • Ways to generate non-tax revenue • A need for a revolving loan fund • 13 acres for development in Aldora • Do more multifamily housing, gated communities • The film industry & subsequent tourism, for example, the Sharp Objects HBO series • Need for a YMCA or something similar
Threats	
<ul style="list-style-type: none"> • In danger of losing historical buildings downtown • Bedroom community could be a threat to the tax base • Ensure that College remains in Barnesville • Gang encroachment from Atlanta, moving further and further south 	<ul style="list-style-type: none"> • Gordon College → lots of additional people, undesirable encroachment into the neighborhood to meet student housing demand • Drug problem with prescription medicine abuse

The results of this exercise resulted in the following list of Needs and Opportunities for Barnesville and Aldora.

Needs & Opportunities

Economic Development Needs

- There is a need for vacant properties to be addressed in the City of Barnesville and Town of Aldora.
- There is a need for Water and Sewer System improvements and/or extensions in strategic locations such as the Barnesville Lamar Industrial Park and in unincorporated areas of the county.
- There are currently no spec buildings available for purchase by prospective industries.
- The Barnesville Lamar County Industrial Development Authority lacks adequate funding to prepare sites for prospective industries.
- There are limited Shovel Ready Sites in the community.
- There is a need for new industry.

Economic Development Opportunities

- There is an opportunity to continue to market the City with the Industrial Development Authority.
- There is an opportunity to reinstate the Façade Grant Program for Historic Buildings in the Downtown Historic Commercial District.
- There is an opportunity to promote downtown revitalization by incorporating housing and other mixed uses in conceptual downtown plans.
- There is an opportunity for a Workforce Development Program.
- There is an opportunity to encourage and support Entrepreneurs.
- There is an opportunity to collaborate with the IDA to recruit agribusiness and medium manufacturing.
- There is an opportunity to continue to develop a film library and promote Barnesville as a filming location.
- There is an opportunity to do Streetscape Projects to expand the downtown area.

Natural and Historic Resources Needs

- There is a need for a Historic Preservation Ordinance.

Natural and Historic Resources Opportunities

- There is an opportunity to continue to protect wetlands.
- There is an opportunity to implement Watershed Management.
- There is opportunity to gain community support for a Historic Preservation Ordinance.

Community Facilities and Transportation Needs

- There is a need for extension of the existing sidewalk system.
- There is a need for bike paths.
- There is a need to maintain open space and passive parks.
- There is a need to continue to identify infiltration and inflow problems in the sewer distribution system.
- There is a need to centralize Barnesville operation centers, such as the City of Barnesville Utility Department and Public Works Department.
- There is a need for additional funding for the E.P. Roberts Center.
- There is a need for ongoing improvements to water treatment facilities and distribution systems.
- There is a need for renovations to the Barnesville Civic Center, Women's Clubhouse and Myles-Wimberly Park.

Community Facilities and Transportation Opportunities

- There is an opportunity to collaborate with the solid waste authority.
- There is an opportunity to preserve the current United States Post Office in Barnesville.
- There is an opportunity for road improvements throughout the City.
- There is an opportunity to improve Emergency Services as needed.
- There is an opportunity to maintain and update GIS services as needed.

- There is an opportunity to maintain and improve sewer collection systems as needed.
- There is an opportunity to construct a Public Works, Utilities and Animal Shelter Facility.
- There is an opportunity to identify additional funding sources for the E.P. Roberts Center.

Housing Needs

- There is a need to address substandard housing.
- There is a need to address blight and slum.
- There is a need for all types of housing.
- There is a need for mixed use housing in downtown.
- There is a need for greenfield developments in vacant subdivisions.
- There is a need to reexamine subdivision ordinances and zoning.

Housing Opportunities

- There is an opportunity to reevaluate issues surrounding Northside Village, perhaps looking at multi-family housing.
- There is an opportunity to encourage infill lot development.
- There is an opportunity to examine areas that could be redeveloped in the city and town.
- There is an opportunity to encourage downtown living.

Land Use Needs

- There is a need for addressing potential encroachment of Gordon State College into Residential Neighborhoods.
- There is a need for redeveloping brownfield sites.
- There is a need for redeveloping greyfield sites.
- There is a need for redeveloping greenfield sites.

Land Use Opportunities

- There is an opportunity for future growth along GA 7/Veteran's Parkway and the Martin Luther King Bypass.

- There is an opportunity to continue to work with Gordon College on plans for future growth and expansion.
- There is an opportunity for annexation for residential, commercial and industrial growth.
- There is an opportunity for higher density in downtown.

COMMUNITY GOALS AND POLICIES

The purpose of the Community Goals and Policies section is to guide and direct the City of Barnesville and Town of Aldora's decision-making process for the future of their communities.

ECONOMIC DEVELOPMENT

Goal: Achieve a growing and balanced economy that benefits all segments of the community.

- Policy: Continue support of the Barnesville Lamar County Industrial Development Authority and the Barnesville Lamar County Chamber of Commerce.
- Policy: Promote the retention and expansion of existing businesses.
- Policy: Recruit industries complementary to existing manufacturing sectors including food, agribusiness, and environmental.
- Policy: Promote mixed use in the Historic Downtown Commercial District.
- Policy: Explore reuse opportunities for the former William Carter Company Plant.
- Policy: Retain properties within the city limits with Industrial Zoning for future economic development purposes.
- Policy: Continue to promote tourism by supporting the film industry and community festivals.
- Policy: Develop additional site ready properties for locating new industries.
- Policy: New industries should be encouraged through policies and incentives to locate on existing industrial zoned property inside the city. This will facilitate convenience and access to the local workforce and diversify the tax base.

HOUSING

Goal: Ensure all residents have access to adequate and affordable housing.

- Policy: We will continue to eliminate substandard or dilapidated housing in our community.
- Policy: We will encourage low income affordable housing through continued programs such as the Redevelopment Plan, CDBG Program, HUD Program, Rural Development Program and Private Investor Initiatives.
- Policy: We will encourage housing maintenance through enforcement of local building codes.
- Policy: We will encourage residential development where infrastructure currently exists with an emphasis on infill housing.
- Policy: We will encourage diversity of housing stock to meet the needs of all segments of the community.
- Policy: We will encourage loft apartments in the downtown commercial district.

NATURAL AND HISTORIC RESOURCES

Goal: Conserve and protect the natural, historic, and cultural resources in our communities.

- Policy: We will discourage development within areas where development could adversely impact environmentally sensitive areas such as flood plains and wetlands.
- Policy: We will protect historic resources through adoption of local historic districts and appropriate regulations to facilitate the protection and preservation of the historic districts.
- Policy: We will encourage rehabilitation of historic properties.
- Policy: We will support community arts programs ensuring access to the arts for all segments of the community.
- Policy: We will pursue additional passive recreation facilities such as parks, walking trails and greenspace.

COMMUNITY FACILITIES

Goal: Ensure the public facilities have the capacity and are in place when needed to support and attract growth and development and enhance the quality of life for residents.

- Policy: We will pursue relocation of the City of Barnesville Utility Department and Public Works to a new facility located at the former Municipal Solid Waste Landfill. The relocation of the City of Barnesville departmental offices to the new facility will permit the former Utility Department located in the downtown commercial district to be reused for public purposes.
- Policy: We will upgrade and expand infrastructure to meet the needs of the growing community.
- Policy: We will ensure public safety through continued education and training of emergency personnel and upgrades in equipment.
- Policy: We will promote alternative transportation throughout the city by updating and implementing a comprehensive sidewalk plan that includes extensions of the sidewalk system and the creation of multi-use paths.

LAND USE

Goal: Ensure that land resources are allocated for uses that will accommodate and enhance the city's economic development, natural and historic resources, community facilities and housing to protect and improve the quality of life for residents.

- Policy: We will develop an annexation plan.
- Policy: We will compare proposed developments to the future land use plan.
- Policy: We will collaborate with Gordon State College to address their expansion and growth.
- Policy: We will continue to the use of GIS mapping resources.
- Policy: We will continue to enforce the building and zoning codes.
- Policy: We will encourage infill development taking advantage of existing infrastructure.
- Policy: We will allow and encourage adaptive reuse of vacant buildings and sites.
- Policy: We will concentrate commercial sites and facilities in designated areas for community wide access and compatibility.
- Policy: We will continue to review ordinances on a regular basis.

ECONOMIC DEVELOPMENT ELEMENT

The overall population in the Three Rivers Regional Commission (TRRC) area of Georgia has been on an upward trend. Since the 2000 Census, the region’s population has grown by 20%. However, the growth has slowed since the 2010 Census. The estimated population for the region for the year 2016 was 510,721. Lamar County including Barnesville and Aldora experienced a slight growth in population since the 2000 Census, very similar to the overall Three Rivers Region. The region is projected to reach over 570,000 in population by the year 2025. Table 1 demonstrates the population change in Lamar and the surrounding counties in the Three Rivers region. It shows that Upson County has declined in population since the 2000 Census.

TABLE 1

Population Change				
County	2000	2010	2016	2010-2016
Butts	19,522	23,655	23,817	1.95%
Carroll	87,268	110,527	116,261	3.36%
Coweta	89,215	127,317	140,526	5.23%
Heard	11,012	11,834	11,487	-0.61%
Lamar	15,912	18,317	18,469	2.76%
Meriwether	22,534	21,992	21,074	-0.75%
Pike	13,688	17,869	17,941	0.81%
Spalding	58,417	64,073	64,806	1.51%
Troup	58,779	67,044	70,005	1.36%
Upson	27,597	27,153	26,335	-0.88%
TRRC	403,944	489,781	510,721	2.70%

According to the Three Rivers Regional Commission Workforce Development Board Local Plan 2016-2019, the ten-county region is economically and geographically diverse. The region encompasses three interstates, several population centers, and is adjacent to a large metropolitan area. The area’s economy is relatively diverse and includes several major industries including manufacturing, healthcare, and logistics. On the next page, Table 2 shows a high-level overview of the region’s industries. The largest percentage increase in jobs over the past ten years have been in educational services, administrative and support, waste management and remediation services, management of companies and enterprises, health care and social assistance, professional and scientific services, accommodation, and food service. The largest percentage decrease in jobs over the past ten years have been in crop and animal production, mining, quarrying, oil and gas

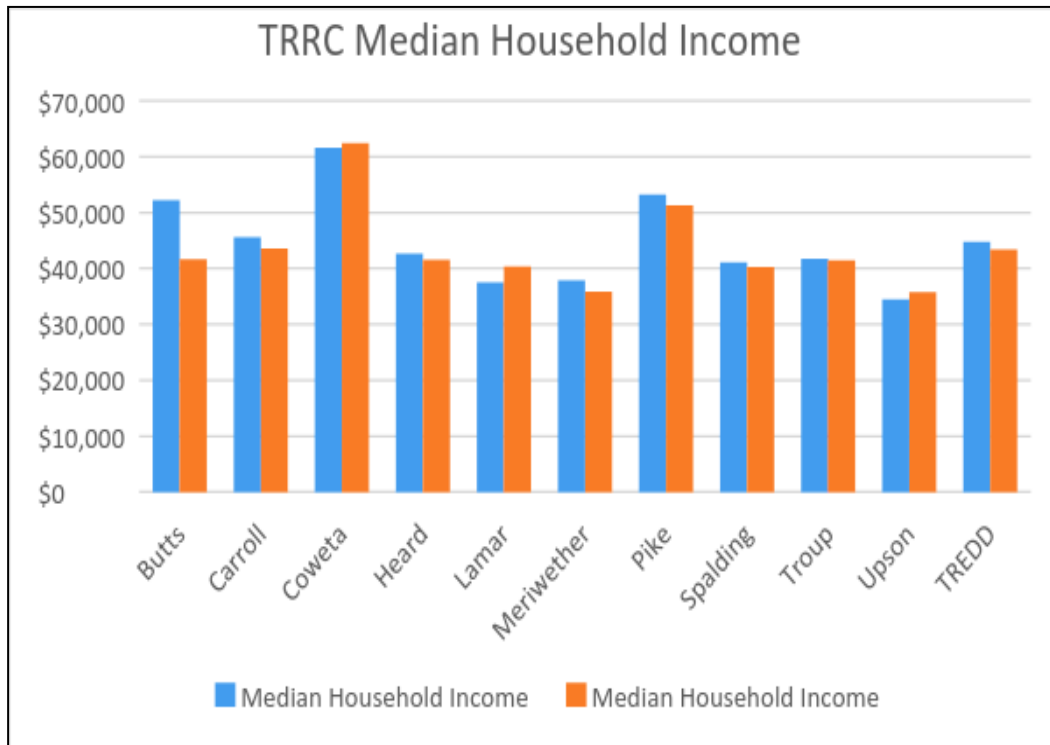
extraction, construction, finance and insurance, real estate, rental and leasing. The most specialized industries, when compared to the United States as a whole, are manufacturing, utilities, administrative and support, waste management, and remediation services.

TABLE 2

Industry Snapshot				
Source: Economic Modeling Specialists, Inc.				
Description	2006 Jobs	2015 Jobs	2006 - 2015	2006 - 2015% Change
Crop and Animal Production	1,547	749	798	52%
Mining, Quarrying, and Oil and Gas	178	116	62	35%
Utilities	1,208	1,176	32	3%
Construction	13,310	9,191	4,119	31%
Manufacturing	29,905	29,094	811	3%
Wholesale Trade	5,225	5,417	192	4%
Retail Trade	20,662	22,006	1,344	7%
Transportation and Warehousing	3,607	4,015	408	11%
Information	3,144	2,600	544	17%
Finance and Insurance	4,481	3,456	1,025	23%
Real Estate and Rental and Leasing	1,967	1,600	367	19%
Professional, Scientific, and Technical	3,458	4,182	724	21%
Management of Companies and	886	1,371	485	55%
Administrative and Support and	10,550	16,003	5,453	52%
Educational Services	1,032	1,675	643	62%
Health Care and Social Assistance	16,097	21,253	5,156	32%
Arts, Entertainment, and	1,535	1,498	37	2%
Accommodation and Food Services	13,048	14,782	1,734	13%
Other Services (except Public	4,839	5,411	572	12%
Government	30,460	27,303	3,157	10%
TOTAL	167,249	173,379	6,130	4%

Despite the growing economy and higher rates of employment, the median household income of the TRRC region was estimated to decrease from the 2010 census to the present. Coweta, Lamar (including Barnesville and Aldora) and Upson Counties were the only three to have increases in median household income.

FIGURE 3



Source: US Census, American Community Survey

According to the American Community Survey, seven of ten counties within the TRRC region show a decrease in the median household income. Butts County had the most drastic change from the year 2010 to 2016, with a decrease of 25%. Lamar County (including Barnesville and Aldora) was one of the three counties to have an increase in median household income in the Three Rivers Region.

TABLE 3

Median Household Detailed Income			
County	2010	2016	Change
Butts	\$52,257	\$41,667	-25.42%
Carroll	\$45,559	\$43,586	-4.52%
Coweta	\$61,550	\$62,461	1.46%
Heard	\$42,685	\$41,525	-2.79%
Lamar	\$37,536	\$40,344	6.96%
Meriwether	\$37,845	\$35,832	-5.62%
Pike	\$53,213	\$51,338	-3.65%
Spalding	\$41,100	\$40,246	-2.12%
Troup	\$41,770	\$41,489	-0.68%
Upson	\$34,509	\$35,774	3.54%
TRRC	\$44,802	\$43,426	-0.82%

Source: US Census, American Community Survey

Regional graduation rates, for the year 2018, can be seen below in Table 4. Within the TRRC region, Carroll County School District had the highest graduation rate at 91.7% and Butts County had the lowest at 80.8%. There is approximately a 11% percent difference from highest rate and the lowest. Lamar County has a graduation rate of 87%.

TABLE 4

Educational Achievement

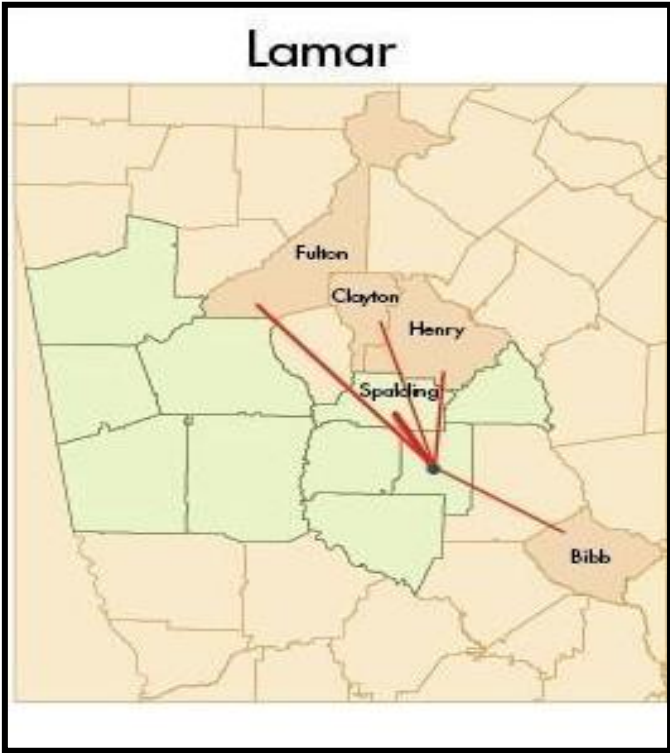
System Name	2018 Graduation Rate (%)
Butts	80.8
Carroll	91.7
Carrollton City	89.4
Coweta	84.8
Heard	91.0
Lamar	87.0
Meriwether	83.9
Pike	87.7
Spalding	85.4
Thomaston- Upson	87.1
Troup	84.1

Source: Georgia Department of Education, 2018, 4-year Graduation Rates by District

COMMUTING PATTERNS

Figures 1 and 2 show the commuting patterns of Lamar County (including Barnesville and Aldora).

FIGURE 1
Three Rivers Region Commuting Patterns Outflow



Most residents who work outside the county drive to neighboring counties or as far as Fulton and Bibb Counties.

FIGURE 2

Three Rivers Region Commuting Patterns Inflow



Those who work in Lamar County (including Barnesville and Aldora) are driving in from neighboring counties or as far as Henry and Monroe Counties.

BROADBAND ELEMENT

GOAL #1: Continue to ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable and redundant/diverse.

Strategies:

1. Engage telecom providers in direct dialog to address telecom reliability and diversity/redundancy issues.
2. Engage with the Georgia Public Services Commission (GPSC) in proceedings on relevant telecommunication issues.
3. Request Incumbent Providers to share critical information with high-level county public safety officials on points of vulnerability in county networks, such as communities where facilities are non-redundant/diverse.
4. Document any major telecommunication outages, and use such documentation to engage providers, GPSC and policy-makers at the local, state, and national level for corrective action.
5. Work with willing providers, the GPSC, and other entities to develop method to document and correct on-going individual landline outages which lead to loss of 911 services for residents.

GOAL #2: Continue to ensure that all residents should have affordable high-speed broadband access in their homes.

“Affordable high-speed broadband” is defined as meeting the current speed standards as set by the Federal Communications Commission and that usage is not restricted by data caps; and at a cost of no more than 2% of average household monthly income.”

Strategies:

1. Work with all willing providers to identify barriers and solutions to deployment.
2. Work with all willing providers to expand broadband and mobile networks.
3. Support and work with all willing communities to organize and develop last-mile connectivity plans. The last mile refers to the portion of the telecommunications network chain that physically reaches the end-user's premises.

4. Leverage any opportunities to provide home access for K-12 students (as promoted by the Lamar County Board of Education to unlock 24/7 educational opportunities), and for college students to enable online educational opportunities.
5. Assess ground truth broadband availability for the number of unserved and underserved households in the county.
6. Share federal and state grant information for deployment opportunities with providers and organizations. Encourage and support appropriate pilot projects and applications.
7. Advocate locally, regionally, and nationally for appropriate policies and programs for expanded last mile broadband deployment.
8. Increase the number of public-access computers and Wi-Fi hotspots in county libraries and other public spaces throughout the county.
9. Reduce economic barriers for access through support for low-income access programs.
10. Increase broadband adoption through promotion of digital literacy programs in schools, libraries, and non-profits.

GOAL #3: Continue to pursue competitively-priced high-speed broadband infrastructure throughout the county is developed to attract, retain, and develop Internet- reliant businesses.

Strategies:

1. Cities and county research and consider alternative models for broadband investment and infrastructure development, such as public-private partnership models.
2. Collaborate with the other Three Rivers Regional Commission counties, any other neighboring counties and our elected representatives to find resources to launch the implementation of joint Broadband Infrastructure projects.
3. Break down broadband funding silos by cooperative relationships and enhanced communications between schools, colleges, libraries, and health care facilities), communities, local governments, public safety, and providers.

4. Support appropriate state and federal legislation for funding of broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control.
5. Encourage high-speed work centers until this necessary infrastructure is fully developed for economic development.

GOAL #4: The city and town will take leadership in broadband issues--- adopts policies to facilitate broadband deployment, and finds ways to leverage existing assets.

Strategies:

1. Local government identifies and considers adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting, a county “dig-once” policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and light standards.
2. Local government uses its leadership position to elevate the broadband conversation at local level, state level, and national level.
3. Local government advocates for open-access broadband infrastructure whenever feasible.
3. Local government improves how goods and services are delivered by aspiring to offer all government services as web-based.
4. Local government encourages other groups (Non-Profits, Chambers of Commerce, Farm Bureau, etc) to elevate the broadband conversation and highlight broadband obstacles and successes in their outreach.
5. Local government encourages all departments to include broadband access as a priority. Departments identify ways in which they can facilitate deployment of broadband, reduce barriers, or possibly even make funding available for broadband.
6. An inventory of existing county assets which could be leveraged for broadband deployment inventory (such as buildings and Rights of Way) is maintained within respective departments, and cross-communication facilitated between broadband stakeholders.

7. Local government website includes broadband resources and information, and/or links to other websites

GOAL #5: The city and town develops a joint comprehensive Broadband Plan.

Strategies:

1. A Broadband Plan will be developed from the most current Broadband Goals and Strategies identified in the comprehensive plan.
2. The plan should address how to best get all residents and all businesses online, so that the network can be used to drive economic growth and social progress.
3. The plan should be adaptable and reviewed regularly to consider changing needs, broadband metrics and consumer usages.
4. The plan should be a model plan for other local governments to adopt.

LAND USE/CHARACTER AREA ELEMENT

Character areas are geographic sub-areas of a community that contain unique characteristics and physical form. According to the Department of Community Affairs, Character areas have unique or special characteristics, have potential to evolve into a unique area when provided specific and intentional guidance, or require special attention due to unique development issues. Character areas may be identified by the types of development found there which vary from historic downtowns, commercial/industrial areas, or residential neighborhoods. Other character areas may lack development and include more natural features, such as greenspace or parkland.

The following list identifies character areas found within the City of Barnesville and the Town of Aldora. Each character area listed contains a description and desired development patterns, recommended land uses, and a list of implementation measures. Current photos are also included, which give an actual snap shot into each distinct character area.

COMMERCIAL



Description

Land that is designated for commercial use such as strip malls, small business, restaurants and other commercial usage.

Specific land uses

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities.

Commercial uses may be located as a single use in one building or grouped together in a storefront or office building.

Implementation measures

- Promote aesthetically appealing design standards.
- Promote connectivity between developments.

RESIDENTIAL



Description

Barnesville’s residential area is one of the larger components of the City. Most homes were built prior to 1980.

Specific land uses

Land uses permitted in this character area include single-family residential, and some neighborhood commercial.

Desired development patterns

As houses are restored and infill occurs, the maintenance of the historic character and the protection of the view shed along the streets will be important.

Implementation Measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.

PUBLIC & INSTITUTIONAL



Description

Land inside the City of Barnesville containing government owned buildings and property is classified as public institutional.

Desired development patterns

Barnesville recommends maintaining and developing these properties to remain aesthetically attractive in the community.

Specific land usage

Land designated for government use of properties.

Implementation measures

- Greenspace acquisition
- Open space protection

INDUSTRIAL



Description

The City of Barnesville has an industrial area dedicated to serve light industrial uses and has successfully attracted businesses with the potential for expansion.

Desired development patterns

Barnesville recommends increased industrial recruitment which could include additional manufacturing, wholesale trade, and distribution activities.

Specific land usage

Land designated for light industrial and industrial according to the Barnesville zoning ordinance.

Implementation measures

- Maintain sewer access
- Expand sewer where possible
- Adequate roadways and access
- Buffer and landscape requirements
- Collaboration with the Barnesville Lamar Development Authority
- Protect environmentally sensitive areas from industrial uses
- Brownfield site remediation

PARKS, RECREATION & CONSERVATION



Description

Within the City of Barnesville, there exists parcels of land containing greenspace and parks. These areas contain amenities such as playgrounds, ball fields, and greenspace.

Desired development patterns

Barnesville recommends continued conservation of these areas to protect the environment.

Specific land usage

Land designated for greenspace, parks and recreational usage.

Implementation measures

- Land preservation
- Limit new development
- Conservation easements

FUTURE ANNEXATION



Description

Land that is currently located outside the City of Barnesville in Lamar County and is adjacent to city lots.

Specific land usage

Land designated for residential, industrial, or commercial purposes.

Implementation measures

- Promote connectivity between developments.

MIXED USE



Description

The Town of Aldora is entirely surrounded by the City of Barnesville. Aldora was the site of an old mill village. Those homes are currently empty and plans are to redevelop the entire town.

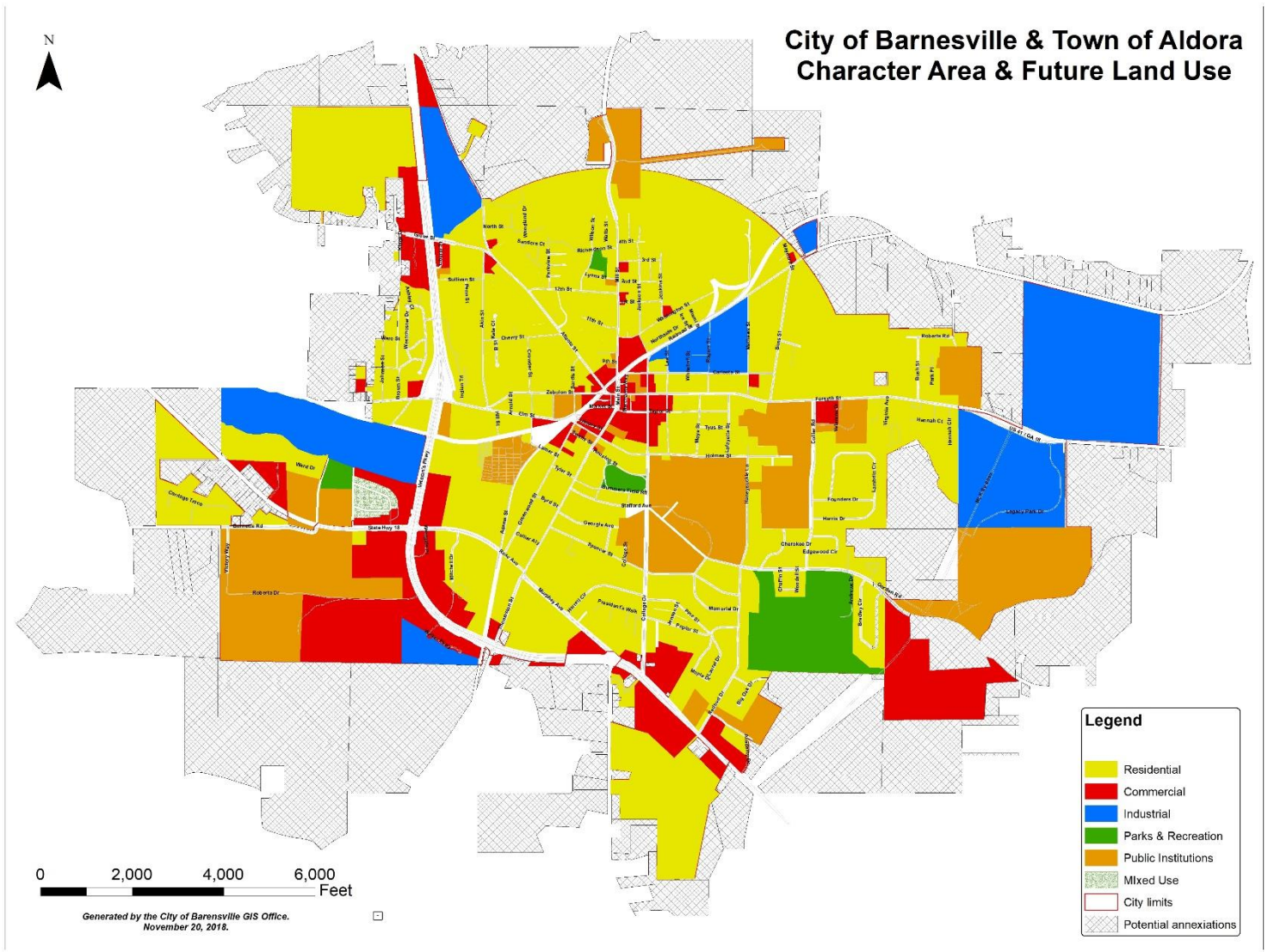
Desired development patterns

Aldora anticipates a mixed use of developments in the redevelopment of the town. Types of development might include mixed used residential, commercial, and office uses

Implementation Measures

- Promote traditional neighborhood design (TND) standards.
- Promote connectivity between developments.

CHARACTER AREA MAP



Report of Plan Accomplishments for the City of Barnesville/ Town of Aldora For the Period 2014 - 2018

Program Activity	Status	Explanation
Sewer System - Repair infiltration problems on the sewer collection system	Ongoing	Moved to policies
Develop Plan for infill housing throughout city	Complete	
Sidewalks - Extension of city sidewalk system A) Murphy Avenue (Harrel to Sun Inn Motel) B) Cherry Street C) Spencer to (Memorial to Redbud)	Postponed	Lack of funding; moved to new CWP
Utility Department - Implement meter change out program	Complete	
Development of Meadow Railway Industrial Park - Install roads and utilities	Postponed	Lack of funding, will resume when funding is available
Utilities Department - Plan, design, and construct new Utilities , Public Works and Animal Control Facility	Postponed	Lack of funding, will resume when funding is available
Geographic Information Systems - Develop new aerial photography and digitize to GIS system	Postponed	Lack of funding, will resume when funding is available
Construct New Park in close proximity to central business and residential district	Complete	
Landfill Reclamation - Mining of debris from the former Municipal Solid Waste Landfill	Complete	
Recycling Center Upgrade - Purchase/replace all curbside recycling containers. Transition from burgundy	Not Accomplished	Due to alternative recycling method
Phase III Downtown Street Project - Summers Field Corridor	Complete	
Phase II Redevelopment Area - Identify/ Expand new Redevelopment Area	Not Accomplished	No longer a priority
Spec Building - Work with IDA/County and private investors to build	Postponed	Lack of funding, will resume when funding is available
Agribusiness Industries - Actively pursue	Ongoing	Moved to policies
Medium Sized Manufacturing - Actively pursue	Ongoing	Moved to policies

E.P. Roberts Activity Center - actively pursue a more viable funding source	Ongoing	Moved to policies
Industrial <u>Properties</u> " <u>Shovel Ready</u> " - Develop a strategic plan to make properties meet State of Georgia's "Shovel Ready" status	Complete	
Implement "Shovel Ready" Plan	Complete	
Tourism Opportunities - Develop a strategic plan to capitalize	Ongoing	Moved to policies
Greenwood Cemetery A) Graves listed in an online Database B) Greenwood Cemetery Improvements C) Develop a new Cemetery Policy Ordinance	Complete	
Develop a Records Storage Facility on Merchant's Way	Complete	
Fire Department ISO rating Develop a plan to achieve a 3 rating	Underway	Moved to new CWP
Renewal and Extension of Water System - In strategic areas of the City and County	Ongoing	Moved to policies
Develop New Animal Control Ordinance	Underway	Moved to new CWP
Recodification of City Ordinances	Complete	
Police Department State Certification - Implement a plan to receive certification	Complete	
Implement Facade Grant Program for Historic Downtown	Complete	
Town of Aldora - Seal Coat City Streets	Complete	
Town of Aldora - Enhance/Beautify City Park	Complete	

**COMMUNITY WORK
PROGRAM 2019-2023**

Program Activity	2019	2020	2021	2022	2023	Responsible Party	Estimated Cost	Funding Source
Infrastructure								
Sewer System - Repair infiltration problems on the sewer collection system - NE quadrant of City	X	X				Water/Sewer Department	\$200,000	CDBG, SPLOST
Water System Extension - extension in strategic areas of City and County	X	X	X	X	X	Water Department	\$750,000	Grants/Developers
Water System Improvements - NE Quadrant of City	X	X				Water/Sewer Department	\$200,000	CDBG, SPLOST
Sidewalks - Murphy Avenue, Spencer St (Memorial Drive to Redbud Drive)		X				Street Department	\$100,000	SPLOST
Sewer Trunk Lines Rehab Project - Southeast quadrant of City			x			City Manager	\$750,000	Grants/Loans/City
Electric Distribution System - Loop feed on Rose Ave		X				Electric Superintendent	\$200,000	City/Grants
Electric - LED Street Light Rehab Project			X			Electric Superintendent	\$40,000	City
Electric Distribution System - Gordon College feeder					X	Electric Superintendent	\$350,000	City
Storm Drainage Improvements - College Drive			X			City Manager	\$250,000	City/SPLOST
Streetscape Project- Mill Street to 10th Street				X		City Manager	\$100,000	City/Grants
Streetscape Project- Atlanta Street					X	City Manager	\$150,000	City/Grants
Streetscape Project - College Drive to Stafford		X				City Manager	\$300,000	City/Grants
Utility Department - Meter Change out program	X	X	X	X	X	Water and Sewer Departments	\$250,000	Budget/Grants/Appropriations

Facilities								
Utilities Department - Plan, design and construct new Utilities, Public Works and Animal Control Facility				X	X	City Manager	\$1,000,000	Budget/Utilities Revenues
Womens Clubhouse Renovation	X					City Manager	\$400,000	SPLOST/City
Civic Center Improvements - roof, paint, carpet	X					City Manager	\$100,000	SPLOST/City
Barnesville Depot - Sidewalk Improvement	X					City Manager	\$30,000	SPLOST/City
Utility Department - Plan Design and construct new Utility, Public Work and Animal Control Facility			X			City Manager	\$500,000	City/Grants
Myles-Wimberly Park - improvements		X				City Manager	\$30,000	City/Grants
Police Department Parking Lot - Paving, fencing and landscaping			X			City Manager	\$120,000	General Fund
Parks and Greenspace Plan					X	Community Development Department	\$10,000	CITY
Zebulon Street Elmwood Cemetery - Improvements			X			City Manager	\$35,000	General Fund /Grants/ Donations
Economic Development								
Spec Building - work with IDA/County and private investors to build			X			City Manager	\$1,000,000	Private Investment
Development of Meadow Railway Industrial Park - Install roads and utilities		X				City Manager	\$600,000	Investor/ Grants
Acquisition of additional Industrial Property					x	City Manager	\$750,000	CITY
Façade Grant Program - continue program in the Downtown Historic Commercial District		X				Community Development Department	\$40,000	City
Filming Industry - promote community for filming	X	X	X	X	X	Community Development Department	\$25,000	General Fund

Ordinances								
Develop New Animal Control Ordinance		X				City Manager	\$10,000	City
Greenwood Cemetery - Develop a new Cemetery Policy Ordinance		X				City Manager	\$10,000	City
Zoning Ordinance Update	X					Building/Zoning	\$5,000	City
Technology								
Geographic Information Systems- Develop new aerial photography and digitize GIS system		X				GIS Department	\$10,000	General Fund
Computer System Upgrade			X			City Manager	\$100,000	General Fund/ Utility Revenue
Certifications								
Fire Department ISO rating - Develop a plan to achieve a 3 rating		X				Fire Chief/City Manager	\$25,000	SPLOST
Police Department recertification				X		Police Chief	\$5,000	City
Town of Aldora								
Water and Sewer Infrastructure		X				Mayor	\$300,000	SPLOST
Street Improvements		X				Mayor	\$300,000	SPLOST

APPENDIX

CITY OF BARNESVILLE

PUBLIC HEARING NOTICE FOR

2019-2039 COMPREHENSIVE PLAN UPDATE

The City of Barnesville is initiating the process to begin a full update of their joint comprehensive plan that was originally adopted in 2009. The full comprehensive plan update is required and will be prepared according to new rules promulgated by the Georgia Department of Community Affairs (DCA), which became effective on March 1, 2014.

The purpose of the public hearing is to brief the community on the process to be used to update the joint comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process. Those interested in learning about and participating in the plan update should attend the meeting.

Following this process will allow participating local governments to maintain their Qualified Local Governments (QLG) status, and therefore be eligible for state grant funds, state loans, and state permits.

This public hearing will be held at the **Barnesville City Hall 109 Forsyth Street** Barnesville, Georgia on **Monday, June 4, 2018 at 5:30 p.m.** The public is invited to attend and participate in this public hearing.

CITY OF BARNESVILLE
PUBLIC HEARING
COMPREHENSIVE PLAN
JULY 2, 2018
5:00 P.M.

NAME - (PLEASE PRINT)

ADDRESS

David Rose

City Hall

NIKI SAPPINGTON

109 FORSYTH ST

TIM TURNER

CITY

Rob Bank

>c

Cy G

PD

Derek Petty

Herald & Gazette

ADK

City Council

Martin Folsom

~~1122~~ 1122 VAN BUREN RD.

Kim Dutton

TRRC

Amiee meg

edge wood cr

Tammy Folsom

City Hall



BARNESVILLE & ALDORA

COMPREHENSIVE PLAN
2019-2039

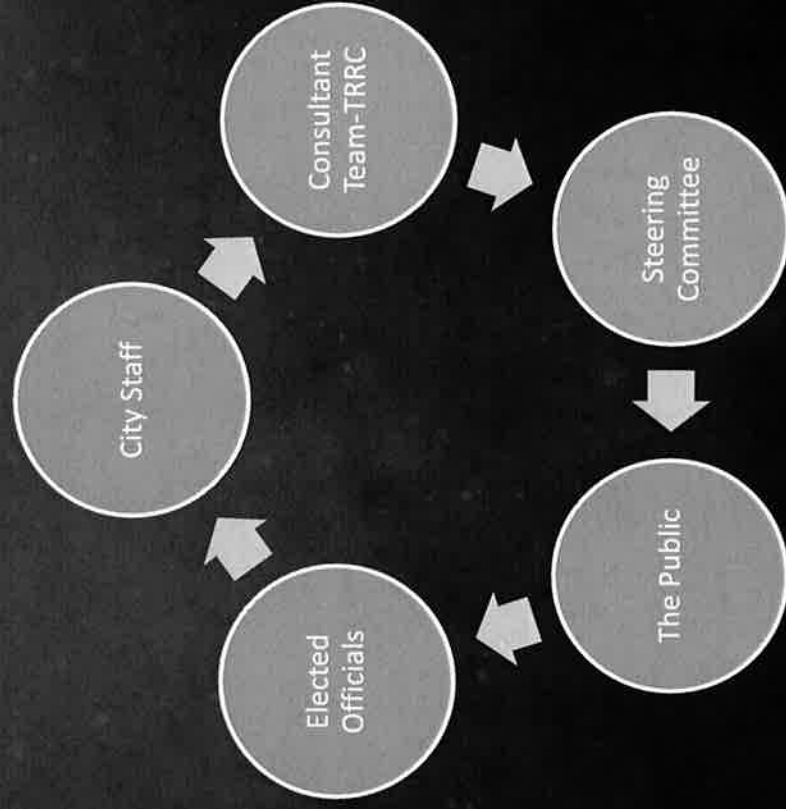
KICK-OFF HEARING

JULY 2, 2018 5:00PM

WHY COMPREHENSIVE PLAN?

- Assess existing conditions and future needs
- Establish community-based, long-term vision for the City's future
- Establish policy guidance for future actions based on a shared vision
- Formalize plan to leverage public and private investment
- Most importantly, to meet state planning requirements

COMPREHENSIVE PLAN TEAM



PLANNING HORIZON

- 20 years
- 5 year work program
- Intended to be updated regularly to account for changes in the cities, economy, and environment



PLAN FRAMEWORK

Community
Goals

- Vision Statement
- Goals
- Policies

Needs &
Opportunities

- Community

Priorities

Land Use

- Choose

Character Areas Tier One
or Traditional Counties
Land Use

Economic
Development
Element

- Required for

Tier One
Counties

Community
Work Program

- Five-year

action plan
-List of projects

Questions???

Kimberly Dutton

Planner

Three Rivers Regional Commission

Franklin office

770-854-6026

ksdutton@threeriversrc.com

Paul Jarrell

Planner

Three Rivers Regional Commission

Franklin office

770-854-6026

pjarrell@threeriversrc.com

Barnesville & Aldora
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
August 16, 2018

AGENDA

1. Introductions & Background of Planning Process.
2. Complete SWOT Analysis.
3. Discuss scheduling a public open house in mid to late September.
4. Adjourn.

Barnesville & Aldora
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
September 5, 2018

AGENDA

1. Review SWOT results.
2. Review Flyer for Public Meeting.
3. Discuss Needs & Opportunities.
4. Adjourn.

Barnesville & Aldora
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
September 26, 2018

AGENDA

1. Discuss needs and opportunities.
2. Adjourn.

Barnesville & Aldora
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
October 16, 2018

AGENDA

1. Discuss results of community vision workshop.
2. Adjourn.

Barnesville & Aldora
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
October 31, 2018

AGENDA

1. Discuss Short Term Work Program.
2. Develop vision statement.
3. Adjourn.

Barnesville & Aldora
Comprehensive Plan Update 2019-2039
Steering Committee Meeting
November 7, 2018

AGENDA

1. Discuss Character Area maps.
2. Adjourn.

Barnesville Aldora
Steering Committee meeting
Sign In Sheet

OCT. 16, 2018

- 1) Kimberly Dutton
- 2) Kathy Orford
- 3) BRAD BRIAN
- 4) Vasheka Buckner
- 5) Anne Clutter
- 6) Peter Banks
- 7) NIKI SAPPINGTON
- 8) Cymone Haiju
- 9) Scott Leverett
- 10)

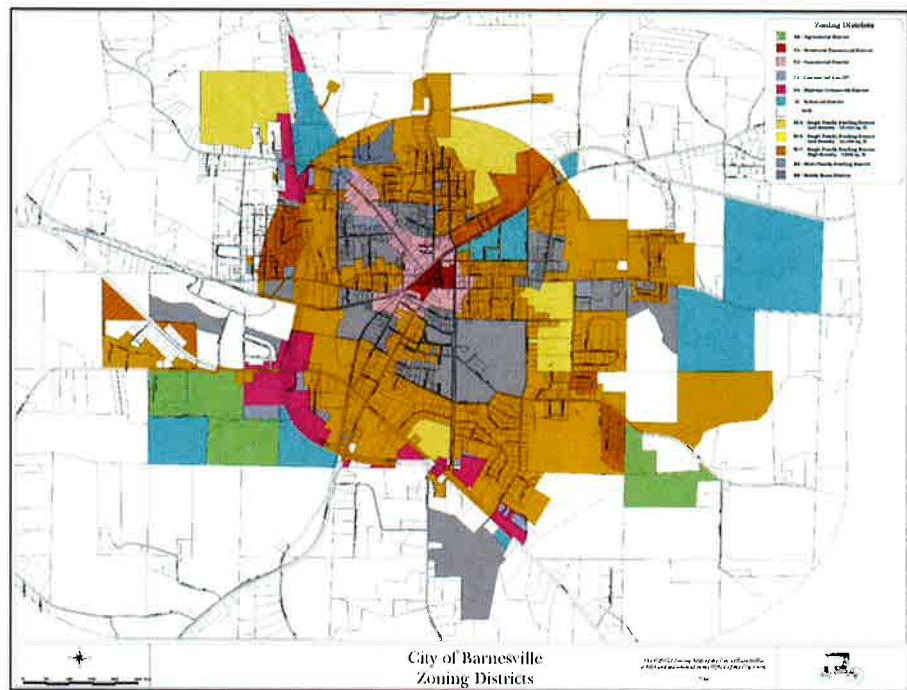
**Barnesville/Aldora Comprehensive Plan 2019
Steering Committee Meeting
October 31, 2018
Sign In sheet**

c

Name	Address	Phone	Email
Nika Sappington	109 Forstner St	770-550-3207	
Kathy Oxford	100 Commercial Pl	678-640-4357	
BRAD BRAY	6 SPENCER HILL	770 519 9078	
Cymone Hayu	120 N. Hill St.		
Aimee Clark	City	678 588-6400	
Molly Striver	111 BIRDAW DR	706-358-1303	
Belinda Penam	71 Orange St. Culloden, Ga. 31016	706-975-3811	
Yashika Buckner	City	678 572 8823	
Kim Duth	TRAC		

Your Community Your Future Your Voice

Join the discussion about
Services, Land Use, Housing, Parks, Business & Industry



City of Barnesville & Town of Aldora 2019 Comprehensive Plan Visioning Session

Thursday, October 4, 2018

6:00 p.m. - 8:00 p.m.

Barnesville Civic Center
685 Forsyth Street
Barnesville, GA 30204



PUBLIC VISIONING SUMMARY OF RESULTS

Economic Development

Need to Do

- Don't let Commercial Zoning encroach on Residential areas
- Help the GA Power Transformer wait come to the Continental (Aldora) Plant (more GA power to install transformers)
- Build a Pedestrian/Vehicle Parkway on Taylor Street to connect Main Street/College Street (Drive)?
- Expand Downtown Development to College Drive to Gordon
- Downtown area is a blank canvas, Plan for expansion and connectors
- Improve looks of downtown College Street (Drive)
- Clean up the corner storefront across from Verizon
- Promote Quality Overnight accommodations
- More Mom & Pop Stores no Big Box Stores
- Movie Theatre
- More use of parks & community areas for events
 - Concerts/Movie under the stars at reasonable prices for larger families
- Promote local businesses at events drawing crowds from outside the city
- Better hotels
- More B & B's

Doing It Right

- Job expansion (more economic payable jobs)
- Always clean & looks good
- I really appreciate the hard work you all do to bring new jobs to our communities.
- Promote Film Projects
- Managing large festivals – Hard job but great job!

Services

Need To Do

- Online Billing/Payments
- Budget Billing for Power Bills
- Water Is rusty colored when fire hydrants are flushed. What can be done?
- Continue to be ahead of the curve in Public Safety Planning
- End Recycling – Use Solid Waste Authority System of Waste Reduction

Getting It Right

- Very few power outages and those that happen are fixed quick!!
- Doing a lot Right!
- Fast Internet is available
- Great job protecting our community, Thanks
- All Police Officer encounters have been a delight

Community Facilities

Need to do

- Take over Old Jail Museum
- Need new Animal Shelter badly
- More Events at Facilities
- More activities for children
- More Football Fields
- Indoor Gym
- Find utilization opportunities for abandoned buildings (Old Bell Sotuh, etc.)
- Need a year round youth center
- Update Swimming Pool
- Need playgrounds
- Need Pedestrian Corridors
- Pocket Parks
- Movie Theater Please
- Tiny Town – like Orlando, Fl
- Kids Activities
- More kid friendly entertainment
- More Parks

Getting It Right

- Maintenance of all facilities A+
- Great facilities for meetings and events for a city of this size! Love them!!
- GREAT job of maintaining current facilities
- Pool
- Civic Center

Land Use

Need to Do

- Revisit Zoning Rules & Regulations – make rules consistent
- Look into annexing housing areas past schools
- Would like the Subdivision aesthetics to be higher quality so it improves the look of our community
- Less R2
- Preserve Historic Buildings (Murphy Building)
- Recruit Publix (or ALDI's)
- Preserve the Murphy Building – Keep façade and make it a pocket park with green space inside of town

Getting It Right

- Thanks for keeping commercial property off Thomaston Street/4-lane
- Retention of Thomaston Street as “residential”
- Disallowing access to Murphey Ave through Fred's
- Thank you for rezoning some of our rural tracts!
- Keep Walmart Out

Transportation

Need to Do

- Make Market Street one way!
- Safely connect schools/Aldora to opposite side of 18 to Ingles & schools
- Public Senior Transportation
- Golf Cart connection to schools & shopping
- Expand sidewalk plan/connectivity
- 4-Lane or add passing lanes on Hwy 36
- Sidewalks Redbud Drive
- Please do something about Atlanta Street Homes
- Add Side-by-sides as allowable like golf carts
- More Bike Paths
- Better management of the rail to reduce road blockage- more switch station further out
- More Sidewalks
- Clear walks on Greenwood
- Add traffic lights at dangerous intersections
- Fix College Drive Street
- Please remove Crepe Myrtle on left exit of Post Office Parking Lot!
- Uber?
- Parking for long bed truck downtown
- Redbud Drive – manhole covers are exposed and right in vehicle footprint
- 25 yard gap with big bump at end of Thomaston Street 933 driveway
- I second on the bump here

Getting It Right

- Thank you for the upkeep of our inner-city limit street

Housing

Need to Do

- More low income housing
- Revisit local zoning regulations
 - SF
 - Lot Size
 - Subdivision Rules
 - Infill lots
- Enforcement of rental property – appearance
- More Middle Income Housing
- Upscale Rental – Apts & Houses
- Upscale Houses for sale
- Downtown Development 0 Lofts
- Keep it low scale
- Senior Housing - +55 year community
- Privatize Gordon Housing

Getting It Right

- Property Values in last 2 years is up

Town of Aldora

Need to Do

- Senior Housing 1 level with Community Room/Building
- Connection to Schools
- Tunnel/Bridge – Something to connect to Ingles
- Nice Apartment Complex for Seniors (Gated)
- Middle Income Housing
- Executive Housing Accommodations for overnight stays (Corporate House)
- Upscale/Refined Housing
- Golf Cart trail through Aldora – Going to schools, park and around lake

Getting It Right

- Replacing deteriorated water & sewer infrastructure
- Great Community Supporter
- Thank you for helping residents relocate
- Thank you, Continental Tire, for employing tenants of Aldora

SWOT Analysis

Strengths

- Police/Fire Services
- Utility Services with debris pick up
- Thomaston Street property value going up
- Pretty community facilities
- The people – They are wonderful.
- Great sense of community & small town feel
- Great core group of individuals passionate about the future of our “small town” community!
- Gordon College is a great asset for the growth and development of our own.
- Continue to maintain “small town” ideals, this creates sense of “community”
- Small community
- Mom & Pop Stores
- Small town Esprit de Corps (a feeling of pride, fellowship, and common loyalty shared by the members of a particular group)
- Relationship with Gordon College
- School system on shared facilities
- Small Town feel
- Lots of sidewalks (some need work)
- College here
- Nice roads!
- Most businesses close on Sunday! (I appreciate that)
- Nicest Football field at the High School I have ever seen.
- Love that all schools are on same property.
- Love the Fine Arts Center
- Strong leadership
- Desire to include community in planning

Weakness

- High Speed Internet
- Hotel (for tourism/vendors from out of town during festivals)
- Community facilities are not used enough - Summers Field, Ritz Park, Depot
- Empty storefronts
- Do we have enough LEO to adequately manage crime?
- Need judges with “courage” to hold offenders and violators accountable. Set the precedence.
- Not enough encouragement on behalf of parents/educators for students to be involved in activities (band, sports, etc.
- Growth
- Public Festivities need to be kept family friendly
- Need more restaurants
- Need more safe things for kids to do

Opportunities

- Aldora – draw to people looking to move outside of Atlanta to a more rural area. A single family housing development with a decent HOA in a middle income range. Or possibly an assisted living or upscale senior facility – still affordable
- Control growth
- Encourage Mom & Pop Shops to fill empty stores
- Incentives to better maintain Historic District
- Encouragement of small business opportunities in downtown area.
- Utilize more prisoners in more details for community beautification/improvements.
- Enforce more “community service” for violators to keep crime down.
- Grown small businesses
- Why not Commercial Horse and Carriage Rides in and around “Buggy Town?”
- Need more parks and kid friendly entertainment
- Tiny Town or Pre-school activity center
- Laser Tag
- Skating
- Open door to Atlanta coming South. Be inviting but preserve the essence of our community.

Threats

- Commercial creep to residential areas
- Losing your millennial age group
- Over population & Growth
- Surge in people with no jobs to provide
- Surge in crime
- Outsiders from much larger areas wanting to bring “Atlanta ideas” including lifestyles here.
- Increase in crime
- Increase in taxes to fund government municipalities (law enforcement, fire fighters, etc.)
- Crime
- Development of “Tavern” type establishment in the heart of the family business district.
- Two City Tavern (I don’t feel we need one at all but especially not in the middle of downtown!)
- Kinds of businesses coming downtown. Do we really want taverns?
- Allowing commerce on the 4-lane to possible expansion on the bypass to destroy downtown business.

Notice of Public Hearing

The City of Barnesville, Georgia and Town of Aldora, Georgia will hold a public hearing on December 3, 2018 at 5:30 p.m. at Barnesville Police Department, located at 100 Mill Street, Barnesville, Georgia. The purpose of the public hearing is to receive public comment on the updated Joint Comprehensive Plan for the planning period 2019-2039.

All interested citizens may comment at the public hearing. In addition, the City will accept written comments until 5 p.m. on December 3, 2018. Persons with special needs relating to handicapped accessibility or foreign language shall contact Tammy Folson at (770) 358-0181 prior to December 3, between the hours of 8 a.m. to 5p.m., Monday through Friday, except holidays. Persons with hearing disabilities may contact us through the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

CITY OF BARNESVILLE
PUBLIC HEARING
DECEMBER 3, 2018
5:00 P.M.

APPLICATION #18-12-001 - REZONE PROPERTY OWNED BY PERSONS BANKING COMPANY ON VACANT LOTS LOCATED ON THE EAST SIDE OF THE NORTH-BOUND LANES OF VETERANS PARKWAY SOUTH OF THE UNDEVELOPED "INDUSTRIAL PARK ROAD. THE PROPERTY IS CURRENTLY ZONED I, INDUSTRIAL AND MANUFACTURING, TO BE REZONED C-4 DISTRICT, HIGHWAY COMMERCIAL.

COMPREHENSIVE PLAN

NAME - (PLEASE PRINT)

ADDRESS

David Rose

City

NIKI SAPPINGTON

CITY

JASON GOVERNO

304 ROGERS ST BYVILLE

TIM TURNER

CITY

CECIL McDAWIEL

CITY COUNCIL WARD 5

Walter Gels

Henn-Groves

Peter Banks

City



11

Arne Clavin

city

Dorothy Carter

323 Forsyth St

LARRY B. Whitworth

City

Tammy Folsom

City