

# 2016 Greater Lowndes County Comprehensive Plan Update

## WORK BOOK

DRAFT  
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Prepared for:  
Greater Lowndes County

In cooperation with:





## TABLE OF CONTENTS

### Contents

I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning .....	- 5 -
I. Introduction.....	- 5 -
II. Community Involvement.....	- 5 -
III. Identification of Stakeholders .....	- 5 -
IV. Identification of Participation Techniques .....	- 5 -
V. Conduct Participation Program .....	- 5 -
VI. Consideration of Regional Water Plan and Environmental Planning Criteria .....	- 6 -
Suwannee-Satilla Regional Water Plan .....	- 6 -
Chapter 391-3-16, Rules for Environmental Planning Criteria .....	- 9 -
II. Plan Elements .....	- 10 -
I. Community Goals.....	- 10 -
II. Issues and Opportunities .....	- 11 -
Economic Development .....	- 11 -
Education.....	- 12 -
Community Wellness.....	- 13 -
Housing .....	- 14 -
Land Use .....	- 15 -
Natural Resources.....	- 16 -
Cultural Resources .....	- 17 -
Transportation .....	- 18 -
Community Facilities and Services .....	- 19 -
Intergovernmental Coordination .....	- 20 -
III. 3. Analysis of Data and Information .....	- 22 -
Lowndes County.....	- 22 -
Dasher .....	- 24 -
Hahira .....	- 26 -
Lake Park .....	- 28 -
Remerton.....	- 30 -
Valdosta.....	- 32 -
IV. Consideration of DCA Community Quality Objectives .....	- 34 -
V. Community Policies.....	- 38 -
Economic Development .....	- 38 -
Education.....	- 40 -
Community Wellness.....	- 42 -
Housing .....	- 45 -
Land Use .....	- 47 -
Natural Resources.....	- 49 -
Cultural Resources .....	- 51 -
Transportation .....	- 52 -
Community Facilities and Services .....	- 55 -
Intergovernmental Coordination .....	- 57 -
VI. Community Work Program.....	- 59 -
Greater Lowndes County 5-Year Short-Term Work Program Report Of Accomplishments.....	- 59 -
Greater Lowndes County 5-Year Community Work Program Update .....	- 78 -
Dasher 5-Year Community Work Program Update .....	- 79 -
Hahira 5-Year Community Work Program Update .....	- 80 -
Lake Park 5-Year Community Work Program Update .....	- 81 -
Remerton 5-Year Community Work Program Update .....	- 82 -
Valdosta 5-Year Community Work Program Update .....	- 83 -
VII. Housing Element – City of Valdosta .....	- 84 -

VIII. Land Use Element.....	- 95 -
Character Area Narratives .....	- 95 -
Park/Recreation/Conservation Area .....	- 96 -
Linear Greenspace and Trails .....	- 97 -
Agricultural Area .....	- 98 -
Rural Residential .....	- 99 -
Rural Activity Center .....	- 100 -
Established Residential Area .....	- 101 -
Transitional Neighborhood Area.....	- 102 -
Suburban Area .....	- 103 -
Neighborhood Activity Center.....	- 105 -
Community Activity Center .....	- 106 -
Regional Activity Center .....	- 107 -
Downtown Activity Center .....	- 108 -
Institutional Activity Center .....	- 109 -
Industrial Activity Center.....	- 110 -
Transportation/Communication/Utilities.....	- 111 -
Remerton Mill Town.....	- 112 -
Remerton Neighborhood Village .....	- 113 -
IX. Transportation Element.....	- 114 -
III. Maps.....	- 116 -
Appendix .....	- 127 -

# **I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning**

## **I. Introduction**

The 2016 Greater Lowndes County Comprehensive Plan was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2016 Greater Lowndes County Comprehensive Plan consists of the following elements:

1. Community Goals
2. Needs and Opportunities
3. Community Work Program
4. Land Use Element (As a community with zoning or land development regulations subject to the Zoning Procedures Law)
5. Transportation Element (As a community who is all or partially covered by an MPO)
6. Housing Element (Valdosta only - as an entitlement community required having a consolidated plan)

## **II. Community Involvement**

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

The public hearing kicking off the comprehensive planning process was held on Jan. 19, 2016 at the Greater Lowndes County offices. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update.

## **III. Identification of Stakeholders**

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. A complete list of all the stakeholders is included in this plan in the Appendix.

## **IV. Identification of Participation Techniques**

The following participation techniques were utilized during the update process:

- Public Hearings
- Workshops
- Extensive e-mail correspondence with stakeholders
- Special Webpage on SGRC website as well as County and City's websites
- Dissemination of information in the newspaper
- Fliers

## **V. Conduct Participation Program**

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from, and coordination with, multiple and diverse interest groups.

Due to the relatively small population of the County and its cities, the entire stakeholder group was utilized as the steering committee, ensuring the broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, the project website, and updates provided at workshops and at other group meetings. Opportunity for public comment was provided at public hearings and at city and county commission meetings.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis, participants updated the list of goals, issues, and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

The Report of Accomplishments was developed in the second workshop along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement should funding be available.

The third workshop was utilized to update the Economic Development Element and the Land Use Element and Maps as desired by the local governments.

## **VI. Consideration of Regional Water Plan and Environmental Planning Criteria**

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the GDNr Rules for Environmental Planning Criteria, as laid out in Chapter 391-3-16, to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

### **Suwannee-Satilla Regional Water Plan**

Greater Lowndes County is within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2011.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Regional Water Plan has identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws in order to support the state's and region's economy, protect public health and natural resources, and enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.

#### Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs, including all agricultural sectors (including agro-forestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies, and to optimize water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.

8. Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater so as to improve water quality and quantity.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource services to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond. The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

#### Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Conserve water
3. Collect data and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (the period of lowest stream flow during a seven-day interval that is expected to occur once every 10 years)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

#### Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:
  - Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
  - Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry
2. Non-Point Sources:
  - Data collection to confirm source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
  - Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices
3. Non-point Source Existing Impairments:
  - Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; identify opportunities to leverage funds, and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands



- Evaluate incentive-based programs to manage, increase, and restore wastewater and storm water returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

### **Chapter 391-3-16, Rules for Environmental Planning Criteria**

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of which is not applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, special forestry, or agricultural services.

The environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.

## II. Plan Elements

### I. Community Goals

#### Community Vision

*Greater Lowndes will be a resilient community where partnerships and coordination promote regional success in economic development, education, infrastructure and a high quality of life. The community's quality of life will be sustained through preservation of its natural resources; facilitation of active living through an interconnected system of parks, bicycle and pedestrian facilities; and enhancement of its vibrant cultural resources. Overall, the community's attractive family oriented structure will be protected through a continued spirit of cooperation and open communication among the governing bodies and significant community engagement.*

#### Community Goals

The purpose of the Community Goals Element is to lay out a road map for the future of Greater Lowndes County; to generate local buy-in to the plan; and to ensure that the plan is implemented. Communities are encouraged to amend and update the goals as necessary.

- Goal 1:        **ECONOMIC DEVELOPMENT** – Through community partnerships and coordination support workforce training, education, and small business development to meet the needs of an expanding local economy and bolster its position as a regional economic engine.
- Goal 2:        **EDUCATION** – Through advanced training and community support prepare students for high-skilled, high wage careers.
- Goal 3:        **COMMUNITY WELLNESS** – Utilizing local community resources, provide a high quality of life that promotes a safe, healthy, and active lifestyle.
- Goal 4:        **HOUSING** – Through community programs and private development support affordable housing options that revitalize family friendly neighborhoods.
- Goal 5:        **LAND USE** – Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.
- Goal 6:        **NATURAL RESOURCES** – Promote and protect natural resources and opportunities for recreation through public access and conservation.
- Goal 7:        **CULTURAL RESOURCES** – Preserve the community's rich cultural heritage and local character with the many cultural and recreational amenities and events available throughout the community through partnership and collaboration.
- Goal 8:        **TRANSPORTATION** – Encourage reliable funding of a safe and efficient, regional transportation system that includes public transit, bicycle and pedestrian facilities, highways, railroads and airports.
- Goal 9:        **COMMUNITY FACILITIES AND SERVICES** – Improve and expand public and private infrastructure to meet the existing and future needs of the community.
- Goal 10:       **INTERGOVERNMENTAL COORDINATION** – With public and private partnerships and better communication and collaboration work to improve the community.

## **II. Issues and Opportunities**

The Issues and Opportunities listed in this section were developed through discussions with stakeholders and residents; from the experiences of stakeholders and residents; through analysis of statistical data and information; and through review and revision as applicable of the issues and opportunities identified in the Greater Lowndes County 2030 Comprehensive Plan. Each of the following issues and opportunities is addressed by corresponding policies in the “Community Policies” section.

### **Economic Development**

#### **Issues**

1. A large portion of Greater Lowndes employment opportunities are low-wage retail and service-oriented jobs.
2. Many young professionals leave the area in search of greater opportunities, and the remaining workforce lacks the skills required by employers who would potentially offer higher-wage jobs. The issues of low wages and declining workforce adequacy should be addressed together.
3. Low business ownership rates and lack of start-up activity.
4. More support is needed for DBE businesses and small businesses
5. Need more promotion of rural businesses, rural job opportunities, and agricultural education.
6. Lack of a central resource center for entrepreneurs, such as a business incubator.
7. Greater diversity of job sectors is needed.
8. Lack of an established investment network, resulting in a lack of access to capital.
9. Waste treatment is needed for heavy industry.
10. Lack of Downtown tourism booth open on the weekends and after hours.
11. Need an electric grid that can balance demand and supply from individual generators of renewable energy.
12. The basic broadband (high-speed internet) infrastructure that is needed for economic development is not in place, and needs to be made available, affordable, and accessible.
13. Air service needs to be expanded to increase the community’s economic development potential and accessibility by air.

#### **Opportunities**

- Regional Economic Engines such as South Georgia Medical Center, Valdosta State University, Wiregrass Tech, and Moody Air Force Base all contribute to the economic development of the Greater Lowndes community. Continued collaboration to allow for the growth of these institutions with respect to the surrounding environment is vital and will strengthen Greater Lowndes’ position in the expanding research triangle within south-central Georgia.
- Continued collaboration between potential employers and educational institutions, incentive programs, and marketing of potential business clusters could encourage higher-paying employers to locate in our community.
- Promote the community’s easy access to I-75, US-84, and major rail lines and proximity to the Ports of Savannah, Brunswick, and Jacksonville as strengths of location to promote economic development.
- Large logistics companies have located here due to the community’s central location and excellent access by highway and rail. The deepening and expansion of the Port of Savannah offers an opportunity to capitalize further on the logistics industry.
- The community has a strong Development Authority which supports local existing industries.
- The regional airport has expanded and is one of the community’s strengths. Its further expansion would contribute to the regional economy.
- Important parts of the local economy which should be better promoted and utilized include: Agri-tourism (Georgia Grown Trails 41 and 37, Raising Cane, Georgia Olives), agriculture/silviculture, eco-tourism (the Withlacoochee, Little, and Alapaha Rivers, Grand Bay, WMA, and proximity to Okefenokee Swamp), and quality hotels and restaurants.

- Technology improvements and expansions for a better connected (via broadband) community should continue to be explored and expanded through public and private resources.
- Improved gateways into the jurisdictions in Lowndes County will increase awareness of the communities and confer a better sense of place.
- Continue programs such as SEED Center, SBDC at VSU (small business development), Great Promise Partnership, Angel Venture capital funding program, and Goodwill Career Center.
- Encourage small business growth to increase jobs and revenue for the community.
- Increase marketing of small business development resources and programs to highlight small businesses as alternatives to big box and national retailers.
- Implement more smart and green technologies, including alternative/renewable energy and energy-efficient alterations to structures.
- TitleTown USA status and sporting events contribute to the economy in many ways.
- City Opportunity Zones can provide tax credits for attracting jobs to certain areas.

## **Education**

### **Issues**

1. Need an education system that is current, competitive, and focused on the needs of the 21st Century workforce, preparing students for real life with basic skills (soft skills) from Pre-K onwards.
2. More education in IT (High Tech) skills needed.
3. Lack of Pre-K facilities, after school programs, and other programs to ensure that all children get a quality education from an early age.
4. Students have low basic skills coming into college; need to increase expectations for student performance and graduation rates.
5. Lack of accountability for parental involvement.
6. Lack of school options for those who suffer from mental illnesses.
7. Lack of inclusion of charter schools and home schooling in education system planning.
8. School culture focused on sports over books.
9. There is concern about the long-term effects to city and county growth patterns due to perception of quality differences between the two school systems.
10. Public schools need more partnerships with private sector to compensate for loss of funds.
11. Educational millage rates are coming close to the maximum allowed.
12. The high cost of attending college makes college difficult or infeasible for many students.
13. Wiregrass Tech and GMC are less accessible to people on the south side of the County who may lack transportation resources or have other barriers preventing them from attending classes at the current locations.
14. An increasing number of residents have limited English proficiency. Programs at the South Georgia Regional Library, Valdosta State University, and Wiregrass Georgia Technical College should help address the resulting language barriers.

### **Opportunities**

- The community has many higher education options (VSU, Wiregrass, GMC, online learning).
- Encourage private and public/private initiatives that focus on career skills, such as: Collaboration (VECA), K-12 Facilities, MAFB and Schools Collaboration (Military Friendly), Great Promise Partnership, Career Academy, School and Business Partnerships.
- Encourage IB (International Baccalaureate) and AP (Advanced Placement) enrollment and programs.
- Support more Pre-K funding.
- Encourage more emphasis on courses and minimum grade requirements for colleges for K-12 students (more preparation and awareness for students).
- Provide after school programs at all of the schools (both Lowndes County and Valdosta).

- Provide technical and career tracks in local K-12 schools for students not choosing higher education.
- Support networking opportunities (e.g. NCAA Division I Status).
- Mixed-income housing can help lower-income children to get motivated.
- Provide an environment that attracts and retains high quality teachers (e.g. a program like the Kalamazoo Promise that has been implemented in Kalamazoo, Michigan).

## **Community Wellness**

### **Issues**

1. Lack of centralized information resources (such as a 211 system) to promote awareness of existing social services, such as food banks and health & safety programs.
2. More programs and services are needed for the indigent and for the working poor (disabled, uninsured, etc.).
3. Lack of qualified volunteers and lack of a system for coordinating volunteers.
4. Lack of outdoor recreation venues (trails, etc.) and lack of education regarding what outdoor recreation opportunities are available and how to use them safely.
5. Need more recreation programs, especially for girls and the disabled.
6. The community has a low walkability score, as measured by walkscore.com.
7. Lack of access to healthy food options, especially for the indigent and those lacking transportation.
8. Lack of temporary evacuation shelters.
9. Lack of health specialists.
10. Trauma center needed.
11. Dumping of toxic waste in landfills and pollution from industries.
12. Teenage pregnancy continues to be a problem.
13. More education is needed about health and safety risks, especially for youths and adolescents.

### **Opportunities**

- Increased pedestrian/bicycle facilities and recreational facilities (parks, trails, dog parks, improved public river/fishing access) will help encourage healthier, active lifestyles.
- Developments should include pedestrian/bicycle facilities and be built in such a fashion as to allow youth access without automobile dependence.
- Future growth should encourage public and private recreational and entertainment facilities in close proximity to neighborhood centers.
- To ensure Greater Lowndes remains a “family-oriented” community, opportunities for youth engagement should be enhanced through both school and recreational programs.
- There are a good number of recreational programs available through the Valdosta-Lowndes Parks & Recreation Authority (VLPRA).
- Greater promotion of environmental clean-up, through organizations and programs such as Keep Lowndes/Valdosta Beautiful (KLVB), WWALS Watershed Coalition, Inc. (WWALS), Adopt-a-Highway, Adopt-a-Stream, Rivers Alive, and the school systems, will address litter and pollution challenges.
- Greater Lowndes is a regional hub for medical care.
- Tele-Health clinics provide remote access to health specialists; this technology could be more widely utilized.
- Partnership for Health has opened a new dental clinic.
- Many employers are now participating in employee wellness programs.
- Collaboration between educational systems, non-profits, and local governments will ensure a comprehensive approach to improving community wellness, while reducing problems such as health care costs, infant mortality rates, obesity rates, and childhood diabetes rates.
- The Greater Lowndes community has a rich diversity of non-profit resources (e.g. Red Cross, Coastal Plan EOA), which could be utilized to address a number of the community’s wellness

challenges. Greater organization of non-profit resources and professionalization of the individual agencies would increase their overall efficiency and strengthen their impact on the community.

- Improvements in local mental health and developmental disabilities services would help to meet the needs of the community.
- Mosquito-borne illnesses should be addressed preventively.
- Community gardens and education about gardening could help low-income residents to grow more of their own food.
- Promote locally grown products to use as healthy foods in schools, restaurants, and markets.
- Incentives and recognition programs can encourage healthy choices for food and dining, promote education about healthy eating habits, promote healthy food choices in schools, and promote a focus on locally grown products.
- Provide agricultural education opportunities incorporated with nutrition and healthcare.
- Greater Lowndes has a Hazard Mitigation Plan, joint Emergency Management Agency, and good police and fire departments.
- The community has a low crime rate.

## **Housing**

### **Issues**

1. More affordable housing is needed, as well as land to build it on, for low- and moderate-income individuals and families including the military, college age, and recent high school graduates.
2. There is a disconnect between where affordable housing is built and where it is needed. Throughout the community, there is a lack of appropriate housing types for the various segments of our population.
3. Education programs and funding assistance are needed to direct people to affordable housing.
4. Some areas have an overabundance of rental properties due to low homeownership rates and foreclosure, which leads to concentrations of absentee landlords, substandard housing, and degradation of established residential neighborhoods.
5. Rents and utilities are too high, resulting in high vacancy rates in some areas.
6. Foreclosure issues also contribute to high vacancy rates.
7. Some neighborhoods continue to suffer from blight.
8. The impact of development on natural environments needs to be mitigated and minimized from the start, and wildfire hazards need to be considered for developments in the wildland-urban interface.
9. More natural features need to be integrated into development, and existing natural features within developments need to be better utilized for community recreation.
10. Development has "sprawled" out beyond the urban boundaries, and has impacted rural, farm, open and natural lands. Need to educate developers, work to change the mindset that mixed use development is bad, and create more infill and urban area development (less sprawl).
11. Need to educate people about the benefits of common space and public/private meeting areas.
12. Need retiree housing/active adult developments (example: Thomasville and older planned developments).
13. A 24-hour men's homeless shelter is needed.
14. Clearing the title on an abandoned property takes over a year and therefore delays revitalization.

### **Opportunities**

- Prepare and maintain a proactive housing plan that includes an inventory of the existing housing stock and strategies for encouraging an appropriate mixture of housing types and increasing the quantity of affordable housing.
- Well-managed housing developments for a mixture of income levels can be encouraged through incentive programs and financed through land banks.
- Urban infill development can help to revitalize existing neighborhoods while making more efficient use of infrastructure and land than "greenfield" development.

- Old developments with high vacancy rates could be redeveloped.
- Mixed use development can be beneficial to both quality of life and transportation.
- Greater density and implementation of innovative techniques could encourage a higher rate of homeownership.
- Development regulations should be reviewed for impediments to workforce housing and affordable housing.
- The existing housing stock should be positively maintained and protected from incompatible land uses and nuisances through the enforcement of local zoning ordinances, code enforcement, and building inspection programs, improved home renovation programs, etc.
- Valdosta is an Entitlement Community and therefore receives HUD funding. This could be utilized to eliminate substandard housing.
- Encourage cooperation with landlords and use code enforcement to address derelict rentals and property degradation.
- Provide educational programs for homebuyers and for very low-income families to raise awareness of the public housing program.
- "On-Bill" financing can help to pay for utility improvements.
- Examine codes for potential Net Zero energy standards and educate people about the long-term benefits of energy efficiency.
- Megan's House, ACTOS, and Habitat for Humanity are good resources for the community.
- Due to many positive attributes such as location and climate, Greater Lowndes is becoming increasingly attractive to active, amenity-seeking retirees. Development of Active Adult Retirement Communities, continued efforts of the *Triple Crown Hometown*, and a greater focus on accessibility will encourage continuation of this trend.

## Land Use

### Issues

1. The continued separation of housing centers and activity centers will cause increased commuting times, traffic congestion, and service delivery costs.
2. New development should take place closer to existing services/urban areas rather than rural areas.
3. Environmentally friendly land uses are needed. Building outside of the urban service area presents problems for conservation.
4. Overlay districts can cause problems for property owners.
5. Need more trees and greenery, and more focus on beautification.

### Opportunities

- Designated Urban Service/Rural Service Areas provide guidance for development decisions to ensure greater protection of our rural character and more efficient expansion of services.
- Designation of an Urban Fringe Area will provide a transition zone allowing for clearer communication of preferred land development patterns.
- To ensure compatible, aesthetically pleasing development that is in line with our community's character, each community could establish design standards. These standards would ensure that future development supports the community's overall vision.
- Throughout the community, especially in the City of Valdosta, there are previously developed or vacant properties served by existing infrastructure that should be redeveloped (Infill, Greyfield, and Brownfield Development). Increased public-private partnerships would aid redeveloping these properties. A comprehensive inventory of such projects should be developed.
- Community gardens and urban orchards would be a good reuse for some parcels that are hard to develop.
- As a major economic and social engine, Moody Air Force Base will be protected from incompatible encroachment through established Moody Activity Zoning districts. Implementation of the Joint Land Use Study will ensure continued protection of Moody AFB occurs at a regional level.



- Commercial activity centers and schools should be located within a close proximity to existing or planned residential areas to allow for greater utilization of alternative modes of transportation.
- Mixed use developments should be encouraged in appropriate areas.
- Provide light commercial development and other amenities in smaller rural communities such as Naylor.
- Major institutions such as MAFB, VSU, SGMG, GMC, and WGTC continue to spur development in their respective local areas.

## **Natural Resources**

### **Issues**

1. Need more local promotion and marketing of natural resources.
2. Current growth trends will eventually lead to degradation of natural greenspaces.
3. The community needs more preservation of natural and conservation lands, greenery, and the urban forest within the City, on both private and public lands.
4. In several areas, development has occurred in wetlands or in flood-prone areas.
5. Poor drainage and stormwater issues are present throughout the community. Water retention and management in the entire watershed needs to be addressed.
6. Paving and rooftop development in the upper part of our watershed sends water down the rivers, sometimes causing serious flooding.
7. There are TMDL (Total Maximum Daily Load) issues on some stream segments.
8. There are inconsistencies in water quality throughout the community.
9. Need independent third-party water quality monitoring upstream and downstream of all wastewater problem areas.
10. Need to increase emphasis on remediating Alapaha River basin in Valdosta, as well as Withlacoochee basin.
11. The community's abundant groundwater resources need to be safeguarded.
12. Retention ponds around the community are poorly maintained.
13. There are not enough public facilities and opportunities for local children and adults to swim.
14. Need bike and/or hiking trails along the rivers.
15. More programs are needed that take children on nature tours and educate them about the environment.
16. More public awareness of prescribed burns is needed in order to reduce 911 calls.

### **Opportunities**

- Reestablishment of a greenspace program to establish a connected network of greenspaces and parkland, through programs such as Rails to Trails, would help preserve natural areas for future generations. Implementation techniques should include promotion of conservation easement opportunities and greater collaboration with the Tax Assessors office to provide incentives for land owners to participate in greenspace protection.
- The Arbor Day Foundation has recognized Valdosta as Tree City USA, VSU as a Tree Campus USA, and Georgia Power as a Tree Line USA utility. This is believed to be the only community with all three certifications.
- Improvements to Langdale Park will make the park an increased asset to the community.
- Valdosta State University is making improvements to the Azalea City Trail and Camellia Trail.
- Encourage native plants rather than non-native ornamentals for landscaping.
- Develop a Canopy Road Program to provide protection of natural resources and increase tourism opportunities at the same time.
- Consider options for alternative methods of paving dirt roads to provide protection for existing natural resources along those roads and to maintain the rural family friendly atmosphere.



- Promote education and awareness of water resources, importance of quality and quantity of water, historical resources, blueways, and boat landing locations (e.g. on the Withlacoochee, Little, and Alapaha Rivers).
- The new wastewater treatment plant is an asset to the community and wastewater treatment can be enhanced to prevent pollution of waterways.
- Municipal Best Management Practices for stormwater can improve water quality.
- The region has good alternative fuel and energy resources that should be taken advantage of, such as the Natural Gas Facility.
- Increase use of solar panels, e.g. for new water heaters.
- Increase awareness of energy conservation as relates to transportation and manufacturing.
- Increase public awareness of the recycling programs for the Cities and County.
- The area's subtropical climate and lack of saltwater intrusion distinguish this region from northern and coastal Georgia.
- The colleges and schools provide a good base of environmental knowledge to draw from.

## **Cultural Resources**

### **Issues**

1. There needs to be more awareness of the many cultural programs, activities, and events that are available locally.
2. More programs are needed for children and the economically underprivileged.
3. More family-friendly events are needed in the area.
4. More volunteers are needed to work with recreation programs.
5. Lack of museums, such as a science museum.
6. Historic resources located outside of a designated historic district have virtually no protection from degradation or demolition.
7. Proliferation of billboards on I-75 impacts the aesthetic quality of the community.
8. Elements of racial division, perceived or real, still persist and sometimes hold the community back.

### **Opportunities**

- There are many excellent cultural and artistic events and venues, such as the Dosta Theater, First Fridays, Farm Days, Turner Center for the Arts, etc.
- VSU brings many great cultural opportunities to the community, including the Symphony Orchestra, Peach State Summer Theater, etc.
- The redevelopment that has occurred in Downtown Valdosta has enhanced the area and contributed to a better quality of life for the community.
- Greater protection efforts should occur to utilize historic resources and incorporate them into the community's tourism efforts. Implementation techniques should include nominations to the federal register where appropriate.
- Dirt roads have a rural ambience that is underutilized. They can be maintained with their existing character and promoted for tourism, as in Florida's Canopy Roads program, rather than being paved and widened. Dirt roads that are paved could be paved in a less intrusive, more environmentally friendly manner without clearing the entire right of way.
- Many historical figures have roots in the area, such as Doc Holliday.
- The Crescent provides a beautiful example of historic preservation and gardening.
- Balance historical preservation with desire for new construction.
- Walking tours could highlight the community's culture and history. Several tour brochures have been produced in the past, so some of the work has already been done and these tours could be revived. Examples: Azalea Tour, walking tours of VSU campus/downtown/Fairview Historic District, VSU longleaf pines, old oak trees.
- Smaller communities could adopt strategies to identify and protect local historic resources.

- Encourage more museums or ways to incorporate the merging of old South with modern South.
- The community's railroad history could be promoted, including the move of the original community from Troupville to the railroad tracks. The train-watching area by Olympic Park could be promoted as a tourist attraction.
- The Historical Museum is moving to the old Bird Hospital, which will allow for expansion and improvements.
- The Extension Service is very active, with various events (e.g. the annual Ham and Egg Show).
- Sporting events bring together many different sectors of the community.
- Wild Adventures is a great cultural asset for the community.
- The VSU Herbarium is not well known and could be better promoted.
- Expand Farm Days to be larger, both in size and vendors.

## Transportation

### Issues

1. There is a lack of transportation options for getting to work, education, healthcare, and stores. Traffic planning has focused mostly on the automobile.
2. Lack of efficient, accessible and affordable fixed-route public transit system; "On Demand" transit is costly and unreliable.
3. Pedestrian crossings, particularly around schools, can be dangerous and need to be addressed. Some crossing signals do not work (e.g. around Baytree Rd. near the Mall). Some intersections, even though they have pedestrian signals, are still so dangerous for pedestrians that they need special signage (e.g. Baytree/Gornto, Ashley/Park/Bemiss).
4. More sidewalks are needed. Some streets have sidewalks on only one side but need them on both sides (e.g. near Mall and near Blanton Commons). Existing sidewalks need to be maintained and extended.
5. Lack of education for cyclists and motorists regarding bicycling rules, regulations, and safety.
6. More bike lanes are needed. In many places striped bike lanes are insufficient and only protected bike lanes would be effective.
7. The statewide law banning bicycles on sidewalks is not relevant because bicyclists are safer on sidewalks in many locations.
8. There is traffic congestion due to lack of connectivity and lack of efficient traffic movement (traffic management/signal timing) in some areas, e.g. Five Points.
9. Truck traffic in Downtown poses a safety hazard and needs to be re-routed away from Downtown.
10. Lack of East-West connections and/or bypasses (over railroads, rivers, Interstate, etc).
11. Lack of passenger rail service to cities such as Jacksonville, Atlanta, or other metropolitan hubs.
12. Need a single car rail line for local connections.
13. Several railroad track crossings cause traffic backups, e.g. on Baytree Rd.
14. Some railroad crossings have only stop/yield signs and no drop arms, and are hazardous with poor visibility; there have been several fatalities recently.
15. Poor ROW planning (insufficient width) in some locations.
16. Need larger airport with more activity, more routes (e.g. to Orlando), and more than one airline.

### Opportunities

- Develop basic transportation and utility infrastructure that promotes economic development and private sector investment.
- Upgrade and maintain transportation infrastructure to support and encourage growth in identified areas.
- Increase education and awareness regarding local transportation priorities and the relative perceived/real importance of various transportation issues.
- More public/private partnerships for transportation.
- The presence of the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO) means that there is a federally- and state-funded transportation planning agency in the area staffed by professional transportation planners.

- Continue to develop resources for Valdosta Regional Airport.
- Implement the Valdosta-Lowndes Bicycle/Pedestrian Master Plan and the Regional Bicycle/Pedestrian Master Plan.
- Connect the sidewalks and widen them into multi-use paths so that they can be used by cyclists and pedestrians.
- State-designated bicycle routes (Georgia Bicycle Route 10) could be improved by infrastructure such as bike lanes or paved shoulders without rumble strips.
- In addition to fixed-route public transit, other options, such as disabled passes for transit (as used in Albany) and work-sponsored transit, could be beneficial.
- TIPSy Transit, the MAFB service, and MIDs provide much needed on-demand public transit in the area. There is an opportunity to make more of the public aware of these services.
- The pilot shuttle project has exceeded expectations and may pave the way for a fixed-route transit system.
- Coordinate with Moody Air Force Base regarding the preferred route for their employees and delivery vehicles to access I-75.
- Golf carts could be better utilized for efficient transportation (example: Peachtree City).
- Mixed use development can help with transportation issues.
- Staggered work times could reduce traffic congestion.
- Better traffic control and management would ease congestion.
- Solar powered LED lights for traffic lights can save energy.

## **Community Facilities and Services**

### **Issues**

1. In the future, the lack of sewer availability will directly impact the economic development opportunities of the Cities of Lake Park and Dasher. Additionally, both communities are located in a groundwater recharge area where extensive use of septic systems should be discouraged.
2. The continued maintenance and expansion of sewer capacity in the City of Hahira has a direct impact on its economic development and residential growth opportunities. The community should examine long-term solutions to the system's limited capacity, in addition to short-term resolutions.
3. In some areas of the community, current development trends do not provide for or promote interconnected access between adjacent developments. Such access, especially for commercial areas, would decrease the amount of traffic entering and exiting major roadways thus providing safer and more efficient traffic circulation.
4. Improvements to wastewater, stormwater, and sewer systems (including the wastewater treatment plant) need to be continued and monitored for effectiveness.
5. Ensure that wastewater processing is adequate to handle increased capacity for economic development and that industrial wastewater treatment capability is available. Some regulations are too much of an obstacle.
6. Planning efforts for a new entertainment venue should be continued.
7. The Public Library needs to continue to be accessible by foot/bike/transit.
8. The community needs more accessibility to local recreational opportunities and more recreational amenities, especially in underserved areas, for example: Soccer fields, basketball courts, skate rink, more kid-friendly options, community centers, and playground equipment.
9. Access to broadband (high-speed internet) desperately needs to be expanded and improved with faster service.
10. Utility rates are high and options for utilities (including cable) are limited.
11. Portions of the community do not provide sufficient recycling services. Services need to be better facilitated and expanded, with more recycling locations/facilities, better incentives to provide service, more materials accepted, better education and communication about services, and better participation at commercial and multi-family complexes.
12. Lack of shelter sites for the homeless during cold weather.

13. The community needs a local meat processing plant with USDA-certified personnel on-site so that animals can be processed locally and the meat can be sold locally.

### **Opportunities**

- Both Lowndes County and the City of Valdosta should continue to provide available water and sewer capacity in their existing utility systems to support additional development. The extension of this capacity should occur in such a fashion as to promote the development of appropriate land uses.
- Coordinate expansions of utility systems with expansions of roadway systems.
- Existing and proposed conference facilities offer the opportunity for the community to become a regional hub for conferences, conventions, etc.
- The area has abundant sunshine for solar energy generation as well as ample infrastructure for grid access. This provides an opportunity for increased use of alternative energy, which, along with education about how to conserve energy, could help to reduce utility costs.
- SPLOST is a possible source for funding utilities and infrastructure.
- There is an opportunity to improve local health and safety through improvements to the wastewater treatment plant.
- The more local residents are educated about local conservation and recycling efforts, the more likely they will participate in those efforts.
- Encourage the provision of community wireless broadband access (provided either by the public sector, private sector, or both in partnership).
- A horse arena open to the public would be a good recreational opportunity.
- The Five Points Civic Center project should continue to be pursued.

## **Intergovernmental Coordination**

### **Issues**

1. Need better coordination, communication, and resource sharing between the local governments, the universities, and businesses.
2. Engaging stakeholders is not always done effectively; we need more community involvement and participation.
3. Need improved access (including electronic access) to local governments' and authorities' agendas and minutes, as well as public education on how to access them.
4. Lack of transparency of local requirements.
5. Struggle between full funding of programs and what community budgets can allow.
6. The Greater Lowndes Growth Advisory Committee has not met recently.

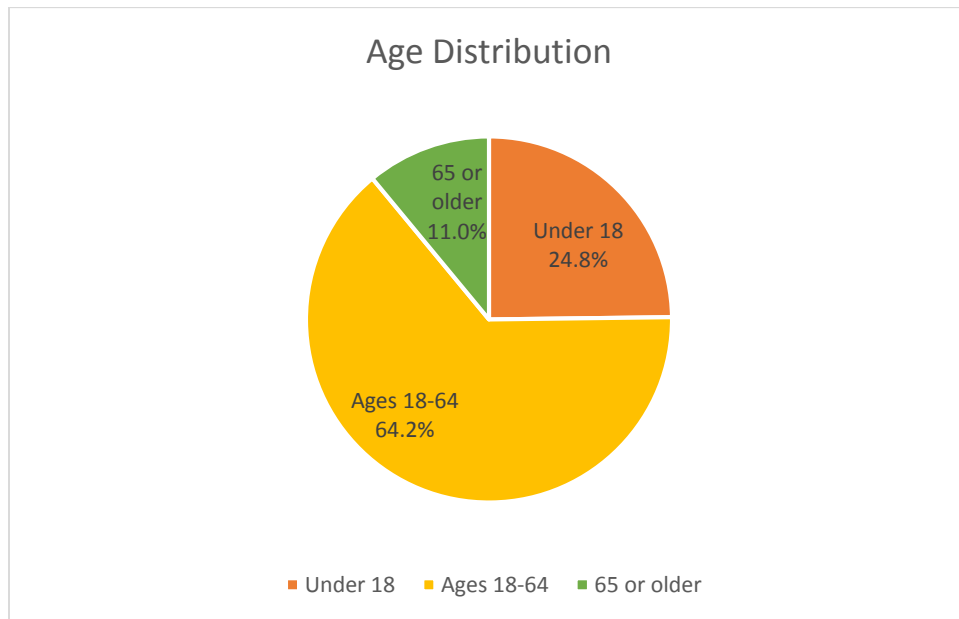
### **Opportunities**

- The stakeholder group for the present Comprehensive Plan Update could reunite the Greater Lowndes Growth Advisory Committee for future coordination between public and private entities.
- Reconstitute the Participation Plan; possibly learn techniques from the Valdosta-Lowndes Metropolitan Planning Organization.
- Engage stakeholders better; utilize technology to inform and educate public.
- Improve access to elected officials.
- Make all local governments transparent and hire staff who support this objective.
- Make efforts to coordinate state and federal legislative communication.
- Look for places where the duplication of common needs can be minimized through increased collaboration, such as joint use of facilities between schools and Parks and Recreation, and ongoing city/county collaboration that includes school boards.
- More multi-agency and organizational meetings.
- More public and private partnerships.

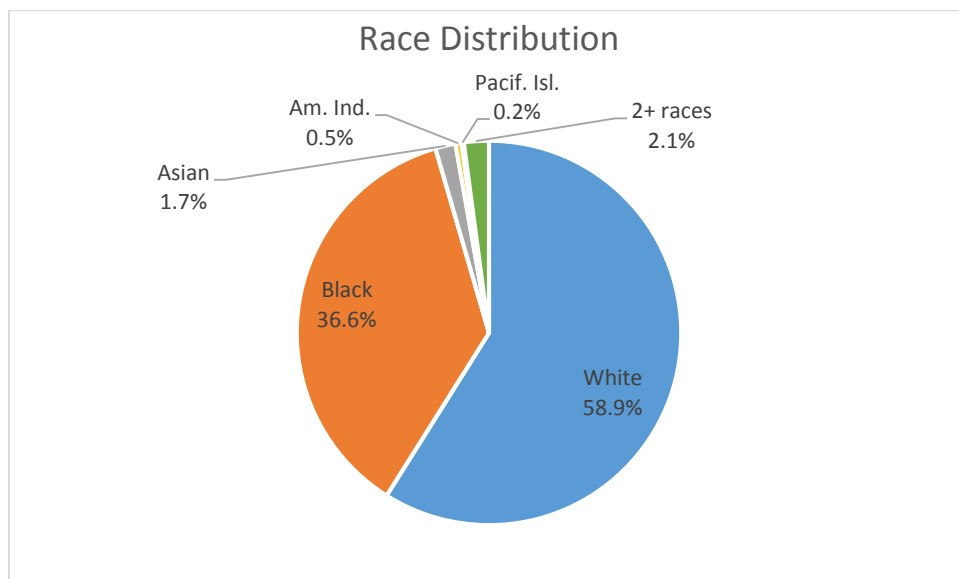
- Education about available funding and how it is allocated.
- Marketing trips to increase our visibility in front of site selectors by using regional partners.

### III. 3. Analysis of Data and Information

#### Lowndes County

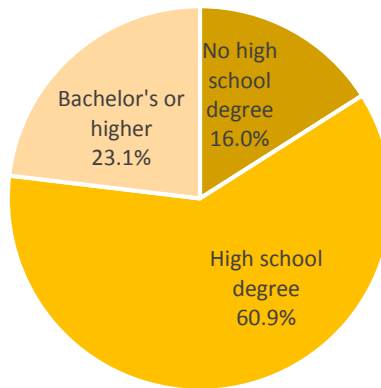


The 2014 population of Lowndes County is 113,523. Since the 2010 Census, the population has increased by 3.9 percent. As of the U.S. Census Bureau's 2014 estimate, 24.8 percent of the population are under age 18, 64.2 percent are between 18 and 64, and 11.0 percent are aged 65 or older. The population is 51.1 percent female and 48.9 percent male.



As of 2014, the population is 59 percent White, 36.6 percent Black or African American, 1.7 percent Asian, 0.5 percent American Indian and Alaska Native, 0.2 percent Native Hawaiian and Other Pacific Islander, and 2.1 percent of two or more races. 5.5 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 3.8 percent of the population are foreign-born and 5.7 percent of people aged 5 or older speak a language other than English at home.

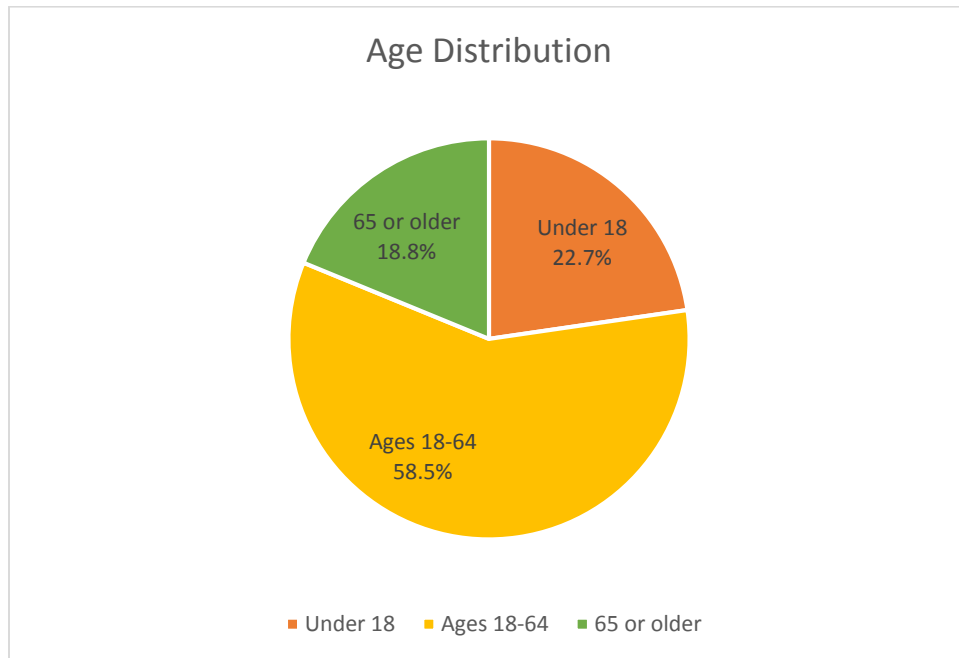
### Population Aged 25 Years Or Older



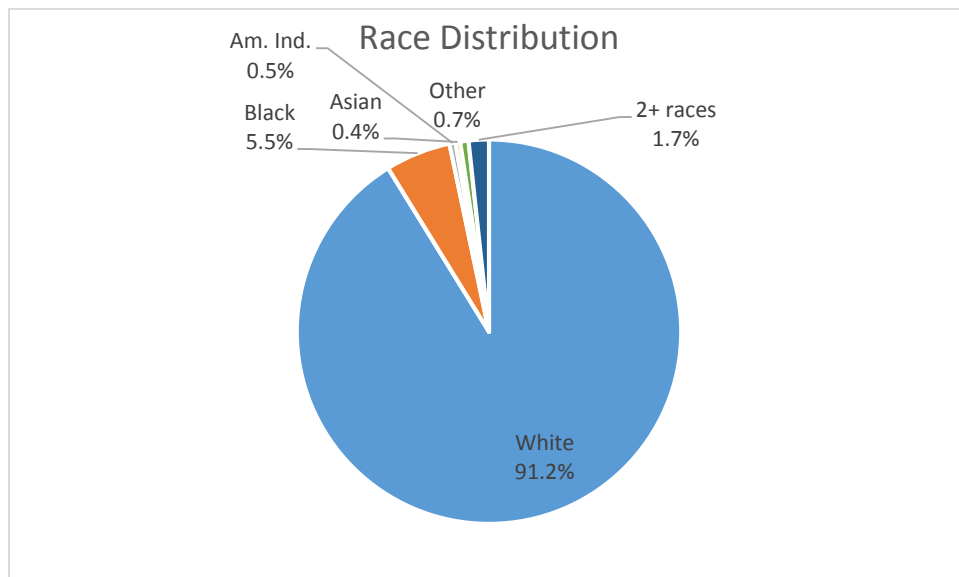
According to 2014 Census Bureau estimates, 23.1 percent of the population aged 25 or older have a bachelor's or higher degree. 60.9 percent have a high school degree but no bachelor's or higher degree. 16 percent of those 25 or older do not have a high school degree.

According to 2009-2013 five-year estimates, there are 39,722 households, with an average of 2.7 persons per household. The homeownership rate is 53.9 percent, and the median owner-occupied home value is \$133,700. The median household income is \$37,365 and the per capita income is \$18,897, measured in 2013 dollars. 24.3 percent of the population lives below the poverty level.

## Dasher

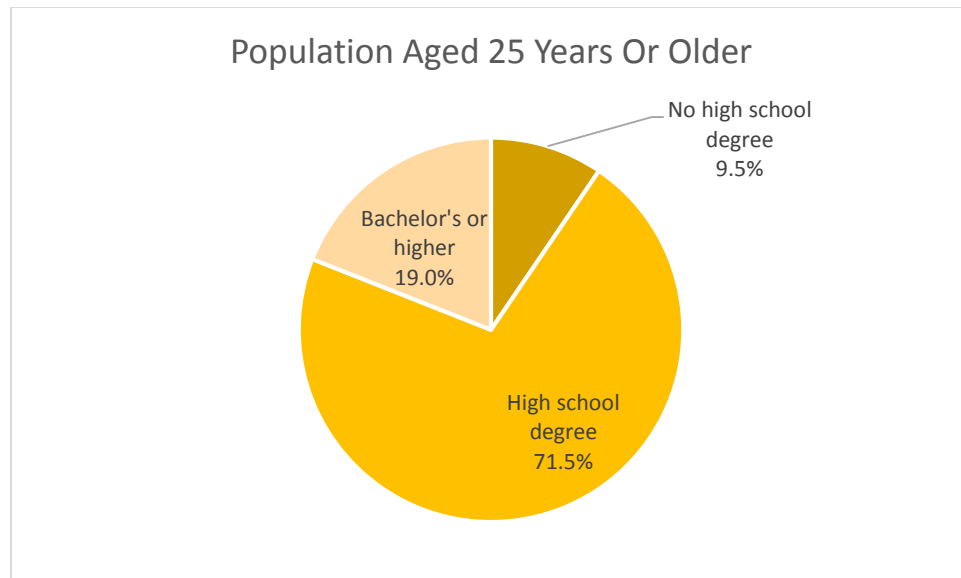


The 2013 population of Dasher is 957. As of the U.S. Census Bureau's 2013 estimate, 22.7 percent of the population are under age 18, 58.5 percent are between 18 and 64, and 18.8 percent are aged 65 or older. The population is 52.6 percent female and 47.4 percent male.



As of 2013, the population is 91.2 percent White, 5.5 percent Black or African American, 0.5 percent American Indian and Alaska Native, 0.4 percent Asian, 0.7 percent other races, and 1.7 percent of two or more races. 2.5 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 1.2 percent of the population are foreign-born and 1.9 percent of people aged 5 or older speak a language other than English at home.

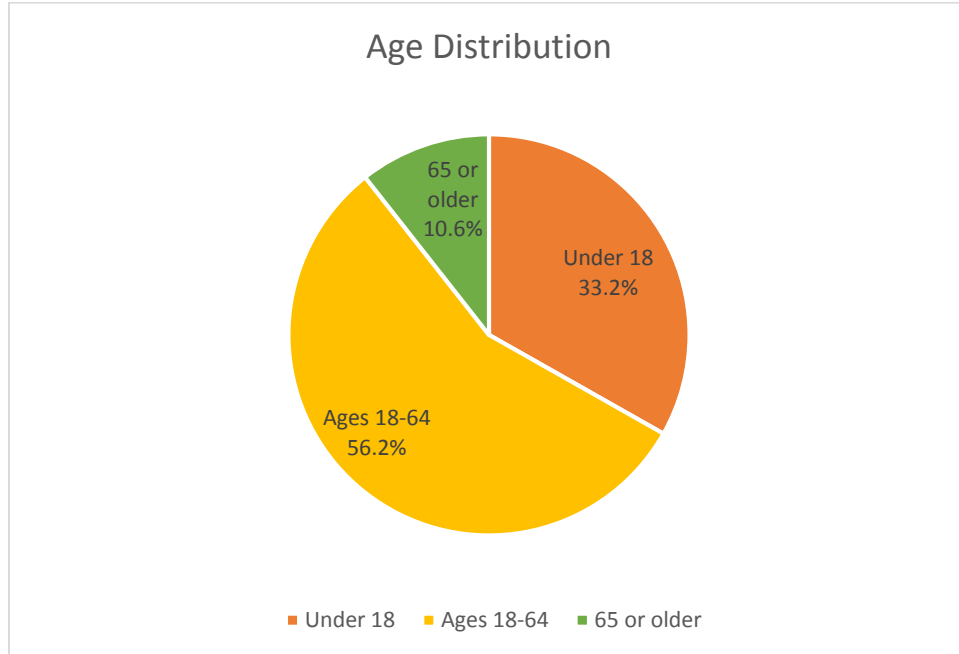




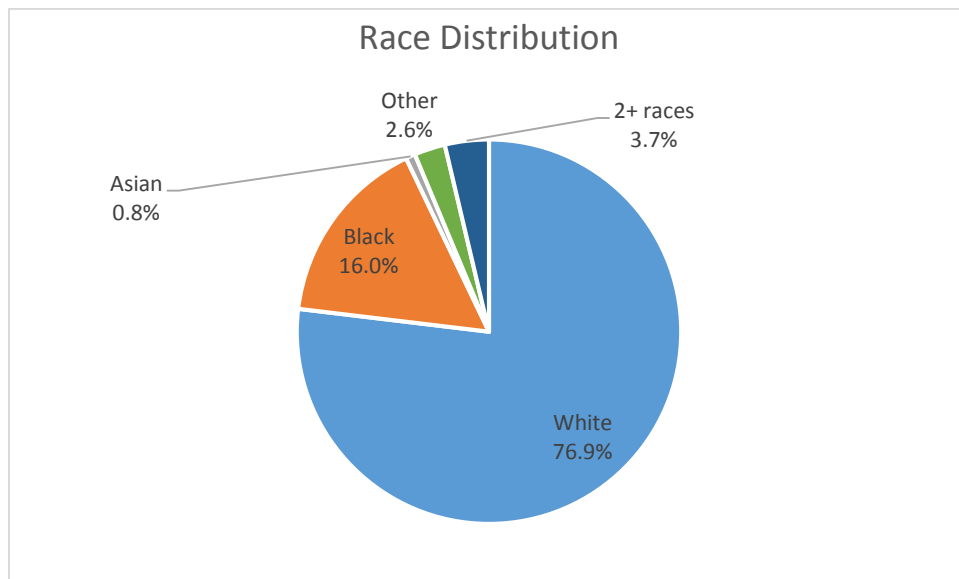
According to 2009-2013 Census Bureau estimates, 19 percent of the population aged 25 or older have a bachelor's or higher degree. 71.5 percent have a high school degree but no bachelor's or higher degree. 9.5 percent of those 25 or older do not have a high school degree.

According to 2009-2013 five-year estimates, there are 337 households, with an average of 2.73 persons per household. The homeownership rate is 82.5 percent, and the median owner-occupied home value is \$122,600. The median household income is \$52,054 and the per capita income is \$22,511, measured in 2013 dollars. 12.8 percent of the population lives below the poverty level.

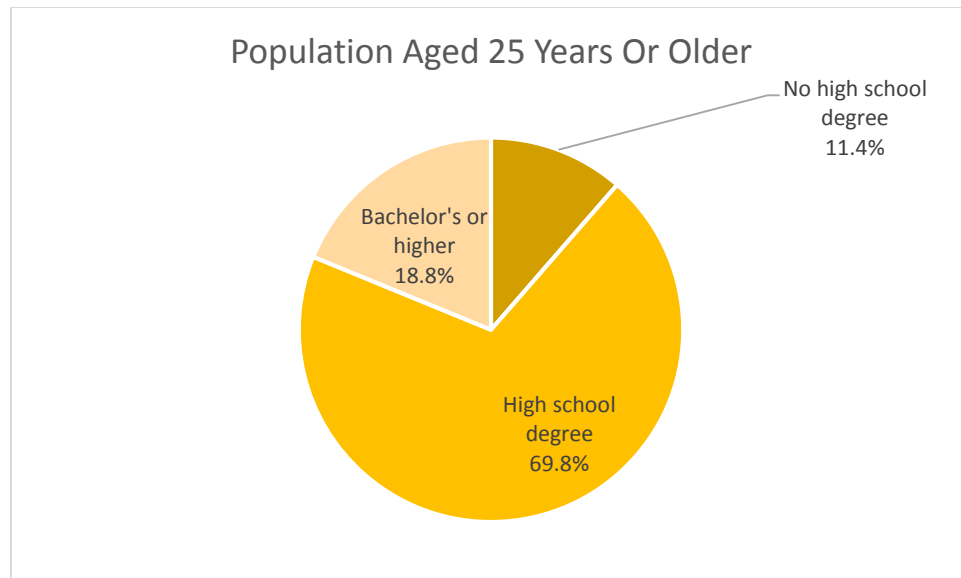
## Hahira



The 2013 population of Hahira is 2,767. As of the U.S. Census Bureau's 2013 estimate, 33.2 percent of the population are under age 18, 56.2 percent are between 18 and 64, and 10.6 percent are aged 65 or older. The population is 54 percent female and 46 percent male.



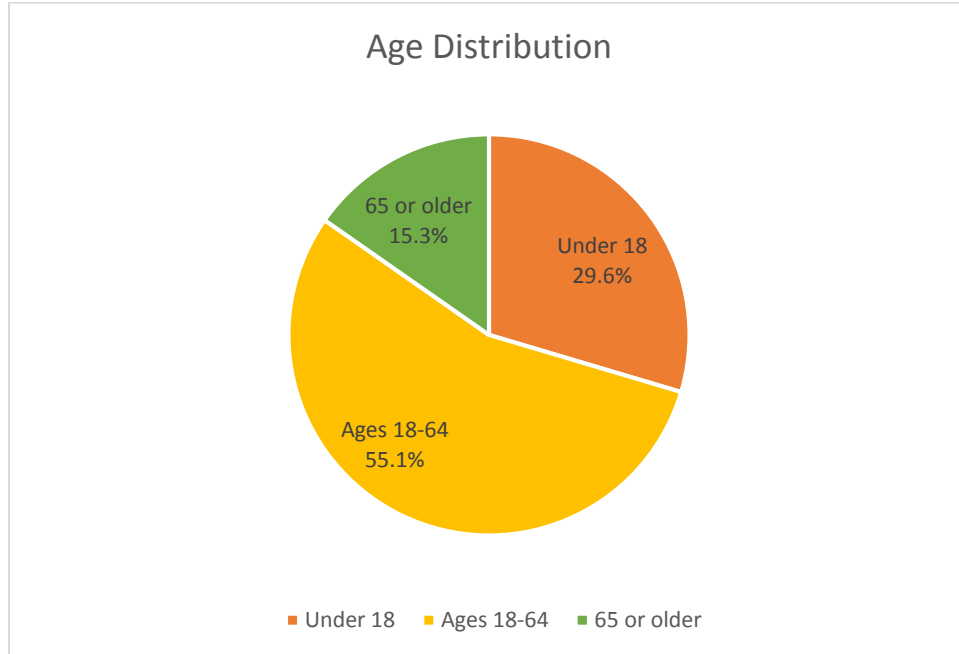
As of 2013, the population is 76.9 percent White, 16 percent Black or African American, 0.8 percent Asian, 2.6 percent from other races, and 3.7 percent of two or more races. 9.4 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 1.7 percent of the population are foreign-born and 6.9 percent of people aged 5 or older speak a language other than English at home.



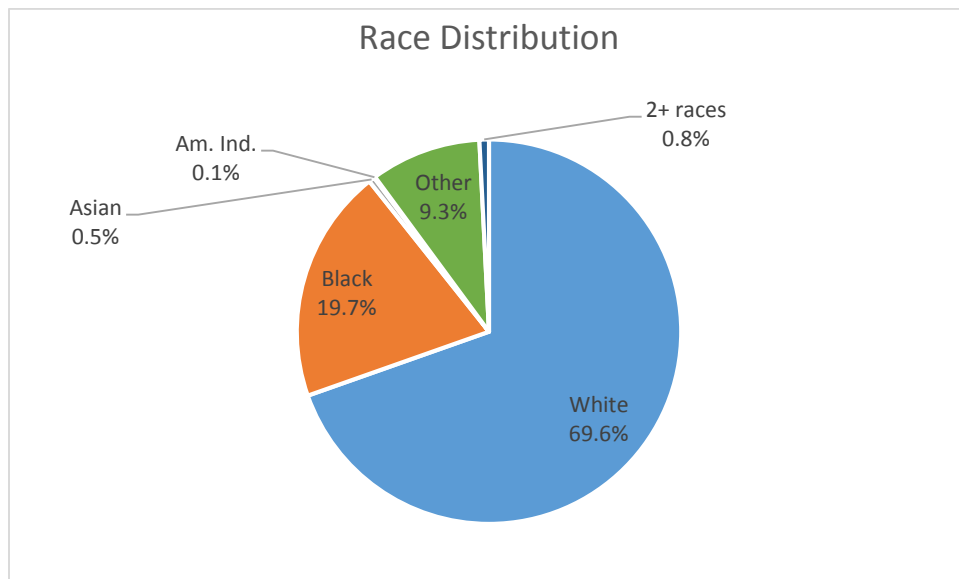
According to 2009-2013 Census Bureau estimates, 18.8 percent of the population aged 25 or older have a bachelor's or higher degree. 69.8 percent have a high school degree but no bachelor's or higher degree. 11.4 percent of those 25 or older do not have a high school degree.

According to 2009-2013 five-year estimates, there are 1,007 households, with an average of 2.75 persons per household. The homeownership rate is 67.6 percent, and the median owner-occupied home value is \$120,100. The median household income is \$43,171 and the per capita income is \$18,687, measured in 2013 dollars. 10.4 percent of the population lives below the poverty level.

## Lake Park

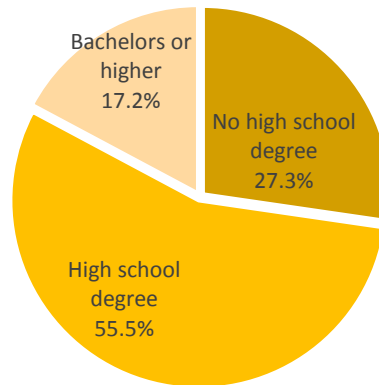


The 2013 population of Lake Park is 797. As of the U.S. Census Bureau's 2013 estimate, 29.6 percent of the population are under age 18, 55.1 percent are between 18 and 64, and 15.3 percent are aged 65 or older. The population is 55.6 percent female and 44.4 percent male.



As of 2013, the population is 69.6 percent White, 19.7 percent Black or African American, 0.5 percent Asian, 0.1 percent American Indian and Alaska Native, 9.3 percent from some other race, and 0.8 percent of two or more races. 13.3 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 3.5 percent of the population are foreign-born and 11.4 percent of people aged 5 or older speak a language other than English at home.

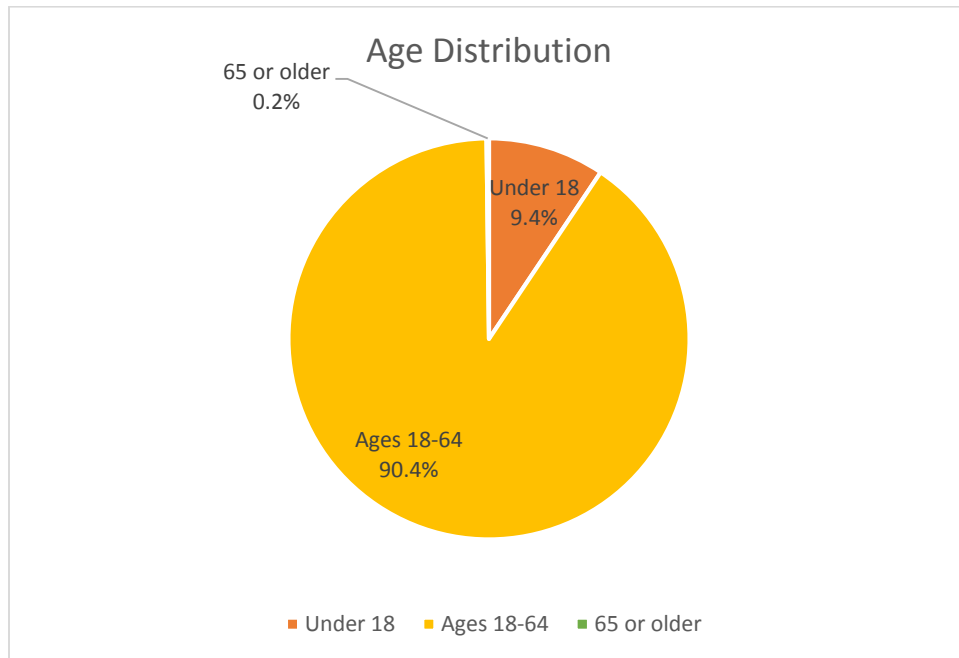
### Population Aged 25 Years Or Older



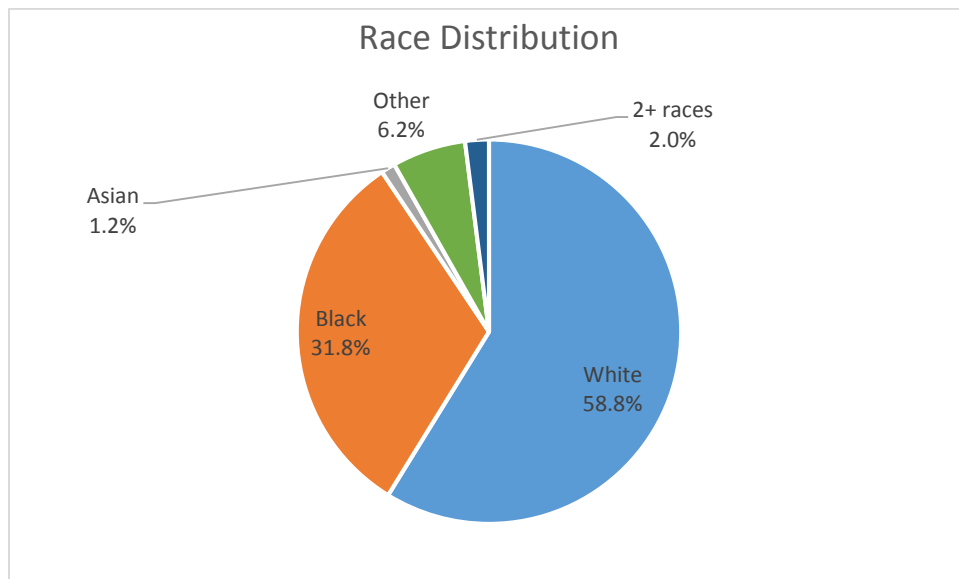
According to 2009-2013 Census Bureau estimates, 17.2 percent of the population aged 25 or older have a bachelor's or higher degree. 55.5 percent have a high school degree but no bachelor's or higher degree. 27.3 percent of those 25 or older do not have a high school degree.

According to 2009-2013 five-year estimates, there are 292 households, with an average of 1.14 persons per household. The homeownership rate is 68.6 percent, and the median owner-occupied home value is \$157,400. The median household income is \$34,375 and the per capita income is \$19,022, measured in 2013 dollars. 29 percent of the population lives below the poverty level.

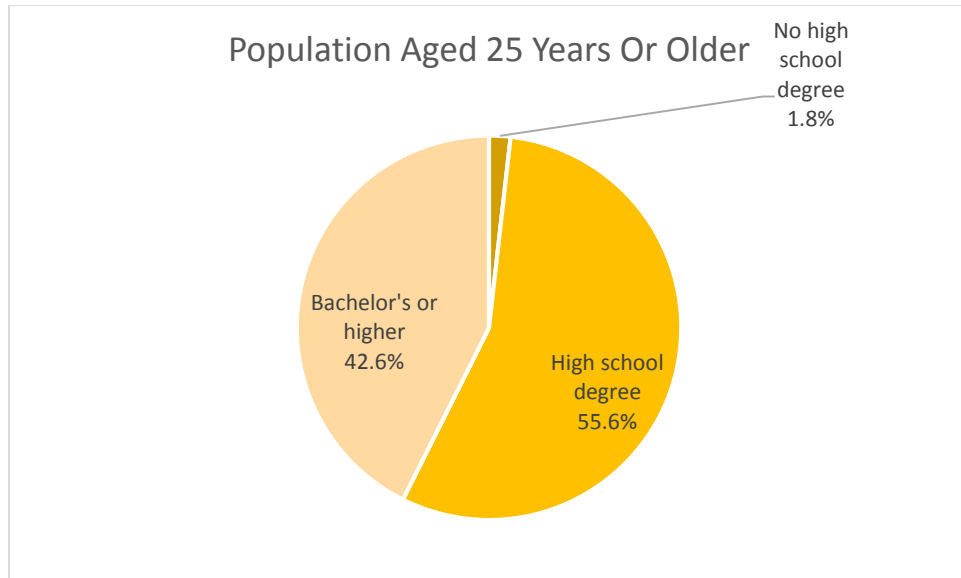
## Remerton



The 2013 population of Remerton is 1,281. As of the U.S. Census Bureau's 2013 estimate, 9.4 percent of the population are under age 18, 90.4 percent are between 18 and 64, and 0.2 percent (3 people) are aged 65 or older. The population is 41.7 percent female and 58.3 percent male.



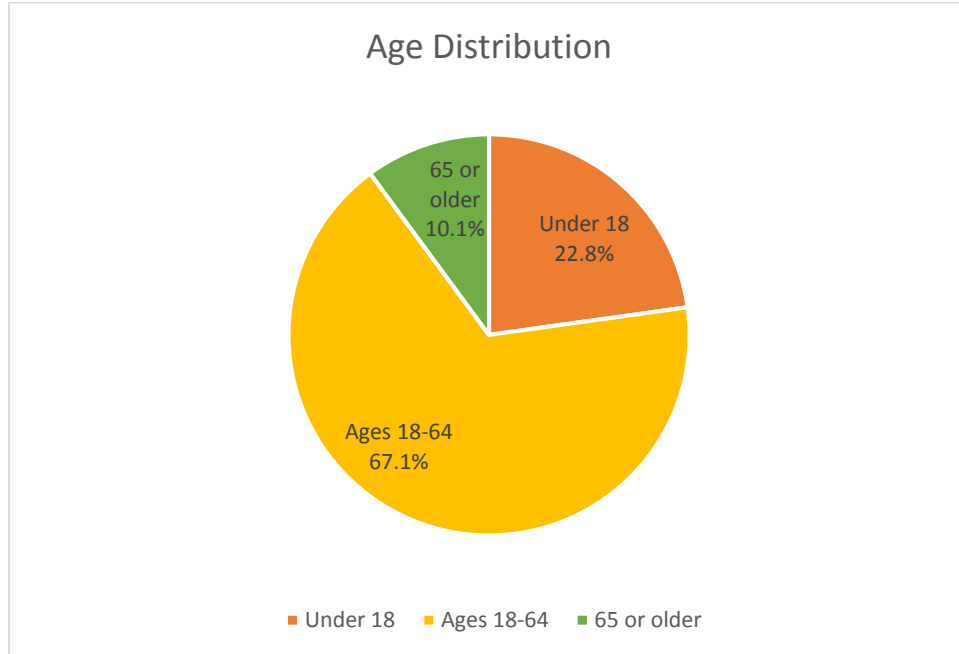
As of 2013, the population is 58.8 percent White, 31.8 percent Black or African American, 1.2 percent Asian, 6.2 percent from other races, and 2 percent of two or more races. 9.9 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 6.2 percent of the population are foreign-born and 8.4 percent of people aged 5 or older speak a language other than English at home.



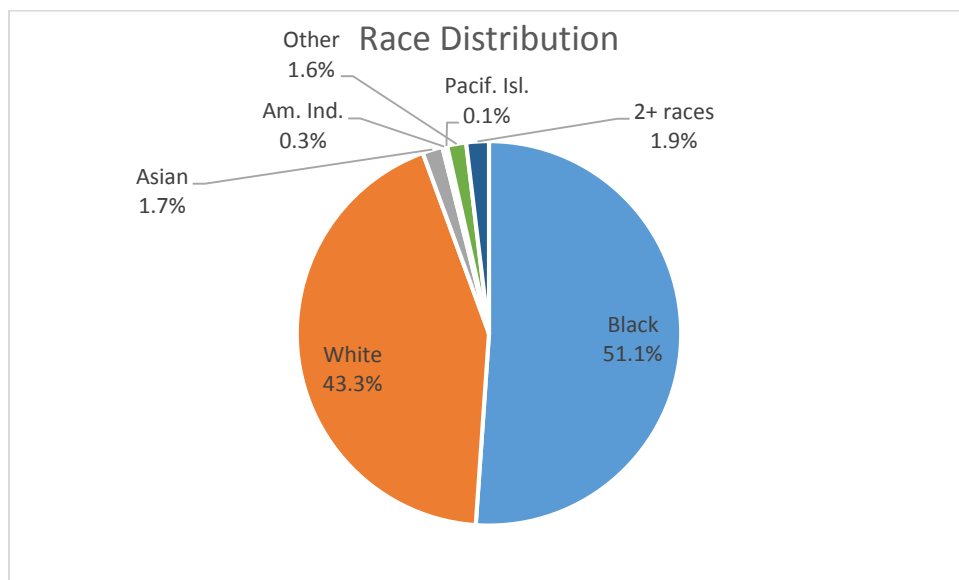
According to 2009-2013 Census Bureau estimates, 42.6 percent of the population aged 25 or older have a bachelor's or higher degree. 55.6 percent have a high school degree but no bachelor's or higher degree. 1.8 percent of those 25 or older do not have a high school degree.

According to 2009-2013 five-year estimates, there are 590 households, with an average of 2.17 persons per household. The homeownership rate is 2.9 percent, and the median owner-occupied home value is \$105,700. The median household income is \$19,554 and the per capita income is \$12,710, measured in 2013 dollars. 56 percent of the population lives below the poverty level. The city's large student population influences income- and housing-related statistics.

## Valdosta



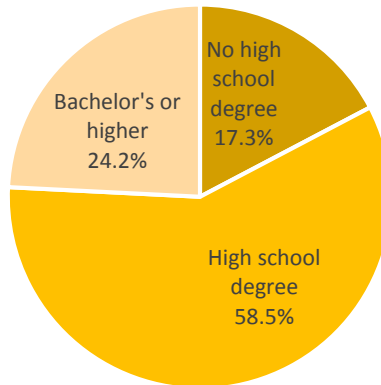
The 2014 population of Valdosta is 56,595. Since the 2010 Census, the population has increased by 3.3 percent. As of the 2010 Census, 22.8 percent of the population are under age 18, 67.1 percent are between 18 and 64, and 10.1 percent are aged 65 or older. The population is 53.1 percent female and 46.9 percent male.



As of 2014, the population is 51.1 percent Black or African American, 43.3 percent White, 1.7 percent Asian, 0.3 percent American Indian and Alaska Native, 0.1 percent Native Hawaiian and Other Pacific Islander, 1.6 percent from other races, and 1.9 percent of two or more races. 4 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 4.4 percent of the population are foreign-born and 5.7 percent of people aged 5 or older speak a language other than English at home.



### Population Aged 25 Years Or Older



According to 2009-2013 Census Bureau estimates, 24.2 percent of the population aged 25 or older have a bachelor's or higher degree. 58.5 percent have a high school degree but no bachelor's or higher degree. 17.3 percent of those 25 or older do not have a high school degree.

There are 21,005 households, with an average of 2.54 persons per household. The homeownership rate is 39.5 percent, and the median owner-occupied home value is \$128,100. The median household income is \$29,371 and the per capita income is \$17,276, measured in 2013 dollars. 32.9 percent of the population lives below the poverty level.

## IV. Consideration of DCA Community Quality Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

### 1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### Best Practices

- **Access Georgia Assistance Programs:** Participate in Georgia programs aimed at furthering local economic development efforts, including: Georgia Competitiveness Initiative, Competitive Assessment (EDGE), Georgia Work Ready, Entrepreneur Friendly Community program, Quick Start.
- **Business Incubator:** Develop/maintain business incubators in coordination with Valdosta State University to give local entrepreneurs a useful location to support a fledgling business.
- **Economic Development Strategy:** Maintain a collaborative, public/private local economic development strategy by involving stakeholders such as local business owners, the Chamber of Commerce, Downtown Development Authority. Enlist stakeholder input on a regular basis to reveal what training or expertise exists within the community workforce, what types of businesses or industries need to be developed, and what constraints exist on business growth within the community.

### 2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

#### Best Practices

- **Green Space Plan:** Develop, adopt, and implement a green space plan that provides for connectivity of permanently protected green space throughout the community. Setting aside the greenspace can be done through direct purchase by the local government, purchase of the development rights to the land only, or by working with local land trusts to focus their efforts to acquire conservation easement in the areas identified in the local greenspace plan. Greenspace plans are a wonderful asset for tourism management as well as bicycle plans.

### 3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

#### Best Practices

- **Adaptive Reuse:** Create incentives such as tax breaks, code changes or other regulatory tools to encourage property owners to rehabilitate underutilized or vacant structures so that they can be put to new uses.
- **Brownfield Redevelopment:** To encourage redevelopment and reuse of abandoned brownfields (old industrial properties) in a community, develop a program that includes any of the following elements: 1) Inventory all of the brownfields. 2) Have each brownfield site assessed to determine the likely cost of cleaning up or containing any residual on-site contaminants. 3) Offer financial incentives (or at least information of financial assistance available from other sources) for remediation and redevelopment of these sites, since the clean-up and/or containment of brownfields is often very expensive.

#### 4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

##### Best Practices

- **Capital Improvement Program:** Develop an infrastructure investment plan that clearly spells out what public services and infrastructure your community will provide where, and when, so that your community grows in a rational and organized manner. This should accompany the comprehensive plan and indicate to developers and citizens where the community desires new development to be located. A capital improvement program brings predictability to the location and extent of future public facility expansions, so that residents and developers can plan their investments accordingly.
- **All-Hazards Strategy:** Adopt an all-hazards strategy for disaster preparedness and response. Being prepared for All-hazards includes not only natural disasters such as floods and tornadoes, but also technical disasters such as fires or supply chain failure and human based disasters like hostage situations or pandemics.

#### 5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

##### Best Practices

- **Form-Based Codes:** Form-based codes rely on the principle that design is more important than land use. Rather than regulate by zoning (use) districts, form-based codes regulate development by the scale, siting (e.g., setback) and architectural characteristics of the buildings allowed on each lot. Form-based codes rely on a "regulating plan" which consists of a map that sets forth geographic divisions of the community and the desired development conditions and building characteristics for each district.
- **Code Enforcement:** Utilize code enforcement as a tool to require property owners to properly maintain their residential units and thereby prevent neighborhood blight and foreclosed properties.

#### 6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

##### Best Practices

- **Regional Economic Development Efforts:** Join and participate in joint development authorities or other regional economic development organizations to work together to market regional assets to potential industry, coordinate recruitment efforts, etc.
- **Regional Roundtables:** Hold and actively participate in regular regional meetings for local government staff and elected officials to discuss issues and opportunities of regional significance. This could include such topics as new development opportunities, joint projects for shared cost savings, coordinating resource protection policies.

## 7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

### Best Practices

- **Home Loan Assistance:** Provide education and access to existing home loan assistance programs that offer low-interest loans, or make contributions to down payments, to help local families realize their ambition of homeownership. Neighborhoods in a state of poverty, decline or stagnation are often held back by a lack of credit availability, so such programs can foster revitalization as well as making housing more affordable in the community.
- **Housing for the Elderly:** Start an Aging in Place or Lifelong Community Initiative to educate about appropriate adaptations to ensure that housing remains appropriate as residents age. Provide incentives for development of housing specifically targeted for the elderly (assisted living, senior living, "mature" living, etc.). Evaluate local ordinances to ensure that this type of housing is allowed in appropriate areas of your community, particularly those that feature good walkability for exercise, shopping and social visits.
- **Land Bank:** Establish a local land bank empowered to acquire and assemble available properties in areas of the community in need of redevelopment, then offer these properties to private developers as sites for new development of affordable or infill housing. Land banking is a proven strategy for effective revitalization of declining areas of the community.

## 8. Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

### Best Practices

- **Flexible Street Design Standards:** Revise street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking and reversing one-way pairs back to regular smaller scale two-way streets.
- **Public Transportation:** Coordinate small scale on-demand county-wide public transportation by using the DOT 5311 or similar van-pool program. Public transportation can be provided at low cost in smaller communities, it need not be limited to the larger cities.

## 9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can

be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

#### **Best Practices**

- **Work Ready Program:** Participate in the Georgia Work Ready program, which helps citizens build their work skills, certify their preparedness for particular types of jobs, and match workers with employers looking for their particular skills.
- **Educational Resource Center:** Develop and maintain a listing and referral service to help citizens understand and access available educational and training opportunities in your community. These can include formal educational institutions, private providers, and specialized programs from a department of labor. Publicize its availability and make list available at government facilities, and on the web.
- **Experience Works Program:** Help older workers gain employment by partnering with Experience Works, a national community-based organization that helps older adults find good jobs in their communities.

#### **10. Community Health**

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

#### **Best Practices**

- **Community Health Resource Center:** Develop and maintain a comprehensive listing and referral service to help citizens understand and access available local community health and social welfare assistance resources such as Department Family and Children Services, PeachCare, Family Connections, County Health Departments., Schools, Public Hospitals, etc.

## V. Community Policies

The following policies, numbered to align with the Community Goals, were developed in conjunction with all stakeholders and are intended to provide a qualitative guidance to address the Issues and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Policies are built upon those in the previous Comprehensive Plan as well as the Common Community Vision for Greater Lowndes County. The Community Work Program then addresses the Issues and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

### Economic Development

#### Issues

1. **A large portion of Greater Lowndes employment opportunities are low-wage retail and service-oriented jobs.**

Policies:

- 1.1. The need for additional high-wage jobs shall be addressed through greater collaboration of community resources.
- 1.2. Promote and support the continued growth of primary regional economic engines such as Valdosta State University (VSU), South Georgia Medical Center (SGMC), Moody Air Force Base (MAFB), Wiregrass Georgia Technical College, and Georgia Military College (GMC).
- 1.3. Ensure continued funding and support of economic development programs, financial incentives, direct financing, etc., to attract and retain new and expanding businesses in the region that will grow the regional tax base and high-wage jobs.

2. **Many young professionals leave the area in search of greater opportunities, and the remaining workforce lacks the skills required by employers who would potentially offer higher-wage jobs. The issues of low wages and declining workforce adequacy should be addressed together.**

Policies:

- 1.4. The issue of declining workforce adequacy shall be addressed through greater collaboration among businesses, educational institutions, and local government regarding to improve the knowledge, skills, and abilities possessed by the existing workforce.
- 1.5. Cultivate a skilled workforce with positive ethics, life skills, professionalism and educational levels within the region that creates and maintains long-term, meaningful employment opportunities around a balanced economic base, that increases per capita income in the region.
- 1.6. Encourage and coordinate public/private partnerships between workforce training agencies, counties, cities, local businesses and schools (K-12 and Technical) for the development of improving work skill programs and career education programs such as career academy for young adults.
- 1.7. Promote continued utilization of skills centers through the Workforce Investment Program and the Labor Department with targeted outreach to low and moderate income persons.
- 1.8. Efforts shall be made to attract and retain young professionals to the Greater Lowndes community to assist in achieving community goals such as providing an adequate workforce and maintaining high wage jobs.

3. **Low business ownership rates and lack of start-up activity.**

Policies:

- 1.9. Support agencies and programs that work with the development of small businesses and community entrepreneurs in order to encourage positive economic development and self-sufficiency.

4. **More support is needed for DBE businesses and small businesses.**

Policies:

- 1.10. The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.
- 1.11. Encourage and assist local entrepreneurs and small businesses through such programs as businesses incubators and tax incentives such as Enterprise and Opportunity Zones.
- 1.12. Promote and support a Regional Development Authority that coordinates local, state, and federal economic development planning, while continuing to support local development authorities to implement local economic development strategies.

**5. Need more promotion of rural businesses, rural job opportunities, and agricultural education.**

Policies:

- 1.13. Encourage entrepreneurial and small-business development through the development of business incubator sites and resources such as the Industrial Authority, the Chambers of Commerce, and the S.E.E.D.S Center.

**6. Lack of a central resource center for entrepreneurs, such as a business incubator.**

Policies:

- 1.14. Through the SBDC, in partnership with governments and non-profits, provide business development services (such as: training, private consultations, mentoring, etc.) for low and moderate income persons, entrepreneurs, and small business incubators.
- 1.15. Maintain a sufficient source of funding for coordinated economic development efforts within the region, utilizing, where appropriate federal and state assistance opportunities.

**7. Greater diversity of job sectors is needed.**

Policies:

- 1.16. Promote collaboration and support among the various business, education, and local government organizations, as well as the private sector.
- 1.17. Collaborate with the division of Rehabilitative Services to provide employment services to citizens with all types of disabilities.
- 1.18. Develop a region-wide, public/private, funded business plan geared towards marketing the community to regional, national, and global high-wage employers.

**8. Lack of an established investment network, resulting in a lack of access to capital.**

Policies:

- 1.19. Support agencies and programs that work with the development of small businesses and community entrepreneurs in order to encourage positive economic development and self-sufficiency.
- 1.20. Promote and support a Regional Development Authority that coordinates local, state, and federal economic development planning, while continuing to support local development authorities to implement local economic development strategies.
- 1.21. Promote and coordinate long-range economic development plans and neighborhood revitalization strategies for designated revitalization areas to encourage economic development in these areas.

**9. Waste treatment is needed for heavy industry.**

Policies:

- 1.22. Ensure the provision and funding of infrastructure, community facilities, and public services that support efficient growth and development patterns.
- 1.23. Enhanced solid waste reduction and recycling initiatives shall be supported.
- 1.24. Encourage and promote education of enhanced local recycling efforts and waste reduction initiatives identified through an updated Solid Waste Management Plan.

**10. Lack of Downtown tourism booth open on the weekends and after hours.**

Policies:



- 1.25. Develop passive open space and parks in/near Downtown Valdosta that include a cultural anchor facility that is in harmony with the existing urban environment.

**11. Need an electric grid that can balance demand and supply from individual generators of renewable energy.**

Policies:

- 1.26. Promote recycling and renewable energy and resource efforts throughout the community through education on the impact and benefits of recycling and energy conservation and the use of renewable resources (ex; solar/wind power, water conservation, etc.).

**12. The basic broadband (high-speed internet) infrastructure that is needed for economic development is not in place, and needs to be made available, affordable, and accessible.**

Policies:

- 1.27. Community-wide technology infrastructure shall be considered a basic community facility and as such will be adequately planned for.

**13. Air service needs to be expanded to increase the community's economic development potential and accessibility by air.**

Policies:

- 1.28. Following the completion of an Air Service Study, the community should investigate possible implementation and funding strategies for expanded air service.

## Education

### Issues

**1. Need an education system that is current, competitive, and focused on the needs of the 21st Century workforce, preparing students for real life with basic skills (soft skills) from Pre-K onwards.**

Policies:

- 2.1. Develop and support appropriate education programs in local schools that ensure students are ready for further education either at a university, technical college or on-the-job training which meet the needs of local employers in a 21st Century workforce.
- 2.2. Ensure the quality and effectiveness of all educational organizations, facilities, programs and services (including faculty and staff) will be continually assessed to facilitate the improvement of academic and extracurricular programs and objectives.
- 2.3. Various teaching methodologies (including distance learning technologies) will be enhanced based on the needs of the communities and students, including enhancing online services and courses (example: expand dual-enrollment offerings to high school students).
- 2.4. Coordinate with the Department of Labor to host workshops to be held at the Career Center on the topics of interviewing techniques, application preparation, networking, resume preparation, and stress and financial management.
- 2.5. Facilitate regular planning sessions with school systems and local governments to ensure new facilities are properly designed and located to meet future population growth and community needs.

**2. More education in IT (High Tech) skills needed.**

Policies:

- 2.6. Support development and marketing of STEM programs at local schools that contribute highly skilled workers to the fields of environmental technology, information technology, and medical services and support as viable industry clusters for local economic development.
- 2.7. Ensure that local community workforce needs are met through educational and certified workforce training/credential programs, which serve to assist economic development attraction and retention efforts.



**3. Lack of Pre-K facilities, after school programs, and other programs to ensure that all children get a quality education from an early age.**

Policies:

2.8. Fully fund Pre-K programs in order to start students on the path to a quality education by building a foundation of basic life and work skills.

**4. Students have low basic skills coming into college; need to increase expectations for student performance and graduation rates.**

Policies:

2.9. Work actively to increase the number of local students who complete high school and are eligible to attend and obtain a certificate/degree from an institution of higher learning.

**5. Lack of accountability for parental involvement.**

Policies:

2.10. Cultivate an atmosphere of student excellence and high academic performance from pre-K through post-graduate by creating an environment of ownership, stewardship, and responsibility that reduces barriers and includes parent and community support and involvement.

**6. Lack of school options for those who suffer from mental illnesses.**

Policies:

2.11. Expand, organize and develop Adult Education resources to support veterans and military families.

2.12. Various teaching methodologies (including distance learning technologies) will be enhanced based on the needs of the communities and students, including enhancing online services and courses (example: expand dual-enrollment offerings to high school students).

2.13. Collaborate with the division of Rehabilitative Services to provide employment services to citizens with all types of disabilities.

**7. Lack of inclusion of charter schools and home schooling in education system planning.**

Policies:

2.14. Ensure the quality and effectiveness of all educational organizations, facilities, programs and services (including faculty and staff) will be continually assessed to facilitate the improvement of academic and extracurricular programs and objectives.

2.15. Promote the recognition and value of all local educational institutions at all levels.

**8. School culture focused on sports over books.**

Policies:

2.16. Cultivate an atmosphere of student excellence and high academic performance from pre-K through post-graduate by creating an environment of ownership, stewardship, and responsibility that reduces barriers and includes parent and community support and involvement.

**9. There is concern about the long-term effects to city and county growth patterns due to perception of quality differences between the two school systems.**

Policies:

2.17. Promote the recognition and value of all local educational institutions at all levels.

**10. Public schools need more partnerships with private sector to compensate for loss of funds.**

Policies:

2.18. Encourage and coordinate public/private partnerships between workforce training agencies, counties, cities, local businesses and schools (K-12 and Technical) for the

development of improving work skill programs and career education programs such as career academy for young adults.

**11. Educational millage rates are coming close to the maximum allowed.**

Policies:

- 2.19. Encourage and coordinate public/private partnerships between workforce training agencies, counties, cities, local businesses and schools (K-12 and Technical) for the development of improving work skill programs and career education programs such as career academy for young adults.

**12. The high cost of attending college makes college difficult or infeasible for many students.**

Policies:

- 2.20. Communicate the need for additional funds to support existing scholarship programs and new scholarship initiatives that help students to continue to seek higher education opportunities to the community.

**13. Wiregrass Tech and GMC are less accessible to people on the south side of the County who may lack transportation resources or have other barriers preventing them from attending classes at the current locations.**

Policies:

- 2.21. Work with local and state-level partners to establish a common vision, funding support, and coordinated processes to provide an integrated service delivery system that will grow and support WGTC's Adult Education Program students, enabling them to attain skilled, high-wage jobs or continue into credit programs.
- 2.22. Various teaching methodologies (including distance learning technologies) will be enhanced based on the needs of the communities and students, including enhancing online services and courses (example: expand dual-enrollment offerings to high school students).
- 2.23. Implement an accessible, coordinated urban public transit system.

**14. An increasing number of residents have limited English proficiency. Programs at the South Georgia Regional Library, Valdosta State University, and Wiregrass Georgia Technical College should help address the resulting language barriers.**

Policies:

- 2.24. The integration of minority populations shall be encouraged through language programs, cultural awareness programs, and community events.

## **Community Wellness**

### **Issues**

**1. Lack of centralized information resources (such as a 211 system) to promote awareness of existing social services, such as food banks and health & safety programs.**

Policies:

- 3.1. Provide resources to improve the community's public services-including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.

**2. More programs and services are needed for the indigent and for the working poor (disabled, uninsured, etc.).**

Policies:

- 3.2. Existing non-profit, community resources shall be utilized where possible to address community wellness issues and opportunities.

- 3.3. Coordinate with local health officials to educate the public (including school children and seniors) about the importance of a healthy lifestyle that includes being physically active and eating healthy.
  - 3.4. Provide resources to improve the community's public services-including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.
- 3. Lack of qualified volunteers and lack of a system for coordinating volunteers.**
- Policies:
- 3.5. Efforts will be made to ensure all citizens have access to basic technology infrastructure.
  - 3.6. Provide resources to improve the community's public services-including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.
- 4. Lack of outdoor recreation venues (trails, etc.) and lack of education regarding what outdoor recreation opportunities are available and how to use them safely.**
- Policies:
- 3.7. Commit to preserving, improving and marketing affordable and accessible (location and amenities) outdoor recreational facilities (venues/meeting/event space), which include parks and open space as quality of life amenities, resources, and programs for adults and youth.
  - 3.8. Locate facilities such as parks, schools, and community centers in appropriately planned activity centers, and near new and existing neighborhoods according to adopted, joint and/or coordinated future development plans and CIPS.
  - 3.9. Promote an active, healthy lifestyle through livable community urban design and development patterns.
- 5. Need more recreation programs, especially for girls and the disabled.**
- Policies:
- 3.10. Community involvement and programming opportunities for youth shall be maintained and enhanced through public-private partnerships.
  - 3.11. Existing non-profit community resources shall be utilized where possible to address community wellness issues and opportunities.
- 6. The community has a low walkability score, as measured by walkscore.com.**
- Policies:
- 3.12. Promote mixed-use, more dense, infill development in our downtowns and commercial corridors, especially within designated revitalization areas, that are vibrant centers for culture, government, entertainment, retail and residential diversity.
  - 3.13. Promote and encourage retrofitting of existing and establishment of new developments that encourage active lifestyles for residents of all age groups.
  - 3.14. Ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.
  - 3.15. New housing developments should be universally designed to provide access to all persons.
  - 3.16. Promote use of innovative design concepts, including appropriate use of increased density, through educational outreach and greater collaboration with the development community, including infill development in designated revitalization areas.
  - 3.17. The traffic carrying capacity of existing and planned roadways shall be preserved through coordinated land use and transportation planning decisions.
  - 3.18. Support the acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements to provide handicap accessibility to public facilities.

**7. Lack of access to healthy food options, especially for the indigent and those lacking transportation.**

Policies:

3.19. Promote healthy eating and active lifestyles throughout the community.

**8. Lack of temporary evacuation shelters.**

Policies:

3.20. Gather and utilize data and research (GIS mapping resources) to identify areas/structures that are susceptible to storm events/natural hazards to minimize loss of property and life, as well as ensuring ongoing levels of service and resiliency, especially of critical facilities.

3.21. Evaluate the structural integrity of critical facilities/utilities (schools, public buildings, water/sewer infrastructure, dams, transportation, etc.) and implement projects to repair/upgrade/substitute facilities and structures to mitigate future damages.

3.22. Provide timely hazard warnings and information to the public to ensure their wellbeing and safety through education, training, warnings and notifications.

3.23. Increase public awareness of the warning and notification systems available communitywide such as NOAA weather radios, Code Red Emergency Notification System, Emergency Alert System, etc.

3.24. Provide awareness, education and training programs (CERT) on resources available to the public for natural disaster (extreme heat, storm, tornado, hurricane, etc.), and safety precautions to take at home and in the workplace.

**9. Lack of health specialists.**

Policies:

3.25. Continue to provide high-quality, locally-based, low-cost healthcare to a growing regional population in Southern Georgia.

**10. Trauma center needed.**

Policies:

3.26. Continue to provide high-quality, locally-based, low-cost healthcare to a growing regional population in Southern Georgia.

**11. Dumping of toxic waste in landfills and pollution from industries.**

Policies:

3.27. Encourage the consistent enforcement and full consideration and evaluation of water and air permits and state environmental regulations to protect the region's natural resources.

**12. Teenage pregnancy continues to be a problem.**

Policies:

3.28. Cultivate an atmosphere of student excellence and high academic performance from pre-K through post-graduate by creating an environment of ownership, stewardship, and responsibility that reduces barriers and includes parent and community support and involvement.

3.29. Work actively to increase the number of local students who complete high school and are eligible to attend and obtain a certificate/degree from an institution of higher learning.

3.30. Continue to provide high-quality, locally-based, low-cost healthcare to a growing regional population in Southern Georgia.

**13. More education is needed about health and safety risks, especially for youths and adolescents.**

Policies:

3.31. Overcome poor awareness and a lack of information of health and safety programs through new marketing and education outreach strategies throughout the entire community.

- 3.32. Coordinate with local health officials to educate the public (including school children and seniors) about the importance of a healthy lifestyle that includes being physically active and eating healthy.
- 3.33. Existing non-profit, community resources shall be utilized where possible to address community wellness issues and opportunities.

## Housing

### Issues

1. **More affordable housing is needed, as well as land to build it on, for low- and moderate-income individuals and families including the military, college age, and recent high school graduates.**

Policies:

- 4.1. The growing need for workforce and affordable housing shall be addressed through public-private partnerships.
- 4.2. The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.
- 4.3. Provide educational opportunities to the homebuilding industry to implement public/private incentive programs and construction techniques to ensure access to adequate and affordable housing options for all residents in all income levels.

2. **There is a disconnect between where affordable housing is built and where it is needed. Throughout the community, there is a lack of appropriate housing types for the various segments of our population.**

Policies:

- 4.4. A mixture of housing types in varying income levels shall be encouraged and actively promoted.
- 4.5. Analyze the impediments and barriers to affordable housing, and implement steps to alleviate those impediments and barriers, especially in designated revitalization areas.

3. **Education programs and funding assistance are needed to direct people to affordable housing.**

Policies:

- 4.6. Analyze the impediments and barriers to affordable housing, and implement steps to alleviate those impediments and barriers, especially in designated revitalization areas.

4. **Some areas have an overabundance of rental properties due to low homeownership rates and foreclosure, which leads to concentrations of absentee landlords, substandard housing, and degradation of established residential neighborhoods.**

Policies:

- 4.7. The existing housing stock and neighborhoods shall be proactively maintained and protected from incompatible uses and nuisances through the enforcement of local zoning ordinances, code enforcement, and building inspection programs, etc.

5. **Rents and utilities are too high, resulting in high vacancy rates in some areas.**

Policies:

- 4.8. Fund education, rental/down-payment, and maintenance assistance programs through public grants/loans and/or DCA/HUD certified organizations that reduce housing costs of persons living in poverty, including programs for low-income homeowners, renters, and first-time homebuyers, especially in designated revitalization areas.
- 4.9. In response to environmental concerns and rising energy costs, green building principles shall be researched and encouraged in order to conserve natural resources, improve indoor air quality and reduce energy cost.

**6. Foreclosure issues also contribute to high vacancy rates.**

Policies:

- 4.10. Analyze the impediments and barriers to affordable housing, and implement steps to alleviate those impediments and barriers, especially in designated revitalization areas.

**7. Some neighborhoods continue to suffer from blight.**

Policies:

- 4.11. Coordinate public-private partnerships (facade program, demolish vacant/hazardous buildings, etc.) to improve lots and structures in designated revitalization areas to make the areas more attractive to reinvestment and visitors.
- 4.12. Utilize various methods and programs to acquire property within the Designated Revitalization Area, including land donation.
- 4.13. Collaborate with local public safety organizations and the Valdosta Police Department to support programs that reduce crime rates in the Designated Revitalization Area.

**8. The impact of development on natural environments needs to be mitigated and minimized from the start, and wildfire hazards need to be considered for developments in the wildland-urban interface.**

Policies:

- 4.14. Protect the public through well-developed long-range land use plans that direct development to existing, designated activity centers through appropriate infrastructure expansion and incentive programs; that address local natural hazards and actively conserve/acquire areas that mitigate flooding and other natural hazards, and that promote public safety and welfare.
- 4.15. Encourage local developers and homeowner's associations to incorporate Fire-Wise practices into new and existing developments.
- 4.16. Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved.
- 4.17. Direct growth away from natural and conservation areas, while promoting low impact development that preserves natural areas (floodplains, wetlands, groundwater recharge areas, etc.), and cultural or historic resources.

**9. More natural features need to be integrated into development, and existing natural features within developments need to be better utilized for community recreation.**

Policies:

- 4.18. Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.
- 4.19. Provide education to citizens and the development community regarding natural processes of greenspaces and available incentive programs for conservation.
- 4.20. Promote development patterns that encourage walkability and integrate green spaces as well as both passive and active recreational areas.

**10. Development has "sprawled" out beyond the urban boundaries, and has impacted rural, farm, open and natural lands. Need to educate developers, work to change the mindset that mixed use development is bad, and create more infill and urban area development (less sprawl).**

Policies:

- 4.21. The Rural Service Area shall be protected from incompatible, dense development.
- 4.22. Mixed use developments in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.
- 4.23. Direct growth away from natural and conservation areas, while promoting low impact development that preserves natural areas (floodplains, wetlands, groundwater recharge areas, etc.), and cultural or historic resources.
- 4.24. Provide education to citizens and the development community regarding natural processes of greenspaces and available incentive programs for conservation.

- 4.25. Promote use of innovative design concepts, including appropriate use of increased density, through educational outreach and greater collaboration with the development community, including infill development in designated revitalization areas.

**11. Need to educate people about the benefits of common space and public/private meeting areas.**

Policies:

- 4.26. Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.

**12. Need retiree housing/active adult developments (example: Thomasville and older planned developments).**

Policies:

- 4.27. New housing developments should be universally designed to provide access to all persons.
- 4.28. Greater Lowndes shall be marketed as a viable location for retirees due to its prime location, community and cultural resources, and climate.

**13. A 24-hour men's homeless shelter is needed.**

Policies:

- 4.29. Provide resources to improve the community's public services-including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.

**14. Clearing the title on an abandoned property takes over a year and therefore delays revitalization.**

Policies:

- 4.30. The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

## **Land Use**

### **Issues**

**1. The continued separation of housing centers and activity centers will cause increased commuting times, traffic congestion, and service delivery costs.**

Policies:

- 5.1. Mixed use developments in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.
- 5.2. Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.
- 5.3. Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community's overall quality of life.
- 5.4. Ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.
- 5.5. The Urban Service Area shall be annually updated to ensure it continues to serve as a guide for future development, and defines a recognizable transition from the urban to rural areas of the community.
- 5.6. Encourage future development to expand in areas contiguous to existing developed areas through sequential and phased utility extensions, infill, redevelopment, compact development, conservation and increased densities, thereby reducing development pressure on agricultural land.



**2. New development should take place closer to existing services/urban areas rather than rural areas.**

Policies:

- 5.7. The Rural Service Area shall be protected from incompatible, dense development.
- 5.8. A recognizable transition from the urban to the rural areas of the community shall be developed.
- 5.9. Encourage future development to expand in areas contiguous to existing developed areas through sequential and phased utility extensions.
- 5.10. Focus targeted development and investment in areas with existing transportation and utility infrastructure; while maintaining, upgrading and expanding existing facilities to support and encourage growth in desired areas.
- 5.11. Encourage future development to expand in areas contiguous to existing developed areas through sequential and phased utility extensions, infill, redevelopment, compact development, conservation and increased densities, thereby reducing development pressure on agricultural land.

**3. Environmentally friendly land uses are needed. Building outside of the urban service area presents problems for conservation.**

Policies:

- 5.12. Locate rural residential, agricultural and forestry uses within the Rural Service Area, and ensure its protection from incompatible, dense development, and promote conservation techniques to maintain rural landscapes.
- 5.13. Ensure the community's anticipated growth occurs in well integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.
- 5.14. Encourage future development to expand in contiguous fashion to existing developed areas through sequential and phased utility extensions.
- 5.15. Promote development patterns that encourage walkability and integrate green spaces as well as both passive and active recreational areas.
- 5.16. Provide education to citizens and the development community regarding natural processes of greenspaces and available incentive programs for conservation.
- 5.17. Reduce air pollution and promote ways to reduce our collective carbon footprint.
- 5.18. The Greater Lowndes Planning Commission shall serve as a leader in promoting quality growth and development through appropriate planning and land use decisions.

**4. Overlay districts can cause problems for property owners.**

Policies:

- 5.19. Joint comprehensive planning efforts and resulting documentation shall be appreciated employed as a vital tool for addressing community issues and opportunities.
- 5.20. Establish and coordinate regular meetings of a stakeholders committee to facilitate discussion and information dissemination regarding planning issues and projects of local and regional importance.
- 5.21. The Greater Lowndes Planning Commission shall serve as a leader in promoting quality growth and development through appropriate planning and land use decisions.

**5. Need more trees and greenery, and more focus on beautification.**

Policies:

- 5.22. Develop and implement appropriate design guidelines/standards for specific areas of the community depending on existing and anticipated growth and enhanced community gateways.
- 5.23. Promote development patterns that encourage walkability and integrate green spaces as well as both passive and active recreational areas.



## Natural Resources

### Issues

**1. Need more local promotion and marketing of natural resources.**

Policies:

- 6.1. Build community awareness of current cultural, recreational and natural resources, and develop a web-based data management system to provide informational resources to local officials and the public.

**2. Current growth trends will eventually lead to degradation of natural greenspaces.**

Policies:

- 6.2. Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved.
- 6.3. Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.
- 6.4. Consider and plan for infrastructure, transportation, and natural resource protection during economic development decision-making.
- 6.5. Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.
- 6.6. Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

**3. The community needs more preservation of natural and conservation lands, greenery, and the urban forest within the City, on both private and public lands.**

Policies:

- 6.7. Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.

**4. In several areas, development has occurred in wetlands or in flood-prone areas.**

Policies:

- 6.8. Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved.
- 6.9. Encourage the consistent enforcement and full consideration and evaluation of water and air permits and state environmental regulations to protect the region's natural resources.

**5. Poor drainage and stormwater issues are present throughout the community. Water retention and management in the entire watershed needs to be addressed.**

Policies:

- 6.10. Utilize innovative site design to promote on-site detention, reduce stormwater runoff and utilize public sanitary sewer systems in areas not suitable for on-site absorption systems.
- 6.11. Identify opportunities to optimize and cost effectively manage existing and future supplies of water, wastewater, and stormwater infrastructure delivery systems.

**6. Paving and rooftop development in the upper part of our watershed sends water down the rivers, sometimes causing serious flooding.**

Policies:

- 6.12. Utilize innovative site design to promote on-site detention, reduce stormwater runoff and utilize public sanitary sewer systems in areas not suitable for on-site absorption systems.

**7. There are TMDL (Total Maximum Daily Load) issues on some stream segments.**

Policies:

- 6.13. Encourage the consistent enforcement and full consideration and evaluation of water and air permits and state environmental regulations to protect the region's natural resources.
- 6.14. Plan for the protection and management of the quality, quantity, and availability of our ground and surface water resources to promote economic well-being, the health and

welfare of citizens, and the diversity and health of its natural environment while ensuring the protection of private property rights.

- 6.15. Follow Agricultural Best Management Practices (BMP's) to protect streams and lakes.

**8. There are inconsistencies in water quality throughout the community.**

Policies:

- 6.16. Plan for the protection and management of the quality, quantity, and availability of our ground and surface water resources to promote economic well-being, the health and welfare of citizens, and the diversity and health of its natural environment while ensuring the protection of private property rights.

**9. Need independent third-party water quality monitoring upstream and downstream of all wastewater problem areas.**

Policies:

- 6.17. Encourage the consistent enforcement and full consideration and evaluation of water and air permits and state environmental regulations to protect the region's natural resources.

**10. Need to increase emphasis on remediating Alapaha River basin in Valdosta, as well as Withlacoochee basin.**

Policies:

- 6.18. Plan for the protection and management of the quality, quantity, and availability of our ground and surface water resources to promote economic well-being, the health and welfare of citizens, and the diversity and health of its natural environment while ensuring the protection of private property rights.

**11. The community's abundant groundwater resources need to be safeguarded.**

Policies:

- 6.19. Plan for the protection and management of the quality, quantity, and availability of our ground and surface water resources to promote economic well-being, the health and welfare of citizens, and the diversity and health of its natural environment while ensuring the protection of private property rights.

**12. Retention ponds around the community are poorly maintained.**

Policies:

- 6.20. Implement land use and development management techniques that promote conservation of natural resources and mitigate impacts to wet-land areas, while providing incentives to mitigate the impacts from existing development on conservation and wet-land areas.
- 6.21. Provide well maintained, efficient, quality public utility infrastructure (water, storm water, and sewer) that meets the needs of a growing community, and is not harmful to human health or negatively impacts the natural environment.
- 6.22. Encourage the consistent enforcement and full consideration and evaluation of water and air permits and state environmental regulations to protect the region's natural resources.

**13. There are not enough public facilities and opportunities for local children and adults to swim.**

Policies:

- 6.23. Provide high quality recreational opportunities that promote and preserve the region's natural resources for future generations and tourism and recreation opportunities including parks, greenways and trails, waterways, etc.
- 6.24. Build community awareness of current cultural, recreational and natural resources, and develop a web-based data management system to provide informational resources to local officials and the public.
- 6.25. Protect and maintain regional water-dependent recreational opportunities.

**14. Need bike and/or hiking trails along the rivers.**

Policies:

- 6.26. Provide high quality recreational opportunities that promote and preserve the region's natural resources for future generations and tourism and recreation opportunities including parks, greenways and trails, waterways, etc.
- 6.27. Implement and update community wide recreation plans to aid in future community facility planning and coordination.

**15. More programs are needed that take children on nature tours and educate them about the environment.**

Policies:

- 6.28. Provide education to citizens and the development community regarding natural processes of greenspaces and available incentive programs for conservation.

**16. More public awareness of prescribed burns is needed in order to reduce 911 calls.**

Policies:

- 6.29. Increase public awareness of potential emergencies and disaster response procedures through advanced education, training, and real-time information dissemination during an emergency.

## **Cultural Resources**

### **Issues**

**1. There needs to be more awareness of the many cultural programs, activities, and events that are available locally.**

Policies:

- 7.1. Identify, preserve, protect, promote, provide access, and manage the broad range of cultural and historic resources in the Southern Georgia Region, engaging in public-private partnerships when appropriate.
- 7.2. Build community awareness of current cultural, recreational and natural resources, and develop a web-based data management system to provide informational resources to local officials and the public.

**2. More programs are needed for children and the economically underprivileged.**

Policies:

- 7.3. Provide resources to improve the community's public services-including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.

**3. More family-friendly events are needed in the area.**

Policies:

- 7.4. Develop high-quality recreational facilities and programs to improve the local quality of life, and promote an active, healthy lifestyle and the conservation of natural resources.

**4. More volunteers are needed to work with recreation programs.**

Policies:

- 7.5. Provide high quality recreational opportunities that promote and preserve the region's natural resources for future generations and tourism and recreation opportunities including parks, greenways and trails, waterways, etc.

**5. Lack of museums, such as a science museum.**

Policies:

- 7.6. Develop, maintain and improve the availability of adequate cultural facilities such as community arenas, performing arts venues, museums, monuments, visual arts galleries and conference/meeting centers through public-private partnerships.

- 7.7. Identify, preserve, protect, promote, provide access, and manage the broad range of cultural and historic resources in the Southern Georgia Region, engaging in public-private partnerships when appropriate.

**6. Historic resources located outside of a designated historic district have virtually no protection from degradation or demolition.**

Policies:

- 7.8. The continued publication, protection, promotion and utilization of historic resources shall be encouraged and actively supported through efforts like National Register nominations and heritage tourism.

**7. Proliferation of billboards on I-75 impacts the aesthetic quality of the community.**

Policies:

- 7.9. It is recognized that design and construction of residential and non-residential streets contributes to the overall character and development pattern of the community and thus shall be considered one of the community's most important components.
- 7.10. Develop and implement appropriate design guidelines/standards for specific areas of the community depending on existing and anticipated growth and enhanced community gateways.

**8. Elements of racial division, perceived or real, still persist and sometimes hold the community back.**

Policies:

- 7.11. The integration of minority populations shall be encouraged through language programs, cultural awareness programs, and community events.
- 7.12. Develop regional leadership in local government that promotes transparency, citizen engagement, and coordinated delivery of government services.
- 7.13. Provide housing throughout the community that is safe, affordable and accessible to all income levels.
- 7.14. Cultivate a skilled workforce with positive ethics, life skills, professionalism and educational levels within the region that creates and maintains long-term, meaningful employment opportunities around a balanced economic base, that increases per capita income in the region.

## **Transportation**

### **Issues**

**1. There is a lack of transportation options for getting to work, education, healthcare, and stores. Traffic planning has focused mostly on the automobile.**

Policies:

- 8.1. Build and promote bike and pedestrian transportation infrastructure identified in developed plans that links schools, neighborhoods, activity centers, as well as planned transit services that attract residents and tourists for a healthy alternative mode of transportation. Make the community bicycle and pedestrian friendly, and promotes economic development through scenic tourism.
- 8.2. Newly constructed, reconfigured, or retrofitted roadways shall reflect community standards of aesthetics, environmental stewardship, and urban design; and shall fully accommodate multiple functions, including pedestrians, parking, alternative modes of transportation and vehicular circulation.
- 8.3. Ensure stakeholders and those affected by local transportation projects are provided early notification, and the public is provided opportunities to become involved with the project goals, timelines, and information throughout the duration of the project.

- 8.4. Encourage awareness through various forms (maps, brochures, etc.) about cycling, walking, sharing the road, and public health and planned transit services, especially to local schools and universities.
  - 8.5. Walking, biking, and accessible public transit shall be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.
2. **Lack of efficient, accessible and affordable fixed-route public transit system; “On Demand” transit is costly and unreliable.**  
Policies:
    - 8.6. Implement an accessible, coordinated urban public transit system.
  3. **Pedestrian crossings, particularly around schools, can be dangerous and need to be addressed. Some crossing signals do not work (e.g. around Baytree Rd. near the Mall). Some intersections, even though they have pedestrian signals, are still so dangerous for pedestrians that they need special signage (e.g. Baytree/Gornto, Ashley/Park/Bemiss).**  
Policies:
    - 8.7. Improve safety for walking and cycling within the entire community through infrastructure improvements (bike lanes, traffic calming, etc.), education and enforcement efforts.
    - 8.8. Reduce crashes resulting in injury and loss of life through education programs and improvements at identified intersections.
  4. **More sidewalks are needed. Some streets have sidewalks on only one side but need them on both sides (e.g. near Mall and near Blanton Commons). Existing sidewalks need to be maintained and extended.**  
Policies:
    - 8.9. Amend, where applicable, local regulations to include requirements for sidewalks and bike routes to be installed with new land disturbance activities, including subdivisions, new construction or other developments.
    - 8.10. Budget for sidewalk, trail and bike lane maintenance. Make sure signage is visible, all bike lanes are clearly marked, and road shoulders are cleared of debris.
  5. **Lack of education for cyclists and motorists regarding bicycling rules, regulations, and safety.**  
Policies:
    - 8.11. Improve safety for walking and cycling within the entire community through infrastructure improvements (bike lanes, traffic calming, etc.), education and enforcement efforts.
  6. **More bike lanes are needed. In many places striped bike lanes are insufficient and only protected bike lanes would be effective.**  
Policies:
    - 8.12. Budget for sidewalk, trail and bike lane maintenance. Make sure signage is visible, all bike lanes are clearly marked, and road shoulders are cleared of debris.
    - 8.13. Evaluate corridor maintenance and potential reuse of abandoned rail rights-of way for alternative modes of transportation.
  7. **The statewide law banning bicycles on sidewalks is not relevant because bicyclists are safer on sidewalks in many locations.**  
Policies:
    - 8.14. Walking, biking, and accessible public transit shall be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.
  8. **There is traffic congestion due to lack of connectivity and lack of efficient traffic movement (traffic management/signal timing) in some areas, e.g. Five Points.**  
Policies:

- 8.15. Ensure land development regulations promote interconnected, clustered development at major roadways, which protects natural resources, and reduces traffic congestion, improves traffic circulation, and makes the most efficient use of available land, while providing frontage roads that provide access to businesses, reducing conflicts and congestion on major roads.
  - 8.16. Encourage coordination of land use planning and transportation planning in order to provide sufficient carrying capacity to support sustainable economic development while protecting natural and cultural resources and providing affordable, high quality housing.
  - 8.17. Encourage local governments to review their comprehensive plans, study growth patterns, and plan growth according to transportation attributes that promote a multi-modal transportation system.
  - 8.18. Investigate innovative traffic management techniques to reduce traffic congestion and emergency vehicle delays.
- 9. Truck traffic in Downtown poses a safety hazard and needs to be re-routed away from Downtown.**  
Policies:
- 8.19. The traffic carrying capacity of existing and planned roadways shall be preserved through coordinated land use and transportation planning decisions.
- 10. Lack of East-West connections and/or bypasses (over railroads, rivers, Interstate, etc.)**  
Policies:
- 8.20. Establish border to border connectivity of the region's transportation network, using a region-wide GIS analysis of activity centers and points of interest, and available transportation options.
  - 8.21. Encourage economic development through transportation improvements, connections, and programs that improve access to jobs, and encourage growth in private sector employment.
- 11. Lack of passenger rail service to cities such as Jacksonville, Atlanta, or other metropolitan hubs.**  
Policies:
- 8.22. Encourage development of efficient air and rail service to promote economic development by connecting the community with major regional centers.
- 12. Need a single car rail line for local connections.**  
Policies:
- 8.23. A well-maintained system of rail lines shall facilitate safe and efficient movement of goods to serve the economic needs of the community and region.
- 13. Several railroad track crossings cause traffic backups, e.g. on Baytree Rd.**  
Policies:
- 8.24. Investigate innovative traffic management techniques to reduce traffic congestion and emergency vehicle delays.
- 14. Some railroad crossings have only stop/yield signs and no drop arms, and are hazardous with poor visibility; there have been several fatalities recently.**  
Policies:
- 8.25. Improve transportation safety throughout the community through capital improvements and public education campaigns.
- 15. Poor ROW planning (insufficient width) in some locations.**  
Policies:
- 8.26. Ensure stakeholders and those affected by local transportation projects are provided early notification, and the public is provided opportunities to become involved with the project goals, timelines, and information throughout the duration of the project.

**16. Need larger airport with more activity, more routes (e.g. to Orlando), and more than one airline.**

Policies:

- 8.27. Develop an airport that is safe and reliable, and serves as a major gateway to southern Georgia and north Florida, as well as providing multiple, efficient services to major regional hubs.
- 8.28. Consider integrated and compatible land use scenarios which support the economic viability of the airport and surrounding community, and promote economic growth opportunities.
- 8.29. Encourage development of efficient air and rail service to promote economic development by connecting the community with major regional centers.

## **Community Facilities and Services**

### **Issues**

- 1. In the future, the lack of sewer availability will directly impact the economic development opportunities of the Cities of Lake Park and Dasher. Additionally, both communities are located in a groundwater recharge area where extensive use of septic systems should be discouraged.**

Policies:

- 9.1. Public facilities and services shall be coordinated with land use planning through the development of a long-range public facilities improvement plan and a coordinated development review process to promote more compact urban development, preservation of natural resources, development of activity centers and to ensure that capacity is adequate.
- 2. The continued maintenance and expansion of sewer capacity in the City of Hahira has a direct impact on its economic development and residential growth opportunities. The community should examine long-term solutions to the system's limited capacity, in addition to short-term resolutions.**

Policies:

- 9.2. Public facilities and services shall be coordinated with land use planning through the development of a long-range public facilities improvement plan and a coordinated development review process to promote more compact urban development, preservation of natural resources, development of activity centers and to ensure that capacity is adequate.

- 3. In some areas of the community, current development trends do not provide for or promote interconnected access between adjacent developments. Such access, especially for commercial areas, would decrease the amount of traffic entering and exiting major roadways thus providing safer and more efficient traffic circulation.**

Policies:

- 9.3. Ensure land development regulations promote interconnected, clustered development at major roadways, which protects natural resources, and reduces traffic congestion, improves traffic circulation, and makes the most efficient use of available land, while providing frontage roads that provide access to businesses, reducing conflicts and congestion on major roads.
- 9.4. It is recognized that design and construction of residential and non-residential streets contributes to the overall character and development pattern of the community and thus shall be considered one of the community's most important components.



**4. Improvements to wastewater, stormwater, and sewer systems (including the wastewater treatment plant) need to be continued and monitored for effectiveness.**

Policies:

- 9.5. Ensure the provision and funding of infrastructure, community facilities, and public services that support efficient growth and development patterns.
- 9.6. Public facilities and services shall be coordinated with land use planning through the development of a long-range public facilities improvement plan and a coordinated development review process to promote more compact urban development, preservation of natural resources, development of activity centers and to ensure that capacity is adequate.

**5. Ensure that wastewater processing is adequate to handle increased capacity for economic development and that industrial wastewater treatment capability is available. Some regulations are too much of an obstacle.**

Policies:

- 9.7. Ensure the provision and funding of infrastructure, community facilities, and public services that support efficient growth and development patterns.
- 9.8. Public facilities and services shall be coordinated with land use planning through the development of a long-range public facilities improvement plan and a coordinated development review process to promote more compact urban development, preservation of natural resources, development of activity centers and to ensure that capacity is adequate.
- 9.9. Maximize the use of existing infrastructure, the efficient use of future investments in capital improvements and the long term operation and maintenance of facilities and equipment via identified and budgeted revenue sources and a prescribed timetable using innovative technologies (GIS) in the provision of maintenance services.

**6. Planning efforts for a new entertainment venue should be continued.**

Policies:

- 9.10. Develop and promote community resources (theater, music, etc.) for retirees, students, and citizens with special needs and low income populations to improve the quality of life of all residents.

**7. The Public Library needs to continue to be accessible by foot/bike/transit.**

Policies:

- 9.11. Develop and promote community resources (theater, music, etc.) for retirees, students, and citizens with special needs and low income populations to improve the quality of life of all residents.
- 9.12. Walking, biking, and accessible public transit shall be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.

**8. The community needs more accessibility to local recreational opportunities and more recreational amenities, especially in underserved areas, for example: Soccer fields, basketball courts, skate rink, more kid-friendly options, community centers, and playground equipment.**

Policies:

- 9.13. Establish public-private partnerships to fund improvements to park and recreation facilities and programs, especially in the Designated Revitalization Area and near Public Housing.

**9. Access to broadband (high-speed internet) desperately needs to be expanded and improved with faster service.**

Policies:

- 9.14. Community-wide technology infrastructure shall be considered a basic community facility and as such will be adequately planned for.



**10. Utility rates are high and options for utilities (including cable) are limited.**

Policies:

- 9.15. Community-wide technology infrastructure shall be considered a basic community facility and as such will be adequately planned for.
- 9.16. Efforts will be made to ensure all citizens have access to basic technology infrastructure.
- 9.17. In response to environmental concerns and rising energy costs, green building principles shall be researched and encouraged in order to conserve natural resources, improve indoor air quality and reduce energy cost.

**11. Portions of the community do not provide sufficient recycling services. Services need to be better facilitated and expanded, with more recycling locations/facilities, better incentives to provide service, more materials accepted, better education and communication about services, and better participation at commercial and multi-family complexes.**

Policies:

- 9.18. Enhanced solid waste reduction and recycling initiatives shall be supported.
- 9.19. Encourage and promote education of enhanced local recycling efforts and waste reduction initiatives identified through an updated Solid Waste Management Plan.

**12. Lack of shelter sites for the homeless during cold weather.**

Policies:

- 9.20. Provide resources to improve the community's public services, including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.

**13. The community needs a local meat processing plant with USDA-certified personnel on-site so that animals can be processed locally and the meat can be sold locally.**

Policies:

- 9.21. Implement and update community wide recreation plans to aid in future community facility planning and coordination.

## **Intergovernmental Coordination**

### **Issues**

**1. Need better coordination, communication, and resource sharing between the local governments, the universities, and businesses.**

Policies:

- 10.1. Cross-jurisdictional coordination and collaboration shall be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.
- 10.2. Joint comprehensive planning efforts and resulting documentation shall be appreciated employed as a vital tool for addressing community issues and opportunities.
- 10.3. Public entities within each community shall utilize shared services and information to ensure consistent planning efforts.
- 10.4. Actively pursue and promote cross jurisdictional coordination and collaboration, including shared data and services that develop solutions for regional issues.
- 10.5. Participate in joint development authorities, and local and regional planning and economic development efforts. Promote their benefits to produce quality growth and development through appropriate planning and land use decisions.

**2. Engaging stakeholders is not always done effectively; we need more community involvement and participation.**

Policies:

- 10.6. Establish and coordinate regular meetings of a stakeholders committee to facilitate discussion and information dissemination regarding planning issues and projects of local and regional importance.
- 10.7. Establish better coordination, collaboration and communication with local colleges and universities, including information to enhance student life through awareness, organizational access, community services, leadership opportunities and informational materials.

**3. Need improved access (including electronic access) to local governments' and authorities' agendas and minutes, as well as public education on how to access them.**

Policies:

- 10.8. Develop regional leadership in local government that promotes transparency, citizen engagement, and coordinated delivery of government services.

**4. Lack of transparency of local requirements.**

Policies:

- 10.9. Develop regional leadership in local government that promotes transparency, citizen engagement, and coordinated delivery of government services.
- 10.10. Establish and coordinate regular meetings of a stakeholders committee to facilitate discussion and information dissemination regarding planning issues and projects of local and regional importance.

**5. Struggle between full funding of programs and what community budgets can allow.**

Policies:

- 10.11. Establish partnerships of local governments and service providers that leverage and supplement requested state and federal funding

**6. The Greater Lowndes Growth Advisory Committee has not met recently.**

Policies:

- 10.12. Establish and coordinate regular meetings of a stakeholders committee to facilitate discussion and information dissemination regarding planning issues and projects of local and regional importance.
- 10.13. Participate in joint development authorities, and local and regional planning and economic development efforts. Promote their benefits to produce quality growth and development through appropriate planning and land use decisions.

## VI. Community Work Program

### Greater Lowndes County 5-Year Short-Term Work Program Report Of Accomplishments

(2012 - 2016)

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
<b>POPULATION Goal 1: To ensure overall community growth and development benefits all segments of the increasingly diverse population.</b>						
1.1 - Retiree Marketing						
Greater Lowndes shall be marketed as a viable location for retirees due to its prime location, community resources, and climate.						
1.1.1- Support collaboration between Triple Crown Hometown and the local development community to identify appropriate locations for future Active Adult Retirement Communities.		X	X	X	X	X
1.1.2 - Continued Support of Valdosta-Lowndes County Chamber of Commerce (Val-Low VLC Chamber) Program		X	X	X	X	X
1.1.3 - Ensure supporting services such as healthcare, transportation, and commercial resources are developed to attract retirees. For example Feed the Elderly Program– Senior Citizens Nutrition Center.		X	X	X		
1.2 - Integrate Minority Population						
The integration of minority populations shall be encouraged through language programs, cultural awareness programs, and community events.						
1.2.1 – Continued support of language and cultural programs such as those at South Georgia Regional Library, Valdosta Wiregrass Technical College (Val-Tech), Valdosta State University (VSU) and the Arts Commission.		X	X	X	X	X
1.3 - Retain Young Professionals						
Efforts shall be made to attract and retain young professionals to the Greater Lowndes community to assist in achieving goals such as providing an adequate workforce and maintaining high wage jobs.						
1.3.1- Funding and support for Metro One Young Professionals.		X	X			
1.3.2 - Implement results of TechSmart Road Map.		X	X	X	X	X
<b>ECONOMIC DEVELOPMENT Goal 2: To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.</b>						

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
2.1 - Secure High-Wage Jobs						
The need for additional high-wage jobs shall be addressed through greater collaboration of community resources.		X	X	X	X	X
2.1.1 - Continue marketing the fields of environmental technology, information technology, and medical services. by continuing support of the Val-Low Chamber and the Valdosta-Lowndes County Industrial Authority (V-LCIA).		X	X	X	X	X
2.1.2 - Continuation of Targeted Business Expansion Committee Opportunity Central		X	X	X	X	X
2.1.3 - Encourage entrepreneurial and small-business development through the development of business incubator sites and large -scale Office Parks by resources such as the V-LCIA, the Chambers of Commerce, VSU's Small Business Development Center, and the Val-Low Chamber Sowing Entrepreneurial Economic Development Success (S.E.E.D.S.) Center.		X	X	X	X	X
2.1.4 -Promote development of entrepreneurial small businesses.		X	X	X	X	X
2.1.5 -Encourage entrepreneurial and small-business development by continuation of S.E.E.D.S. Center.		X	X	X	X	X
2.1.6 Develop a community-wide workable business plan geared towards marketing the community to regional, national, and global high-wage employers.		X	X	X	X	X
2.2 - Address Workforce Adequacy						
The issue of declining workforce adequacy shall be addressed through greater collaboration among businesses, educational institutions, and local government to improve the knowledge, skills, and abilities possessed by the existing workforce.		X	X	X	X	X
2.2.1 - Continue to support adult literacy programs through educational institutions and libraries to increase the community's average literacy rates to meet or exceed state averages.		X	X	X		
2.2.1 - Continue to support adult literacy programs through educational institutions and libraries to increase the community's average literacy rates to meet or exceed state averages.		X	X	X		
2.2.3 –Increase standards of performance including high school graduation rates and CRTC scores to meet or exceed state averages by implementing strategies of the Lowndes County School System Continuous Improvement Plan.		X	X	X		
2.2.4 - Increase standards of performance including high school graduation rates and Criterion-Referenced Competency Tests (CRTC) scores to meet or exceed state averages by implementing strategies of the Valdosta Schools Comprehensive LEA Improvement Plan, the early College Academy and the International Baccalaureate Program at Valdosta High School (VHS).		X	X	X		

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
2.2.5- Support programs which promote positive workforce ethics, life skills, and professionalism such as the Haven, Southside Recreation/ QUOLA, and Boys & Girls Club.		X	X	X		
2.2.6 - Funding and support for Metro One.		X	X			
2.3 - Support Regional Economic Engine						
The continued growth of primary regional economic engines such as Valdosta State University (VSU), South Georgia Medical Center (SGMC), Moody Air Force Base (Moody AFB), Valdosta Technical College (Val Tech), and Georgia Military College (GMC) shall be actively supported.						
2.3.1 - Promote collaboration among the various business, education, and local government organizations through Partnership for Regional Development.		X	X	X	X	X
2.3.2 - Promote collaboration among the various business, education, and local government organizations through the Greater Lowndes Growth Advisory Committee (GLGAC) quarterly meetings.		X	X	X		
2.3.3 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments by continued support of through regional boards such as the Greater Lowndes Planning Commission (GLPC).		X	X	X	X	X
2.3.4 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments by implementation of the Joint Land Use Study (JLUS) with Moody AFB and neighboring Counties.		X	X	X		
2.3.5 - Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments for example supporting agriculture as a primary economic engine through the Georgia Grown Georgia Made Program.		X	X	X		
2.4 - Target Reinvestment						
The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.						
2.4.1 Develop and implement incentive and recognition programs, such as density bonuses through the Land Development Regulations (LDR), for businesses willing to redevelop existing properties.		X	X	X	X	X
2.5 - Downtown Development						
The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity.						
2.5.1 - Continue to support Remerton's newly created Downtown Development Authority (DDA).		X	X	X		
2.5.2 - Continue to support Remerton's DDA by hiring a BetterHometown Coordinator.						

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
2.5.3 - Continue investment in the Central Valdosta Development Authority (CVDA) by managing the Main Street Program which partners with the community by organizing and promoting events downtown.		X	X	X	X	X
2.5.4 - Main Street Organization and Promotions Committee continue coordinating a variety of events such as First Fridays After Dark, Jingle Bell Festival, Holiday Open House, Brown Bag Concert Series, Jazz Festival, and more.		X	X	X	X	X
2.5.5 - Develop and Implement a Billboard Program to promote downtown Valdosta events.						
2.5.5 - Implement goals and provisions of the updated Downtown Master Plan		X	X	X	X	X
2.5.6 - Main Street Design Committee educates building and business owners in appropriate design, implement Building Marker Program, provide brochure racks and maintain greenspaces downtown.		X	X	X	X	X
2.5.7 - Promote and coordinate citizen involvement in Martin Luther King Jr. (MLK) Streetscape Project and year-round continue promoting farmers market events in Olympic Park the downtown area.		X	X	X	X	X
2.5.8 - Reestablish and support Hahira's Downtown Development Authority.		X	X	X	X	X
2.5.9 - Ensure LDR development regulations encourage mixed use and dense developments in downtown areas by reviewing regulations and amending if necessary.		X	X	X	X	X
2.5.10 – Provide educational opportunities regarding programs, financial assistance, etc., to promote adaptive reuse and infill development.		X	X	X	X	X
2.5.11 - Provide financial assistance to existing and new business for redevelopment opportunities.		X	X	X	X	X
2.5.12 - Coordinate with Industrial Authority to continue marketing Hahira Business Park.		X	X	X	X	X
2.5.13- Promote infill development in established industrial parks.		X	X	X	X	X
2.5.14 - Coordinate with Industrial Authority in making plans and preparations for development of new or expanded industrial parks as existing parks become full.		X	X	X	X	X
<b>HOUSING Goal 3: To ensure access to adequate and affordable housing options for all residents in all income levels.</b>						
3.1 – Provide Workforce & Affordable Housing						
The growing need for workforce and affordable housing shall be addressed through public-private partnerships.						
3.1.1 - Review existing land development regulations for impediments to development of workforce/affordable housing.		X	X	X		

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
3.1.2 - Investigate the development of incentive programs for developers who provide workforce/affordable housing in addition to market-rate housing.		X	X	X	X	X
3.1.3 - Implement programs and strategies identified by Consolidated Plan and Neighborhood Revitalization Plans.		X	X	X	X	X
3.2 - Maintain Existing Housing Stock						
The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.						
3.2.1 - Continued support and training of Code Enforcement staff to ensure progressive code-enforcement and encourage property maintenance.		X	X	X	X	X
3.2.2 - Implement and utilize DCA's Community Home Investment Program (CHIP) grants, Low-Interest Loans, and Community Services to assist low income home-owners with housing maintenance.		X	X	X	X	X
3.2.3 - Implement and utilize CHIP grants to assist low to moderate income households with down payment assistance and closing cost.		X	X	X	X	X
3.2.4 - Implement programs and strategies identified by Consolidated Plan and Neighborhood Revitalization Plans.		X	X	X	X	X
3.2.5– Protect well established neighborhoods from incompatible uses by utilizing and supporting residential zoning districts.		X	X	X	X	X
3.3- Encourage Housing Mix						
A mixture of housing types in varying income levels shall be encouraged and actively promoted.						
3.3.1 - Evaluate the use of incentive programs and other innovative programs to promoted mixed housing options.		X	X	X	X	X
3.4- Universally Designed Housing						
New housing developments should be universally designed to provide access to all persons.						
3.4.1 –Continuation of the Mayor's Council for Persons with Disabilities to promote accessibility,		X	X	X	X	X
3.4.2 – Education regarding methods of providing universal access and completion of community accessibility inventory.		X	X	X		
3.4.3 - Update Consolidated Housing Plan including Annual Action Plans.		X	X	X	X	X
3.4.4 - Complete remaining 10 Neighborhood Revitalization Plans based on federal standards.		X	X			

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
3.4.5 - Implement CHIP grants to assist low to moderate income households with down payment assistance and closing cost.		X	X	X	X	X
<b>NATURAL AND CULTURAL RESOURCES Goal 4: To provide for the continued protection of our natural and cultural resources for current and future generations.</b>						
4.1 - Conserve Sensitive Areas						
Areas where natural processes would be endangered by development (i.e. floodplains, wetlands, groundwater recharge areas, etc.) shall be conserved.						
4.1.1 - Direct growth away from natural areas unsuitable for development by utilizing Environmental Resource and Conservation Zoning districts.		X	X	X		
4.1.2 - Provide education on importance of Groundwater Recharge Areas and Wetlands.		X	X	X		
4.1.3 - Direct growth away from natural areas unsuitable for development through development review and rezoning processes.		X	X	X	X	X
4.1.4 - Continue active enforcement of ordinances such as the Water Resource Protection District Ordinance (WRPDO) regulations pertaining to protected water resources		X	X	X	X	X
4.1.5 - Support and enforce Storm-Water, Land-Disturbance, and WRPDO related Programs.		X	X	X	X	X
4.1.6 - Utilize public sewer systems in areas not suitable for on-site absorption systems.		X	X	X	X	X
4.1.7 - Promote E-One Service Extensions.		X	X	X	X	X
4.1.8 – Utilize innovative site design through Low Impact Development and to promote on-site Best Management Practices (BMP) to reduce stormwater runoff.		X	X	X	X	X
4.1.9 - Continued education of BMP regarding stormwater runoff and innovative design concepts through Low Impact Development.		X	X	X	X	X
4.1.10 - Develop an effective Stormwater Management Program						
Continue discussions with Regional Water Council regarding regional reservoirs to address flooding issues in the City		X	X	X	X	X
4.2 – Preserve and Utilize Natural Greenspace and Parkland						
Active preservation and utilization of natural greenspaces and parkland shall be encouraged and actively supported.						
4.2.1 – Complete update to existing County Greenspace Plan to include a comprehensive mapping of the community's green-infrastructure, designation of future Linear Greenspace areas, and identification of potential funding sources for acquisition of such areas.		X	X	X		



PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
4.2.2 - Continue preparation and implementation of the Withlacoochee River Greenway Plan.		X	X	X		
4.2.3 - Adopt, implement, and update provisions of the Greenspace Initiative Plan to include land acquisition and resource enhancement / protection.		X	X	X		
4.2.4 - Identify funding sources and pursue acquisition of appropriate greenspace areas.		X	X	X		
4.2.5 - Provide regular educational opportunities regarding benefits of greenspace conservation and mechanisms.		X	X	X		
4.2.6 - Pursue grants for the upgrade of park facilities.		X	X	X		
4.2.7 - Upgrade public park facilities to include more lights, shelters, pathways, etc. where applicable.		X	X	X		
4.2.8 - Continue to develop alternative-use trails within public parks.		X	X	X		
4.2.9 - Continue new construction and implementation of the Freedom Park Master Plan.						
4.2.10 - Investigate ways to further promote the preservation and/or creation of urban forests.		X	X	X	X	X
4.3 – Solid Waste Reduction & Recycling						
Enhanced solid waste reduction and recycling initiatives shall be supported.						
4.3.1 –Maintain involvement and membership on Deep South Solid Waste Authority (SWA).		X	X	X	X	X
4.3.2 - Maintain 5 year updates to Solid Waste Management Plan (SWMP).		X	X	X	X	X
4.3.3 Encourage education regarding local recycling efforts and investigate ways to increase the recycling program in both volume and number of users.		X	X	X	X	X
4.3.4 - Implementation of grant program to promote local recycling and litter control efforts.		X	X	X		
4.4 - Protect and Utilize Historic Resources						
The continued protection, preservation and utilization of historic resources shall be encouraged and actively supported.						
4.4.1 - Publicize information contained in most recent historic resources survey.		X	X	X	X	X
4.4.2 - Promote heritage tourism opportunities including historic driving tours and seek grant funding opportunities.		X	X	X	X	X
4.4.3 - Create historic preservation education program for dissemination of local preservation program benefits and regulations.			X	X	X	X
4.4.4 - Support the Valdosta-Lowndes County Conference Center & Tourism Authority (VLCCCTA).		X	X	X	X	X
4.4.5 - Advertise Historic Driving Routes.		X	X	X		
4.4.6 - Investigate and promote Agritourism.		X	X	X	X	X

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
4.4.7 - Investigate and Promote Eco-Tourism.		X	X	X		
4.4.8 - Promote use of National Register Nominations for qualified sites and structures.		X	X	X	X	X
4.4.9- Support Historic Preservation Society Valdosta Heritage Foundation and Lowndes County Historical Society		X	X	X	X	X
4.4.10 - Seek professional training and guidance for members of the Historic Preservation Commission (HPC) with regard to official responsibilities.		X	X	X	X	X
4.4.11 - Continue updating and publicizing Historic Resources Inventory.		X	X	X	X	X
4.5 – Ensure Cultural and Community Facility Availability						
Develop, maintain and improve the availability of adequate cultural facilities such as community arenas, performing arts venues, museums, monuments, visual art galleries and conference/meeting centers through public-private partnerships.						
4.5.1 - Investigate the establishment of a Countywide Performing Arts Center and/or Civic Center Municipal Auditorium and coordinate with the Five Points Steering Committee		X	X	X		
Support the Five Points Steering Committee and the development and implementation of a master development plan for the Five Points Area		X	X	X	X	X
4.5.2 - Continue developing Strategies to Promote Destination Oriented Tourist Attractions.		X	X	X		
4.5.3 - Pursue development of a general purpose community center.		X	X	X		
4.5.4 - Pursue development of City park (Passive recreation, skateboard park, dog park).						
4.5.5 - Pursue development of City park around newly refurbished Tom's Pond area.		X	X	X	X	X
4.5.6 - Implement Commercial Tourism District.						
4.5.7 - Update the Parks and Recreation Master Plan to include creation of parks within walking distance of all neighborhoods		X	X	X		
4.6 – Green Building & Environmental Conservation						
In response to environmental concerns and rising energy costs, green building principles shall be researched and encouraged in order to conserve natural resources, improve indoor air quality and reduce energy costs.						
4.6.1 -Implement funding from Energy Efficiency & Conversation Block Grant (EECBG) funding to improve energy efficiency at City facilities						
4.6.2 -Promote reuse of existing / historic building stock and the incorporation of green building strategies in historic building rehabilitation.		X	X	X	X	X
4.6.3 - Encourage education regarding green energy conservation and implement cost effective green building principles to improve air quality and reduce energy costs.		X	X	X	X	X
4.6.4 -Acquiring additional land for roads and converting surplus property to conservation.		X	X	X	X	X

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
4.6.5 - Educating industrial community on Greenbuilding principles through Workshops in collaboration with Val-Tech.		X	X	X	X	X
4.6.6 - Research Leadership in Energy and Environmental Design System (LEEDS) program for possible implementation.						
4.6.7 -Research and identify "Green grants" applicable to the delivery of Lowndes County services.		X	X	X	X	X
4.6.8 -Continue to investigate and experiment with the addition of hybrid vehicles into the Lowndes County fleet.		X	X	X	X	X
4.6.9 - Virtualizing Lowndes County server farm data center		X	X	X	X	X
4.6.10 - Explore Design, develop and implement virtualizing desktop computers.		X	X	X	X	X
4.6.11 - Complete design to send treated wastewater to plant nursery.		X	X	X	X	X
4.6.12 - Manhole rehabilitation & slip line construction performed in various locations.		X	X	X	X	X
4.6.13 - Implementing greenbuilding standard in all future development of low income housing. Incorporate Greenbuilding guidelines within the contracts of development projects.		X	X	X	X	X
4.6.15 - Reduce utility expenditures by 2% per every year.		X	X	X	X	X
4.6.16 - Reduce water consumption by 2% per every year.		X	X	X	X	X
4.6.17 - Reduce energy intensity by 3% per every year.		X	X	X	X	X
4.6.18 - Increase renewable energy 7.5% per every year.		X	X	X	X	X
4.6.19 - Increase renewable energy 5% per year.		X				
4.6.20 - Accomplish comprehensive facility energy audits on 25% percentage of covered facilities per year.		X	X	X		
<b>LAND USE Goal 7: To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.</b>						
7.1 - Urban Service Area to guide development						
The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.		X	X	X	X	X
7.1.1 - Update the Urban Service Area on an annual basis to reflect advancement in utility services, infrastructure improvements, public safety facilities, etc.		X	X	X	X	X
7.1.2 - Direct new development within the Urban Service Area.						
7.2 – Protect Rural Service Area						
The Rural Service Area shall be protected from incompatible, dense development.						

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
7.2.1 - Encourage use of conservation techniques to maintain rural landscapes and market Conservation Subdivision Regulations within the Unified Land Development Code (ULDC).		X	X	X		
7.2.2 - Educate public on Conservation Use Valuation Program.		X	X	X		
7.3 - Promote Appropriate Mixed-Use Development						
Mixed use developments in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.						
7.3.1 -Annually review and update land development regulations to ensure land development regulations do not hinder mixed use developments.		X	X	X		
7.4 – Promote High Standard of Development						
Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.						
7.4.1 - Develop and implement appropriate design guidelines / standards for specific areas of the community depending on existing and anticipated growth.		X	X	X	X	X
7.4.2 - Annually Update the ULDC.		X	X	X	X	X
7.4.3 - Implement Gateway Study.						
7.4.4 - Establishment of City Market on MLK Corridor.				X	X	X
7.5 – Use land efficiently and Focus on Redevelopment						
Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.						
7.5.1 - Maintain, Update, and Market Existing Land Use Database.		X	X	X	X	X
7.5.2 - Support and administer Signature Communities, a public-private partnerships for marketing and redevelopment of unique infill, greyfield, and brownfield opportunities including available financing options. Complete the site inventories and assessments for the Brownfields Grant, and seek additional grant funding.		X	X	X		
7.6 – Recognizable transition from Urban to Rural Area						
A recognizable transition from the urban to the rural areas of the community shall be developed.						
7.6.1 - Discourage leapfrog development across undeveloped areas and encourage future development to expand in areas contiguous to existing developed areas by maintaining, updating, and publicizing Urban Service Area, Zoning, and Existing Land Use Maps.		X	X	X		
7.7 - Encourage Commercial Development at Intersections						
Commercial development of varying sizes shall be encouraged at the intersections of major roadways.						

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
7.7.1 - Ensure land development regulations promote clustering of development at major roadways.		X	X			
7.7.2 - Facilitate interconnected developments and shared parking to lessen traffic congestion and improve circulation.		X	X	X	X	X
7.7.3 - Promote use of nodal development in unincorporated county to protect natural resources and increase traffic management.		X	X			
7.8 - Innovative Planning Concepts						
Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community's overall quality of life.						
7.8.1 -Through organizations such as the GLGAC and the GLPC, provide regular educational opportunities to the development community and citizens regarding up-to-date planning concepts.		X	X	X	X	X
7.9 – Protect Regional Economic Engines						
Major institutions such as MAFB, VSU, SGMG, GMC, Val Tech and Valdosta Wiregrass Tech shall continue to be protected from incompatible land uses through appropriate and consistent land development decisions.						
7.9.1 - Coordinate regular meetings to facilitate data sharing.		X	X	X	X	X
7.9.2 - Encourage data sharing at GLGAC, GLPC, Technical Review Committee (TRC) and First Step Development meetings to ensure new facilities are properly designed and located to meet future population growth and community needs.		X	X	X	X	X
<b>COMMUNITY FACILITIES AND SERVICES Goal 6: To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.</b>						
6.1 - Maximize Efficient Use of Existing and Future Infrastructure Investment						
Policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance.						
6.1.1-Construct County Judicial/Administrative Buildings Phase II.						
6.1.2 -Construct Jail Upgrades Phases II.						
6.1.3 -Construct a new Emergency Operations Facility.						
6.1.4 - Investigate future facility for District Health Office.		X	X	X		
6.1.5 -Implement Updates to the Water and Sewer Master Plan (For Project List Please See Utility Master Plan).		X	X	X	X	X

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
6.1.6 - Implement roads, water, sewer, and drainage master plans and review for revisions / additions.		X	X	X	X	X
6.1.7 - Investigate implementation strategies for gray water (treated wastewater) utility, including possible re-use for industrial and recreational facilities.		X	X	X	X	X
6.1.8 - Expand well field and water storage capacity Continue implementation of Phase 1 and Phase 2 items of the City's Capital Improvements Plans Implementation Schedule for water and sewer system infrastructure improvements.		X	X	X	X	X
6.1.9 - Upgrade water and sewer metering technology.		X	X	X	X	X
6.1.10 -Implement Drainage Master Plan provisions for regional retention areas.		X	X	X	X	X
6.1.11- Expand the existing water service area and transmission system.		X	X	X	X	X
6.1.12 - Construct a new wastewater treatment facility in the Cherry Creek Basin area.		X	X			
6.1.13- Purchase of building and land for the expansion of City Hall and Police Department Offices.						
6.1.14- Begin implementing findings of the previous inflow and infiltration study.						
6.1.15 - Continue to address "Looping" of City water distribution lines.						
6.1.16 - Purchase water from City of Valdosta.						
6.1.17 - Investigate feasibility of public sewer system.		X	X	X		
6.1.18 - Modify and enhance existing water and wastewater treatment facilities through major capital expenditure.		X	X	X	X	X
6.1.19 - Promote infill development by directing industrial growth in existing or planned industrial parks where appropriate infrastructure is available.		X	X	X	X	X
6.1.20 - Coordinate with V-LCIA in making plans and preparations for development of new or expanded industrial parks as existing parks become full.		X	X	X	X	X
6.1.21 - Educate agencies on the comprehensive plan and future development maps		X	X	X		
6.1.22 - Maintain an active and responsive relationship concerning the location of proposed parks and schools. Locate facilities such as parks, schools, and community centers in appropriately planned activity centers according to adopted future development plans.		X	X	X	X	X
Pursue remaining appeals processes with FEMA for funding approval of relocating the Withlacoochee WPCP.		X				
Finalize plans and construct a relocated Withlacoochee WPCP and its related offsite infrastructure			X	X	X	X
Investigate feasibility and grant opportunities for the design and construction of a Municipal Complex facility.				X	X	X

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
6.2 – Coordinate Planning and Facilities with Land Use Plans						
Public facilities and services shall be coordinated with land use planning to promote more compact urban development, preservation of natural resources, and development of activity centers.						
6.2.1 – Encourage future development to expand in areas contiguous to existing developed areas by implementing sequential and phased utility master plans.		X	X	X	X	X
6.2.2 - Market Maps Highlighting Urban Service Area.		X	X	X	X	X
6.2.3 - Reduce development pressures on agricultural land through conservation tools and increased density of new residential development.						
6.2.4- Facilitate meetings for collaboration among local governments, agencies and community organizations for future facilities planning.		X	X	X		
6.3 – Anticipate Service Impacts of Growth						
The effects of new development should be anticipated so as to maintain or improve appropriate levels of service.						
6.3.1 - Coordinate development review processes to ensure appropriate public facility capacity is available and appropriate expansions are planned and implemented as necessary.		X	X	X	X	X
6.3.2 - Annually Update Capital Improvement Element.		X	X			
6.3.3 - Investigate feasibility of Impact Fees Pursuant to the Georgia Development Impact Fees Act.		X	X	X		
6.3.4 - Upgrade/Renovate Public Safety Communications and Replace Equipment with Newer Technology (MESH Network and Software Upgrades).						
6.3.5 - Review and Revise / Update the Speed Zone Ordinance.		X	X	X	X	X
6.3.6 - Reduce the County ISO Fire Rating Through the Implementation of Fire Master Plan (For Specific Project List Please See Master Plan).		X	X	X	X	X
6.3.7 - Finalize plan for Construct Phase 1 and investigate Phase II of Fire/Rescue training facility		X	X	X	X	X
6.3.8 - Construct and Implement Public Safety Radio System (800MHZ).						
6.3.9 - Investigate Video Security Options for Judicial Building.						
6.3.10 - Update Fiscal Impact Analysis.		X	X	X		
6.3.11 - Conduct study for the development of multi-jurisdictional public safety training facility.						

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
The effects of new development should be anticipated so as to maintain or improve appropriate levels of service.						
6.3.12 - Expand street lighting network to illuminate high crime areas.		X	X	X	X	X
6.3.13 - Upgrade traffic signals to incorporate preemption devices for emergency vehicles.		X	X	X	X	X
Investigate the benefits and feasibility of constructing a new Fire Station to serve the western areas of Valdosta in anticipation of future growth		X	X	X		
<b>Goal 9: TRANSPORTATION – To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.</b>						
<b>9.1 – Well- Maintained System of Rail Lines</b>						
A well-maintained system of rails lines shall facilitate safe and efficient movement of goods to serve the economic needs of the community and region.						
9.1.1 - Investigate innovative traffic management techniques to eliminate traffic tie-ups and emergency vehicle delays, while improving vehicular and pedestrian safety and enhancing the community's overall quality of life.		X	X			
9.1.2 - Investigate possibility of railroad crossing at Remer Lane.						
9.1.3 - Maintain awareness of feasibility for future high-speed rail services.		X	X	X	X	X
9.1.4 - Implement Intelligent Transportation Systems Planning to aid in providing information and improve transportation opportunities to travelers.		X	X	X	X	X
Continue communication with the Railroads concerning the condition of railroad crossings throughout the City and request repair of those crossings that present a safety hazard.		X	X			
Investigate other communities with high railroad traffic and learn how they work with Railroad companies to prevent excessive blockage of streets. Continue seeking a local solution to the railroad switching issue.		X	X	X		
<b>9.2 - Efficient Air Service</b>						
Encourage development of efficient air and rail service to promote economic development by connecting the community with major regional centers.						
9.2.1 - Protect airport approach zones through land use regulations to avoid unnecessary land use conflicts and accurately map and enforce Airport Overlay.		X	X	X	X	X
9.2.3 - Identify economic development opportunities relying on quality air service and implement recommendations made in the Airport Master Plan.		X	X	X		
9.2.4 - Assist the business community in the recruitment of additional airline service and/or connection to non-Atlanta airports.		X	X	X		
9.2.5 - Conduct an air service study to investigate feasibility of an additional airline.		X	X	X		



PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
9.3 - Support the Viability of Walking, Biking, and Public Transit						
Walking, biking, and accessible public transit shall be considered viable and sustainable forms of transportation supported through appropriate land use and infrastructure decisions.						
9.3.1 - Locate high density land uses in major activity centers to increase efficiency of future public transportation plans and market maps highlighting Urban Service Area.		X	X			
9.3.2 - Implement bike and pedestrian master plans to include provision of accessible facilities along identified transportation corridors to connect major activity centers.		X	X	X	X	X
9.3.3 -Maintain activation of the sidewalk committee to seek community input into development of a Sidewalk Master Plan.		X	X	X	X	X
9.3.4 - Continue sidewalks inventory to identify potential expansion and improvement areas.		X	X	X	X	X
9.3.5-Install sidewalk between Plum and Poplar Streets.						
9.3.6 - Investigate the implementation of the Implement Lowndes County Thoroughfare Bicycle Plan, South Georgia Regional Bicycle and Pedestrian Plan, Valdosta Lowndes Bicycle and Pedestrian Master Plan and Valdosta Transportation Master Plan Bicycle and Pedestrian Projects.		X	X	X	X	X
9.3.7 - Market Existing County Bus Transit Service.		X	X	X	X	X
9.3.8 - Pursue transit possibilities within Valdosta Urbanized Areas.		X	X	X		
9.4 - Recognize Importance of Roadway Design and Construction						
It is recognized that design and construction of residential and non-residential streets contributes to the overall character and development pattern of the community and thus shall be considered one of the community's most important components.						
9.4.1 - Implement TE Grant funding to complete West Gordon streetscape improvements.		X	X			
9.4.2 - Update and Maintain County Bridge and Road Pavement Conditions Assessment.		X	X	X	X	X
9.4.3 Newly constructed, reconfigured, or retrofitted roadways shall reflect community standards of aesthetics, environmental stewardship, and urban design.		X	X	X	X	X
9.4.4– Newly constructed, reconfigured, or retrofitted roadways shall fully accommodate multiple functions, including pedestrian movements, accessible parking, alternate modes of transportation and local vehicular circulation.		X	X	X	X	X
9.4.5 - Update of Metropolitan Transportation Plan to 2040.		X	X	X	X	X
9.4.6 - Implement VLMPO Transportation Improvement Program.		X	X	X	X	X
9.4.7 - Implement Transportation Master Plan		X	X	X	X	X
9.4.8 - Coordinate road and underground utilities improvements with GDOT regarding I-75 widening and interchange improvements projects.		X	X	X	X	X

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
Implement TE Grant funding for streetscape improvements to North Patterson Street between downtown and Gordon Street, and seek additional funding for other streetscape projects.		X	X	X	X	X
9.5 - Preserve Traffic Carrying Capacity through land use planning						
The traffic carrying capacity of existing and planned roadways shall be preserved through coordinated land use and transportation planning decisions.						
9.5.1 - Construct frontage roads to avoid proliferation of entrances to high volume arterials and highways to encourage interconnected access between new developments.		X	X	X	X	X
9.5.2 -Update Zoning Ordinance and Subdivision Regulations to encourage, and in some areas require, cross access easements and shared parking areas to improve on site traffic circulation and reduce congestion.		X	X	X	X	X
Goal 10: TECHNOLOGY – To promote the use of existing and future technology infrastructure for community-wide economic development, education, and marketing.						
10.1 – Planning for Community Wide Technology						
Community-wide technology infrastructure shall be considered a basic community facility and as such will be adequately planned for.						
10.1.1 - Upgrade Computer (4 -year Life Cycle) and Telephony (5-year Life Cycle) Systems in All County Facilities.		X	X	X		
10.1.2- Upgrade Internet Services to Include On-line Bill Paying, E-commerce, etc.		X	X	X	X	X
10.1.3- Implement SCADA Utilities Monitoring System.		X	X	X		
10.1.4 - Implement Remote Monitoring Systems (Utilities and Engineering).						
10.1.5 - Implement EDEN and GBA Billing Software.						
10.1.6 - Upgrade County Network Capabilities to In-building Wireless for all County Facilities.		X	X	X	X	X
10.1.7 – Pursue innovative technology funding sources and implementation programs to further extend the community-wide network.		X	X			
10.1.8 - Investigate Video Conferencing Technology.						
10.1.9 - Implement Probate Court/Jail Video Conferencing Technology.		X	X	X	X	X
10.1.10- Complete County VOIP Telephony Upgrade.		X	X	X		
10.1.11 - Implement results of TechSmart Road Map.		X	X	X	X	X
10.1.12 - Implement Georgia Tech WebFit Program encourage community organizations to provide technology access.		X	X			

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
10.1.13 - Continue and expand Intranet Website.		X	X	X	X	X
10.1.14 - Single sign on for network services using AAA Server.						
10.2 – Community-Wide Citizen Access						
Access to basic technology infrastructure shall be made available to all citizens.						
10.2.1 - Update County Website.		X	X	X	X	X
10.2.2 - Update Aerial Tax Assessor Maps.		X	X	X		
10.2.3 - Upgrade Methods of Maintaining Public Records Using Modern Technology and Making Them Available to the Public.		X	X	X	X	X
<b>INTERGOVERNMENTAL COORDINATION Goal 8 - To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.</b>						
8.1 - Pursue Cross-Jurisdictional Collaboration and Coordination						
Cross jurisdictional coordination and collaboration shall be actively pursued to promote positive impacts of growth and development across jurisdictional boundaries, which is vital to a successful economy and a high quality of life.						
8.1.1 - Promote the use of joint development authorities and local and regional planning and economic development efforts such as the Targeted Business Expansion Committee, Triple Crown Hometown, and the SEEDS Center.		X	X	X	X	X
8.1.2 - Investigate activation of countywide Water/Sewer Authority		X	X	X	X	X
8.1.3 - Continue participation on the Deep South Regional Solid Waste Management Authority.		X	X	X	X	X
8.1.4 - Continued Support of Chamber of Commerce and Industrial Authority, Tourism Authority		X	X	X	X	X
Begin discussions and planning among the local governments to develop a SPLOST-VII project list.		X	X			
Coordinate proposed projects list with the Regional Council for T-SPLOST funding, and inform citizens regarding the Fall 2012 T-SPLOST referendum		X	X			
8.2 - Greater Lowndes Planning Commission to promote Quality Growth						
The Greater Lowndes Planning Commission shall serve as a leader in promoting quality growth and development through appropriate planning and land use decisions.						
8.2. 1 Greater Lowndes Planning Commission will review development cases to determine appropriate land uses on a monthly basis and make recommendations to local governments.		X	X	X	X	X
8.3 - Recognize value of Joint-Comprehensive Planning						

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
Joint comprehensive planning efforts and resulting documentation shall be employed as a vital tool for addressing community issues and opportunities.						
8.3.1 - GLGAC Facilitate major Comp Plan Updates (every 5 Years)		X	X	X	X	X
8.3.2 - Coordinate regular meetings to review implementation of Comp Plan.		X	X	X	X	X
8.3.3 - SGRDC shall Facilitate the annual periodic updates and review of the Short Term Work Program (STWP).		X	X	X	X	X
8.3.4 - Review & update quantifiable measures for Goals and Policies annually.		X	X	X		
8.4 - Utilize Shared Services and information						
Public entities within each community shall utilize shared services and information to ensure consistent planning efforts.						
8.4.1 - Central organizations such as the Chamber, Labor Department, Health Department, and SGRC VLCIA should maintain up-to-date data regarding community growth and development.		X	X	X	X	X
General Planning and Administration						
Prepare and adopt proactive Zoning Map and revised Zoning Ordinance, based on comprehensive land use inventory and new Future Development Map.				X	X	X
Develop Sign Regulations.						
Review and revise all development regulations, investigate feasibility of document consolidation.					X	X
Review and revise all development regulations, investigate feasibility of document consolidation.		X	X	X		
Educate Citizenry on SPLOST VI Projects.		X	X	X	X	X
Regularly Publish an Electronic Newsletter.		X	X	X	X	X
Support newly established Gateway Committee to improve gateways into the greater Lowndes Communities.		X	X	X	X	X
Explore next phase of Telephony upgrades -- virtualized VOIP infrastructure		X	X	X	X	X
Bring selective network services to 99.99% up time		X	X	X	X	X
Real-time Network Management and Monitoring Solutions		X	X	X	X	X
South Lowndes Data Center		X	X	X	X	X
Maintain/update existing land use database		X	X	X		
Prepare and adopt new official digital Zoning Map for the City of Valdosta		X	X			
Implement ULDC customer survey experiment		X				
Complete construction of Phase I of the Sheriff's Office firearm training facility		X				

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
Adopt and implement GEMA-Lowndes County Local Emergency Operations Plans updates		X	X	X	X	X
Adopt and explore 5-year update to GEMA Pre-Disaster Hazard Mitigation Plan		X	X	X	X	X
<b>COMMUNITY WELLNESS Goal 5: To utilize our community resources to promote healthy and active lifestyles for all population segments.</b>						
5.1 – Promote Development That Encourages Active Living						
Promote and encourage retrofitting of existing and establishment of new developments that assent to active lifestyles for residents of all age groups.						
5.1.1 - Direct growth towards designated activity centers through appropriate expansion of infrastructure and incentive programs.		X	X	X	X	X
5.1.2 - Concentrate infrastructure improvements in existing or planned Activity Centers.		X	X	X	X	X
5.1.3 - Investigate incentive programs for growth in activity centers.						
5.1.4 - Include non-profits in growth and development discussions.		X	X	X	X	X
5.1.5 - Support public-private partnerships and collaboration with community organizations including the Wellness Council of Lowndes County.		X	X	X		
5.1.6 - Complete the development of the Azalea City Multipurpose Trail.						
5.1.7 - Update the Parks and Recreation Master Plan to include creation of parks within walking distance of all neighborhoods.		X	X	X		
5.2 – Youth Involvement in the Community						
Community involvement and programming opportunities for youth shall be maintained and enhanced through public-private partnerships.						
5.2.1 - Market recreational facilities for community programs and functions.		X	X	X		
5.2.2 - Support Park and Recreation Youth Programs.		X	X	X		
5.2.3 - Continue Support of the Boys & Girls Club.		X	X	X	X	X
5.3 - Utilize Existing Community Resources						
Existing non-profit, community resources shall be utilized where possible to address community wellness issues and opportunities.						
5.3.1 - Promote greater collaboration and partnership among local governments and non-profit resources.		X	X	X	X	X
5.3.2 -Support Habitat for Humanity Program, Valdosta Block Club, YMCA, Boys & Girls Club, and Lowndes Advocacy Resource Center (LARC).		X	X	X	X	X

## Greater Lowndes County 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
NATURAL RECOURCES									
ECONOMIC DEVELOPMENT									
HOUSING									
LAND USE									
COMMUNITY FACILITIES AND SERVICES									
INTERGOVERNMENTAL COORDINATION									
COMMUNITY WELLNESS									

## Dasher 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
NATURAL RECOURCES									
ECONOMIC DEVELOPMENT									
HOUSING									
LAND USE									
COMMUNITY FACILITIES AND SERVICES									
INTERGOVERNMENTAL COORDINATION									
COMMUNITY WELLNESS									

## Hahira 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
NATURAL RECOURCES									
ECONOMIC DEVELOPMENT									
HOUSING									
LAND USE									
COMMUNITY FACILITIES AND SERVICES									
INTERGOVERNMENTAL COORDINATION									
COMMUNITY WELLNESS									



## Lake Park 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
NATURAL RECOURCES									
ECONOMIC DEVELOPMENT									
HOUSING									
LAND USE									
COMMUNITY FACILITIES AND SERVICES									
INTERGOVERNMENTAL COORDINATION									
COMMUNITY WELLNESS									

## Remerton 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
NATURAL RECOURCES									
ECONOMIC DEVELOPMENT									
HOUSING									
LAND USE									
COMMUNITY FACILITIES AND SERVICES									
INTERGOVERNMENTAL COORDINATION									
COMMUNITY WELLNESS									

## Valdosta 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
NATURAL RECOURCES									
ECONOMIC DEVELOPMENT									
HOUSING									
LAND USE									
COMMUNITY FACILITIES AND SERVICES									
INTERGOVERNMENTAL COORDINATION									
COMMUNITY WELLNESS									

## **VII. Housing Element – City of Valdosta**

The City of Valdosta as a CDBG Entitlement Community is required to develop a Housing Element and has elected to utilize the City of Valdosta, Georgia, Consolidated plan as its Housing Element.

The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment.

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Program and insure compliance with Federal Regulations.
- Conduct fair housing education and outreach. Improve the condition of housing for low-income homeowners.
- Remove slum and blighted conditions.
- Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, fair housing education, and economic development. Specifics can be found in the Strategic Plan and Annual Action Plan.

### **Summary of Housing Needs**

The housing needs data in the plan provide an analysis of housing problems in Valdosta, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). By far, the most common housing need related to cost burden, hitting lower income households particularly hard, with over 58 percent of renter households and over 62 percent of owner households earning less than 30% of the area median income (AMI) paying more than 50% of their income on housing expenses. For rental households, cost burden is the most common housing problem with over 69 percent of all renter households earning below 100% of the AMI paying more than 30% of their income on housing expenses. Likewise, cost burden is the most common for owner households where 52 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 31 percent paying more than 50% of their income on housing expenses. The next most pressing housing problem in Valdosta is overcrowded rental housing in rental housing, with just over three percent rental units. When comparing overcrowded housing with cost burden, the needs observed are not nearly as pressing.

### **Goals, Objectives and Strategies**

The following lists the goals, objectives and strategies in the 2014 Consolidated Plan for reference in this plan. For more detail please refer to the complete 2015 Consolidated Plan for the City of Valdosta.

SP-45 Goals Summary – 91.215(a)(4)  
Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration Strategy 1.1-Program Administration	2015	2019	Administration		Housing Rehabilitation and reconstruction Emergency Home Repairs Fair Housing Education and outreach Technical Assistance to Small Businesses Job Training, Workforce Development	CDBG: \$565,825	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2015	2019			Fair Housing Education and outreach	CDBG: \$50,000	Other: 750 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2015	2019	Affordable Housing		Housing Rehabilitation and Reconstruction	CDBG: \$2,163,305	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Affordable Housing Objective 1.2- Blight Removal	2015	2019			Demolition / Removal of Slum and Blight	CDBG: \$150,000	Other: 25 Other
5	Non-Housing Community Development-Economic Develop	2015	2019	Non-Housing Community Development		Job Training, Workforce Development Employment Training	CDBG: \$100,000	Other: 50 Other

1	<b>Goal Name</b>	Administration Strategy 1.1-Program Administration
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.1:</b> Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.</p> <p><b>Performance Goal:</b> \$113,165 CDBG Funding allocated 1st Year; A maximum of 20% of the CDBG Entitlement will be allocated each of the additional 4 annual plan years.</p>
2	<b>Goal Name</b>	Administration Strategy 1.2-Fair Housing
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.2:</b> Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.</p> <p><b>Performance Goal:</b> \$ 10,000 in CDBG funds allocated 1st Year for seminars supporting 150 persons. \$10,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$40,000 for seminars each remaining Annual Plan Year benefiting 150 persons each annual plan year).</p>
3	<b>Goal Name</b>	Affordable Housing Strategy 1.1 - Housing Rehab
	<b>Goal Description</b>	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.1:</b> Provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide.</p> <p><b>Performance Goal:</b> \$ 432,661 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation). Maximum benefit for reconstruction \$75,000, emergency repair \$25,000, and major rehabilitation \$45,000. Approximately \$432,661 in CDBG funds allocated each of the additional 4 annual plan periods (\$1,730,644 for 8 units over the 4 years).</p>
4	<b>Goal Name</b>	Affordable Housing Objective 1.2-Blight Removal
	<b>Goal</b>	<b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.

	<b>Description</b>	<p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.2:</b> Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement. Eligible beneficiaries are low and moderate-income persons at 80% or below the median income citywide and designated sites in CDBG Eligible Census Tracts.</p> <p><b>Performance Goal:</b> \$ 30,000 in CDBG funds allocated 1st Year for 5 bulk trash and vacant lot debris designated collection points where slum and blight debris and construction renovation materials can be discarded during Bulk Trash Amnesty Day. \$30,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$120,000 for four collection sites once a year each annual plan year).</p>
5	<b>Goal Name</b>	Non-Housing Community Development-Economic Development
	<b>Goal Description</b>	<p><b>Goal:</b> Improve Economic Development and living conditions in Valdosta by addressing non-housing community development needs including technical assistance support to small business and job training, retention and development over a five year period.</p> <p><b>Objective 1:</b> Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.</p> <p><b>Strategy 1.1:</b> Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low and moderate income persons.</p> <p><b>Performance Goal:</b> \$20,000 in CDBG Funding allocated 1st Year to conduct 4 seminars benefiting 10 persons/businesses. \$20,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$80,000) for the remaining 4 each remaining Annual Plan Year).</p>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	565,826	0	0	565,826	2,263,304	Expected resources equal the first year CDBG and Program Income funding times 4.



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration Strategy 1.1-Program Administration	2015	2019	Administration			CDBG: \$113,165	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2015	2019			Fair Housing Education and outreach	CDBG: \$10,000	Other: 150 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2015	2019	Affordable Housing		Housing Rehabilitation and Reconstruction	CDBG: \$342,661	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Affordable Housing Objective 1.2- Blight Removal	2015	2019			Demolition / Removal of Slum and Blight	CDBG: \$30,000	Other: 5 Other
5	Non-Housing Community Development- Economic Develop	2015	2019	Non-Housing Community Development			CDBG: \$70,000	Other: 10 Other

1	<b>Goal Name</b>	Administration Strategy 1.1-Program Administration
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.1:</b> Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.</p> <p><b>Performance Goal:</b> \$113,165 CDBG Funding allocated 1st Year; A maximum of 20% of the CDBG Entitlement will be allocated each of the additional 4 annual plan years.</p>
2	<b>Goal Name</b>	Administration Strategy 1.2-Fair Housing
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.2:</b> Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.</p> <p><b>Performance Goal:</b> \$ 10,000 in CDBG funds allocated 1st Year for seminars supporting 150 persons. \$10,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$40,000 for seminars each remaining Annual Plan Year benefiting 150 persons each annual plan year).</p>

3	Goal Name	Affordable Housing Strategy 1.1 - Housing Rehab
	Goal Description	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.1:</b> Provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide.</p> <p><b>Performance Goal:</b> \$ 392,661 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation). Maximum benefit for reconstruction \$75,000, emergency repair \$25,000, and major rehabilitation \$45,000. Approximately \$392,661 in CDBG funds allocated each of the additional 4 annual plan periods (\$1,570,644 for 8 units over the 4 years).</p>
4	Goal Name	Affordable Housing Objective 1.2-Blight Removal
	Goal Description	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.2:</b> Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement. Eligible beneficiaries are low and moderate-income persons at 80% or below the median income citywide and designated sites in CDBG Eligible Census Tracts. Decent Housing / Sustainability</p> <p><b>Performance Goal:</b> \$ 30,000 in CDBG funds allocated 1st Year for 5 bulk trash and vacant lot debris designated collection points where slum and blight debris and construction renovation materials can be discarded during Bulk Trash Amnesty Day. \$30,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$120,000 for four collection sites once a year each annual plan year).</p>
5	Goal Name	Non-Housing Community Development-Economic Development
	Goal Description	<p><b>Goal:</b> Improve Economic Development and living conditions in Valdosta by addressing non-housing community development needs including technical assistance support to small business and job training, retention and development over a five year period.</p> <p><b>Objective 1:</b> Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.</p> <p><b>Strategy 1.1:</b> Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low and moderate income persons.</p> <p><b>Performance Goal:</b> \$20,000 in CDBG Funding allocated 1st Year to conduct 4 seminars benefiting 10 persons/businesses. \$20,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$80,000) for the remaining 4 each remaining Annual Plan Year. \$50,000 in CDBG Funding allocated 1st Year to offer business seed loans benefiting 5 businesses. \$50,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$200,000) for the remaining 4 Annual Plan Years.</p>

1	Project Name	Program Administration 2015
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Administration Strategy 1.1-Program Administration
	Needs Addressed	
	Funding	CDBG: \$113,165
	Description	Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Program Administration for all 5 strategies.
	Location Description	Citywide
	Planned Activities	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
2	Project Name	Fair Housing Education and Outreach
	Target Area	
	Goals Supported	Administration Strategy 1.2-Fair Housing
	Needs Addressed	Fair Housing Education and outreach
	Funding	CDBG: \$10,000
	Description	Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	\$ 10,000 in CDBG funds allocated 1st Year for seminars supporting 150 persons.
	Location Description	Citywide

	Planned Activities	Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.
3	Project Name	Single Family Residential Rehabilitation
	Target Area	
	Goals Supported	Affordable Housing Strategy 1.1 - Housing Rehab
	Needs Addressed	Housing Rehabilitation and Reconstruction Emergency Home Repairs
	Funding	:
	Description	Provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	\$ 352,661 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation).
	Location Description	Eligible applicants are low and moderate-income at 80% or below the median income citywide.
	Planned Activities	Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing.
4	Project Name	Blight Removal
	Target Area	CDBG Eligible Block Groups
	Goals Supported	Affordable Housing Objective 1.2-Blight Removal
	Needs Addressed	Demolition / Removal of Slum and Blight
	Funding	CDBG: \$30,000
	Description	Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	\$ 30,000 in CDBG funds allocated 1st Year for 5 bulk trash and vacant lot debris designated collection points where slum and blight debris and construction renovation materials can be discarded during Bulk Trash Amnesty Day.
	Location Description	Citywide

	Planned Activities	Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement.
5	Project Name	Economic Development and Job Training
	Target Area	CDBG Eligible Block Groups
	Goals Supported	
	Needs Addressed	Job Training, Workforce Development
	Funding	CDBG: \$20,000
	Description	Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	\$20,000 in CDBG Funding allocated 1st Year to conduct 4 seminars benefiting 10 persons/businesses.
	Location Description	Citywide
	Planned Activities	Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low and moderate income persons.

## VIII. Land Use Element

### Character Area Narratives

As required by the State Minimum Planning Standards, every part of the Greater Lowndes Community was delineated into specific Character Areas. Each of the following character area narratives was developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the *State Planning Recommendations*. As with the Plan in general, these character area descriptions and goals should not be considered final. As the community gains a greater understanding of the role and value of character areas, their descriptions should be fine-tuned. Additionally, as the community continues to grow, specific character area depictions may need adjusting.

Each Character Area narrative has a unique **Description** stating either the existing or desired qualities for that area. (Please note the associated picture for each area represents the current state of the specific area and should not be construed to necessarily represent the desired state, although for some descriptions this may be the case.) The stated **Development Strategy** should serve as a guide for all development and redevelopment taking place in the Character Area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life. The listing of **Permitted Zonings** provides guidance as to the type of land uses encouraged within each Character Area. While many of the differences between uses can be masked through site design and development standards, there are certain uses which are incompatible with surrounding uses and should not be permitted. As required by the State, the **Quality Community Objectives** demonstrate the unique ideals established for each Character Area. While there is certainly a value to regional planning, planning on the neighborhood (or character area) level allows for greater implementation of specific objectives, which ultimately promotes an improved quality of life. The **Implementation Measures** are the specific activities or programs which could take place within each of the Character Areas. While the suggested list of measures may or may not currently exist in the Greater Lowndes Community, their implementation in appropriate areas would help achieve the established objectives and overall development strategy for each Character Area. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

The table below represents the breakdown of County acreage within each of the 17 Character Areas:

CHARACTER AREA	ACREAGE (approx.)	CHARACTER AREA	ACREAGE (approx.)
Park/Recreation/Conservation	36,670	Community Activity Center	9,581
Linear Greenspace/Trails	2,460	Regional Activity Center	2,554
Agricultural/Forestry	150,771	Downtown	110
Rural Residential	44,497	Institutional Activity Center	6,210
Rural Activity Center	832	Industrial Activity Center	5,419
Established Residential	8,761	Transportation/Communication/Utilities	6,549
Transitional Neighborhood	555	Remerton Mill Town	49
Suburban Area	45,908	Remerton Neighborhood Village	45
Neighborhood Activity Center	4,837		
		TOTAL ACREAGE (approx.)	325,808

## Park/Recreation/Conservation Area



**DESCRIPTION:** Undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind

**DEVELOPMENT STRATEGY:** The natural, rural character should be maintained by not allowing any new development and promoting use of conservation easements. Roadways in these areas should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and universally designed recreational destinations.

<b>PERMITTED ZONINGS:</b>	Conservation (CON) Environmental Resource (E-R) Estate-Agricultural (E-A)
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### QUALITY COMMUNITY OBJECTIVES:

#### Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.



## Linear Greenspace and Trails



**DESCRIPTION:** Areas of protected open space that follow natural and manmade linear features for recreation, transportation, and conservation purposes and link ecological, cultural and recreational amenities.

**DEVELOPMENT STRATEGY:** Linear greenspaces and trails should be linked into a pleasant network of accessible greenways, set aside for pedestrian and bicycle connections between schools, churches, recreation areas, community centers, residential neighborhoods and commercial areas. These greenways will provide safe, efficient pedestrian linkages and give all users an opportunity to enjoy the natural environment. They may also serve

as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking, and jogging.

<b>PERMITTED ZONINGS:</b>	Conservation (CON) Environmental Resource (E-R) Estate-Agricultural (E-A) Any zoning if public access easements are utilized for connectivity
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### QUALITY COMMUNITY OBJECTIVES:

#### Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

#### Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

## Agricultural Area



**DESCRIPTION:** Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

**DEVELOPMENT STRATEGY:** The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize “franchise” or “corporate” architecture but instead should use compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

<b>PERMITTED ZONINGS:</b>	Conservation (CON) Estate-Agricultural (E-A) Residential Agriculture (R-A) Crossroads-Commercial (C-C)
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## QUALITY COMMUNITY OBJECTIVES:

### Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

### Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

### Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

## Rural Residential



**DESCRIPTION:** Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.

**DEVELOPMENT STRATEGY:** The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

<b>PERMITTED ZONINGS:</b>	Estate-Agricultural (E-A) Residential Agriculture (R-A) Low Density Residential (R-1) Crossroads-Commercial (C-C)
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### QUALITY COMMUNITY OBJECTIVES:

#### Sense of Place

Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community’s character.

#### Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

#### Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

## Rural Activity Center



**DESCRIPTION:** Commercial activity area located at a highway intersection. Typically automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within the center leaving surrounding area as open space. These villages include a mixture of uses serving highway passers-by, rural and agricultural areas.

**DEVELOPMENT STRATEGY:** The rural atmosphere should be maintained while accommodating retail and commercial uses within the village center. Compatible architecture styles should be encouraged to maintain the regional rural character. "Franchise" or "corporate" architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both

<b>PERMITTED ZONINGS:</b>	Conservation (CON)	Estate-Agricultural (E-A)
	Residential Agriculture (R-A)	Single-Family Residential (R-1)
	Country Crossroads (C-C)	

tourism and recreational purposes.

### **QUALITY COMMUNITY OBJECTIVES:**

#### **Economic Prosperity**

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### **Local Preparedness**

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

## Established Residential Area



**DESCRIPTION:** Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

**DEVELOPMENT STRATEGY:** Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

<b>PERMITTED ZONINGS:</b>	Low Density Residential (R-1) Medium Density Residential (R-21) and (R-15) Suburban Density Residential (R-10) Single-Family Residential (R-6S) Planned Development (P-D)
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## QUALITY COMMUNITY OBJECTIVES:

### Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

### Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

## Transitional Neighborhood Area



**DESCRIPTION:** An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas are typically located in the older, core areas of the community.

**DEVELOPMENT STRATEGY:** Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

<b>PERMITTED ZONINGS:</b>	Medium Density Residential (R-21) and (R-15) Suburban Density Residential (R-10) Single-Family Residential (R-6S) and Multi-Family Residential (R-6) Residential-Professional (R-P) Office-Professional (O-P) / Office Institutional (O-I) Neighborhood-Commercial (C-N) Planned Development (P-D)
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## QUALITY COMMUNITY OBJECTIVES:

### Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

### Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

### Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.



## Suburban Area



**DESCRIPTION:** Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

**DEVELOPMENT STRATEGY:** Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

New development should be master-planned with mixed-uses; blending residential development with schools, parks, recreation, retail businesses and services. Strong connectivity and continuity between each master planned development should exist along with internal street connectivity, multiple site access points, and good vehicular and pedestrian/bicycle connections to retail/commercial services. Street design should foster traffic calming such as narrower residential streets, on-street parking, and bicycle/pedestrian facilities. Compatible architecture styles are encouraged to maintain the regional character; these should not include “franchise” or “corporate” architecture. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. The permit of accessory housing units or well-designed, small-scale infill multifamily residences will increase neighborhood and income diversity.

### **PERMITTED ZONINGS:**

Low Density Residential (R-1)  
Medium Density Residential (R-21) and (R-15)  
Suburban Density Residential (R-10)  
Single-Family Residential (R-6S) and Multi-Family Residential (R-6)  
Residential-Professional (R-P)  
Office-Professional (O-P) / Office Institutional (O-I)  
Neighborhood-Commercial (C-N)  
Community-Commercial (C-C) / General Commercial (C-G)  
- When property located along a Collector or Arterial roadway  
Planned Development (P-D)

## **QUALITY COMMUNITY OBJECTIVES:**

### **Sense of Place**

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

**Housing Options**

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

**Local Preparedness**

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.



## Neighborhood Activity Center



**DESCRIPTION:** A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

**DEVELOPMENT STRATEGY:** Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options

adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating builds at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

### **PERMITTED ZONINGS:**

Single-Family Residential (R-6S) and Multi-Family Residential (R-6)  
Residential-Professional (R-P)  
Office-Professional (O-P) / Office Institutional (O-I)  
Neighborhood-Commercial (C-N)  
Community-Commercial (C-C) / General Commercial (C-G)  
- When property located along a Collector or Arterial roadway  
Planned Development (P-D)

### **QUALITY COMMUNITY OBJECTIVES:**

#### **Economic Prosperity**

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### **Local Preparedness**

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

#### **Sense of Place**

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

## Community Activity Center



**DESCRIPTION:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

**DEVELOPMENT STRATEGY:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

<b>PERMITTED ZONINGS:</b>	Single-Family (R-6S) and Multi-Family Residential (R-6) Residential-Professional (R-P) Office-Professional (O-P) and Office Institutional (O-I) Neighborhood-Commercial (C-N) Community-Commercial (C-C) and General Commercial (C-G) Highway-Commercial (C-H) Planned Development (P-D)
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### QUALITY COMMUNITY OBJECTIVES:

#### Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

#### Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

## Regional Activity Center



**DESCRIPTION:** Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

**DEVELOPMENT STRATEGY:** These areas should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. They should also include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, condominiums, affordable and workforce housing. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both tourism and recreation purposes, should be provided. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. “Franchise” or “corporate” architecture should be discouraged.

<b>PERMITTED ZONINGS:</b>	Multi-Family Residential (R-6) Office-Professional (O-P)/ Office Institutional (O-I) Community-Commercial (C-C)/ General Commercial (C-G) Highway-Commercial (C-H) Planned Development (P-D)
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## QUALITY COMMUNITY OBJECTIVES:

### Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

### Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

## Downtown Activity Center



**DESCRIPTION:** The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

**DEVELOPMENT STRATEGY:** Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic

buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

<b>PERMITTED ZONINGS:</b>	Single-Family (R-6S) and Multi-Family Residential (R-6) Downtown-Commercial (C-D)/ Central Business District (C-B-D)
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### QUALITY COMMUNITY OBJECTIVES:

#### Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

#### Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

#### Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

## Institutional Activity Center



**DESCRIPTION:** Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

**DEVELOPMENT STRATEGY:** Uses supporting the area's primary institution should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over "franchise" or "corporate" architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.

<b>PERMITTED ZONINGS:</b>	Residential Professional (R-P) Office-Professional (O-P) and Office Institutional (O-I) Neighborhood-Commercial (C-N)
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### QUALITY COMMUNITY OBJECTIVES:

#### Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

## Industrial Activity Center



**DESCRIPTION:** Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

**DEVELOPMENT STRATEGY:** Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

<b>PERMITTED ZONINGS:</b>	Light Manufacturing (M-1) Heavy Manufacturing (M-2) High Intensity Industrial (M-3) Intensive Services District (I-S)
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### **QUALITY COMMUNITY OBJECTIVES:**

#### **Economic Prosperity**

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### **Local Preparedness**

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.



## Transportation/Communication/Utilities



**DESCRIPTION:** Areas used in providing public transportation, communication, or utility services. Also includes areas supporting some type of industrial uses but not the principle use. These areas may include public or private facilities for wastewater treatment, land application of effluent, landfills, energy generation, resource recovery, or similar uses which may require environmental permits.

**DEVELOPMENT STRATEGY:** Development of these areas should be in cooperation with established or planned industrial areas. Or, where not feasible, such areas should be well buffered from surrounding residential and commercial properties for both aesthetics and quality of life.

### **PERMITTED ZONINGS:**

Intensive Services District (I-S)  
Light Manufacturing (M-1)  
Heavy Manufacturing (M-2)  
High Intensity Industrial (M-3)  
Any other zoning district if compatible with surrounding zonings and uses and for public facility

## **QUALITY COMMUNITY OBJECTIVES:**

### **Local Preparedness**

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

### **Transportation Options**

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

## Remerton Mill Town



**DESCRIPTION:** A centralized area within the City of Remerton with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces easily accessible by pedestrians and bicycles.

**DEVELOPMENT STRATEGY:** The Mill Town should include a high-density mix of retail, office, services, and employment. Development should reinforce the traditional town center through a combination of rehabilitation of historic buildings and compatible new infill development targeted. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools.

<b>PERMITTED ZONINGS:</b>	Community-Commercial (C-C) Office-Professional (O-P) - Does not currently exist but is being investigated Multi-Family Residential (R-6)
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### QUALITY COMMUNITY OBJECTIVES:

#### Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

#### Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

#### Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

#### Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.



## Remerton Neighborhood Village



**DESCRIPTION:** A transitional area within the City of Remerton with a lower concentration of mixed use activities primarily focused on service commercial and professional office with some higher density residential uses.

**DEVELOPMENT STRATEGY:** The Neighborhood Village should include a balanced mix of retail, services, and offices to serve neighboring residents' day-to-day needs. Higher density residential development should be targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for the Village should be very pedestrian-oriented, with strong, walkable connections between different uses. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other community amenities.

<b>PERMITTED ZONINGS:</b>	Neighborhood Commercial (C-N) - Does not currently exist but is being investigated Office-Professional (O-P) - Does not currently exist but is being investigated Multi-Family Residential (R-6)
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### QUALITY COMMUNITY OBJECTIVES:

#### Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

#### Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

#### Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

#### Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

## IX. Transportation Element

The 2040 Transportation Vision Plan (adopted September 2, 2015), which serves as the federally required metropolitan transportation plan for the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO) for the Valdosta Urbanized Area under the Moving Ahead for Progress in the 21st Century Act (MAP-21), is hereby incorporated by reference into this Comprehensive Plan to serve as the Transportation Element for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta.

The 2040 Transportation Vision Plan guides the transportation policies and projects to be implemented throughout the community over the next twenty-five years. The 2040 Transportation Vision Plan directs how the community plans to address its transportation needs, prioritizes those needs, and outlines funding resources for implementing projects from federal, state, local and private sources for highways, mass transit, multi-use trails, airports, and freight/intermodal facilities. The 2040 Transportation Vision Plan is designed to be a regional multi-modal transportation plan that addresses transportation needs through a coordinated, cooperative, continuing planning process led by the Southern Georgia Regional Commission as the Metropolitan Planning Organization for the Valdosta Urbanized Area.

The Aspirational Goals, Transportation Strategies, and Implementation Policies from the 2040 Transportation Vision Plan are reproduced in Table 1. The Aspirational Goals correspond to the goals of the Common Community Vision for Greater Lowndes County.

**Table 1. Aspirational Goals, Transportation Strategies, and Implementation Policies from the 2040 Transportation Vision Plan**

Aspirational Goals		Transportation Strategies	Implementation Policies
1	Support Regional Economic Engines and Public/Private Collaboration	Provide Accessible, Multi-Modal Transportation Systems for the Movement of People and Goods	The VLMPO Shall Complete a Downtown Truck Traffic and Regional Truck Route Study
2	Coordinate Affordable and Accessible Workforce Training Opportunities Through Public/Private Partnerships	Provide Affordable, Accessible, Multi-Modal Transportation Systems for the Movement of People	The VLMPO Will Work with Private Transportation Providers to Improve Workforce Mobility
3	Develop Basic Transportation and Utility Infrastructure that Promotes Economic Investment	Provide Accessible, Multi-Modal Transportation Projects for the Movement of People and Goods	The VLMPO Shall Require the Analysis of Roundabouts for All Projects with Intersection Improvements
4	Support Communitywide Partnerships that Encourage Entrepreneurship and Small Business Development	Educate the Public on How Transportation Investments Impact Economic Development	The VLMPO Will Provide Information and Bidding Opportunities for Local Businesses
5	Maintain a Fully Funded and Coordinated Regional Economic Development Strategy Promoting Public/Private Partnerships	Educate Elected Officials on How Transportation Investments Impact Economic Development	The VLMPO Will Analyze and Report on Transportation Investment Impacts on Economic Development
6	Support Education Programs that Ensure Students are Ready to Meet the Needs of a 21 <sup>st</sup> Century Workforce	Provide Affordable, Accessible, Multi-Modal Transportation Systems for the Movement of People	The VLMPO Shall Prioritize Projects Near Schools that Provide Safe Walking and Bicycling for Students
7	Promote Healthy Eating and Active Lifestyles Throughout the Community	Implement Principles of Livable Communities that Promote an Active, Healthy Lifestyle	The VLMPO Will be a Community Leader in Supporting Infrastructure for Healthy, Active Lifestyles

Aspirational Goals		Transportation Strategies	Implementation Policies
8	Provide Affordable, Accessible Healthcare to a Growing Regional Population	Implement Bicycle and Pedestrian Transportation Projects that Promote an Active, Healthy Lifestyle	The VLMPO Shall Adopt a Complete Streets Policy
9	Coordinate Emergency Response to Disasters for a Resilient Community	Provide Well-Maintained Transportation Infrastructure	The VLMPO Shall Develop an Asset Management Plan
10	Implement Land Use Techniques that Promote Environmental Conservation and Mitigation	Develop Transportation Projects that are Context-Sensitive to the Natural and Built Environments	The VLMPO Shall Develop and Support Transportation Investments that Minimize and Mitigate Environmental Impacts
11	Provide Housing that is Safe, Affordable and Accessible to All Income Levels.	Coordinate Context Sensitive Multi-Modal Transportation Investments with Existing and Future Land Uses	The VLMPO Will Work with Local Governments to Implement a Multi-modal Transportation System that is Affordable and Accessible
12	Develop Regional Leadership that Promotes Transparency, Citizen Engagement, and Coordinated Delivery of Government Services.	Solicit/Provide Information on Multi-Modal Transportation Planning to the Public and Stakeholders	The VLMPO Shall Implement Performance Measures in its UPWP, Participation Plan, TIP and LRTP (once available from state and feds)
13	Develop Land Use Policies that Promote Aesthetic Urban Design and Access to Community Infrastructure and Amenities	Coordinate Context Sensitive Multi-Modal Transportation Investments with Existing and Future Land Uses	The VLMPO Shall Actively Participate in Local Land Use Planning Discussions
14	Promote Conservation, Recycling and Renewable Energy Efforts	Support Programs for Alternative Fuel Technologies	The VLMPO Shall Support a Model Ordinance to Require Alternative Fuel/Energy Infrastructure
15	Develop Recreational Facilities and Programs to Improve Quality of Life, the Conservation of Natural Resources	Fully Fund and Implement the VLMPO Bicycle and Pedestrian Master Plan	The VLMPO Shall Promote Active, Healthy Lifestyles and Encourage Investment in Bicycle and Pedestrian Infrastructure
16	Provide Maintained, Efficient Public Utility Infrastructure that Meets the Needs of a Growing Community	Develop Transportation Projects that Support the Needs of a Growing Community	The VLMPO Will Encourage Growth in Areas Currently Within the Urban Service Area
17	Develop Public/Private Partnerships to Preserve and Promote Historic and Cultural Resources	Develop Transportation Projects that are Context Sensitive to Historic Resources	The VLMPO Shall Prioritize Gateway Projects that are Sensitive to the Context of the Community
18	Provide Regional Connectivity through an Efficient, Safe, Accessible, and Affordable Multi-Modal Transportation System	Develop a Fully Funded Transportation Plan that Identifies Multi-Modal Transportation Options	The VLMPO Shall Support New Funding Sources for Funding a Multi-Modal Transportation System
10	Implement Land Use Techniques that Promote Environmental Conservation and Mitigation	Develop Transportation Projects that are Context-Sensitive to the Natural and Built Environments	The VLMPO Shall Develop and Support Transportation Investments that Minimize and Mitigate Environmental Impacts

**(Table 1 continued)**

# III. Maps

## Character Area/Future Development Maps

### Existing Land Use

Prior to development of the Character Area/Future Development Map, a comprehensive land use inventory was completed. Through this inventory clear trends in the development of residential, commercial, and other various land use categories could be observed. Understanding the influence of the market on future growth and development, these existing land use trends were also taken into consideration.

### Existing Zoning

In some areas of the community, the existing land use is not consistent with the existing zoning, resulting in a situation of non-conformance. In these instances, the existing zoning was considered for the development of the Character Area/ Future Development Map. In most cases the adoption of this zoning by the various governing bodies set a clear policy as to the type of growth that is encouraged for the particular area; thus, future development should be consistent with this policy.

### Maps

Having considered the above-mentioned items, a series of Character Area/Future Development Maps were created. These maps, found on the following four pages, represent the intended style of growth and location of land uses for each of the Greater Lowndes Communities. As required by State Planning Standards, each area within the community has been delineated into a designated Character Area. Information about each of these areas can be found in section 2.4.

### Urban Service Area (USA)

In an effort to control the timing, location and scale of new development and to avoid a situation of “playing catch-up” in the provision of public facilities and infrastructure, the Greater Lowndes communities have established an Urban Service Area, which is reflected in the following Character Area/Future Development Maps.

An Urban Service Area (USA) is a geographically defined boundary that specifies where the local governments will provide urban services, such as water supply or sewage treatment, in the future. By delineating an USA, the community is effectively saying that it will support new urban density development only within the delineated area. Promotion of the USA will encourage higher density infill development within the boundaries, while helping to conserve natural resources and maintain the rural character of areas lying outside the boundary. (Areas outside of the USA boundary are often referred to as the Rural Service Area (RSA).

The USA boundaries delineated in following Character Area/Future Development Maps should not be considered a projection for the long term. Currently, the USA boundaries are based on a 1-mile buffer from existing (2006) water and sewer infrastructure and/or plans for immediate extensions. It is the intent of this Comprehensive Plan to ensure that the USA boundaries do not conflict with the Service Areas agreed to by the Greater Lowndes governing bodies, within the Service Delivery Strategy. With that in mind, the USA should be updated on a regular basis to reflect the growth of each community's utility systems in addition to any time the Service Areas for each local government are amended.

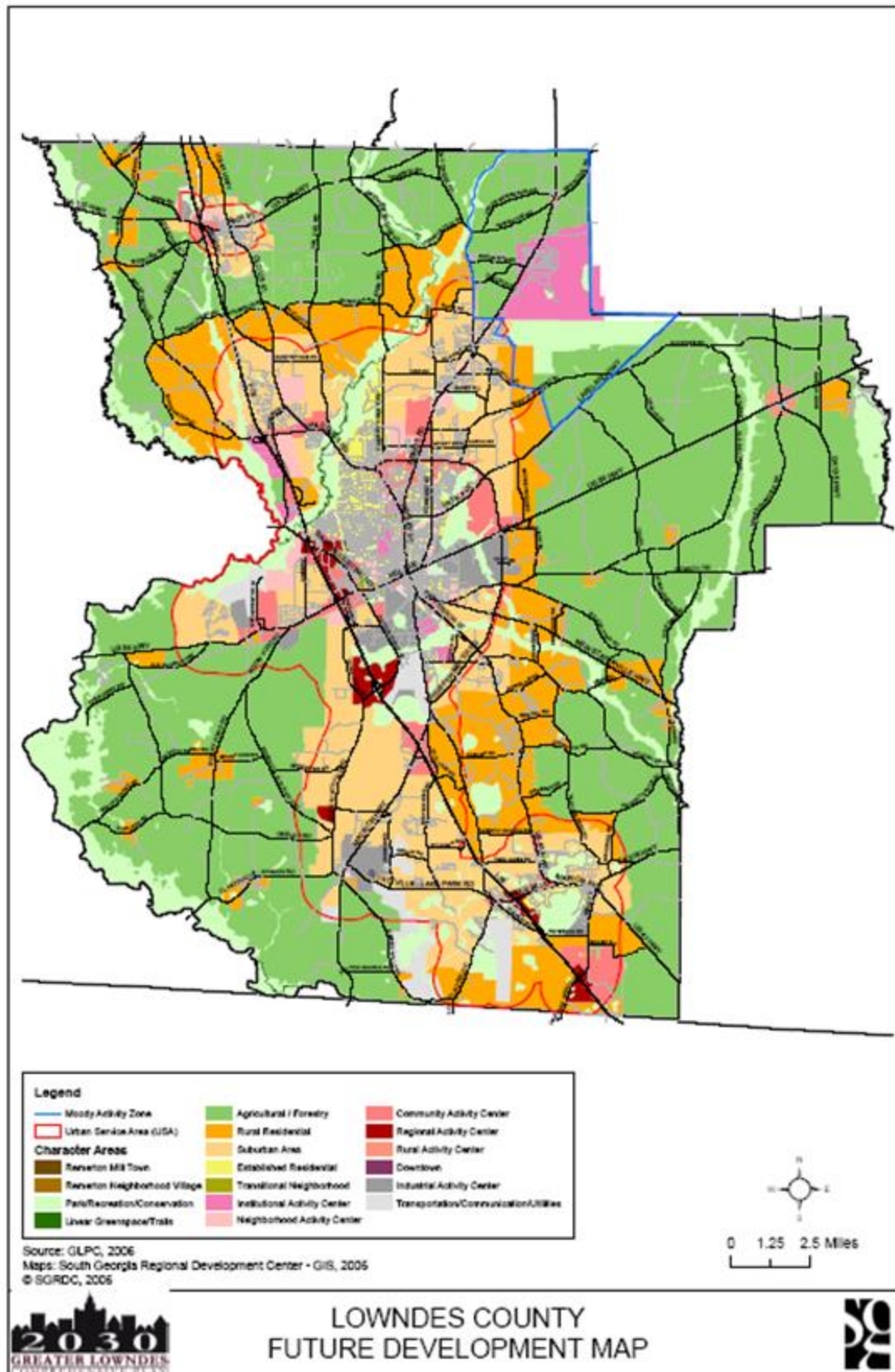
### Moody Activity Zone (MAZ)

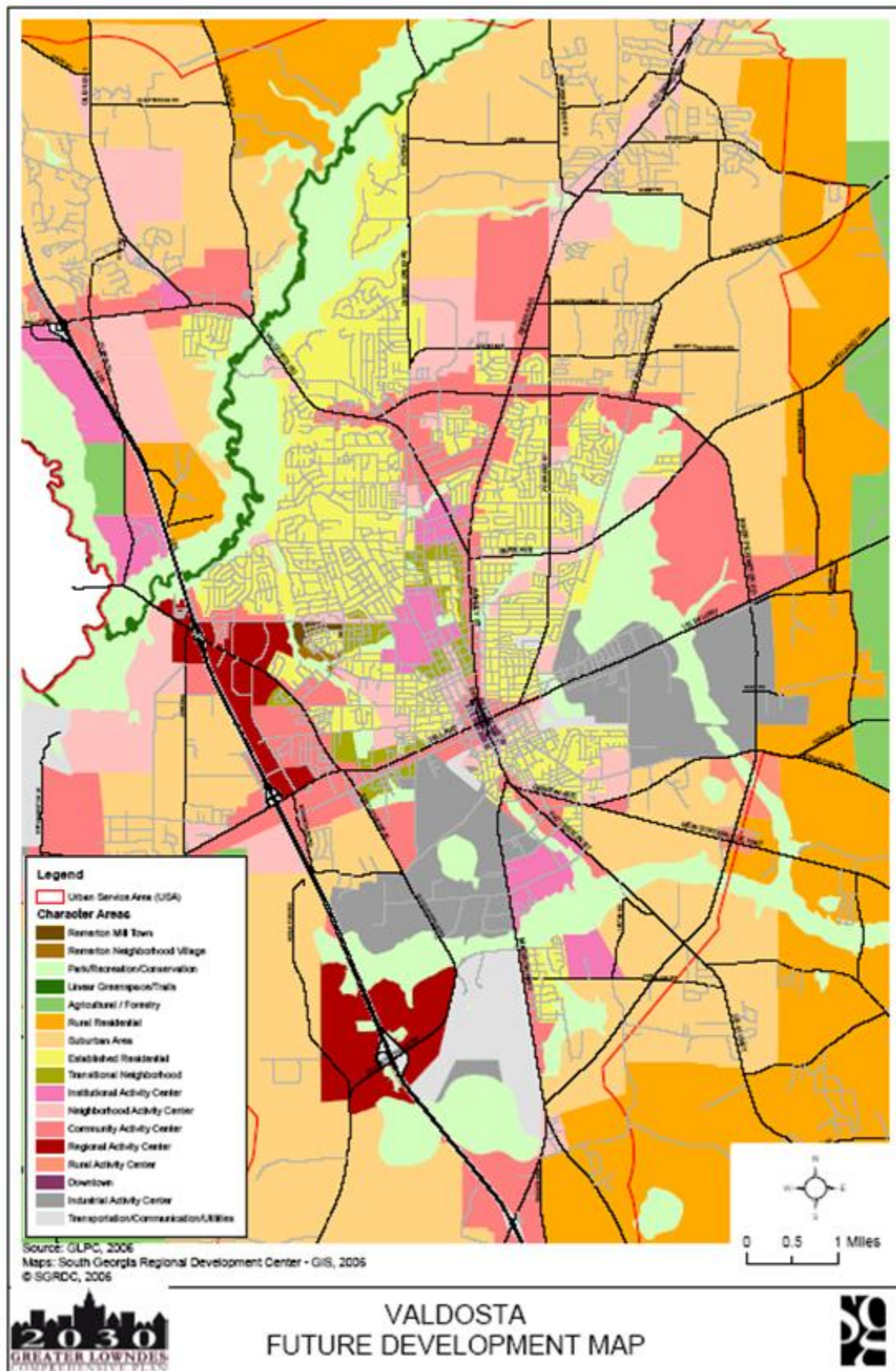
The Moody Activity Zone (MAZ) reflects the area surrounding Moody Air Force Base (MAFB) located in the northeastern portion of the County. The MAZ includes the Clear Zone, the Accident Potential Zones, and

the areas of higher noise decibels from Base activities, as identified by the Base. Recognizing the value of MAFB to the community, the MAZ serves to protect the Base from incompatible uses, which could inhibit the Base's mission.

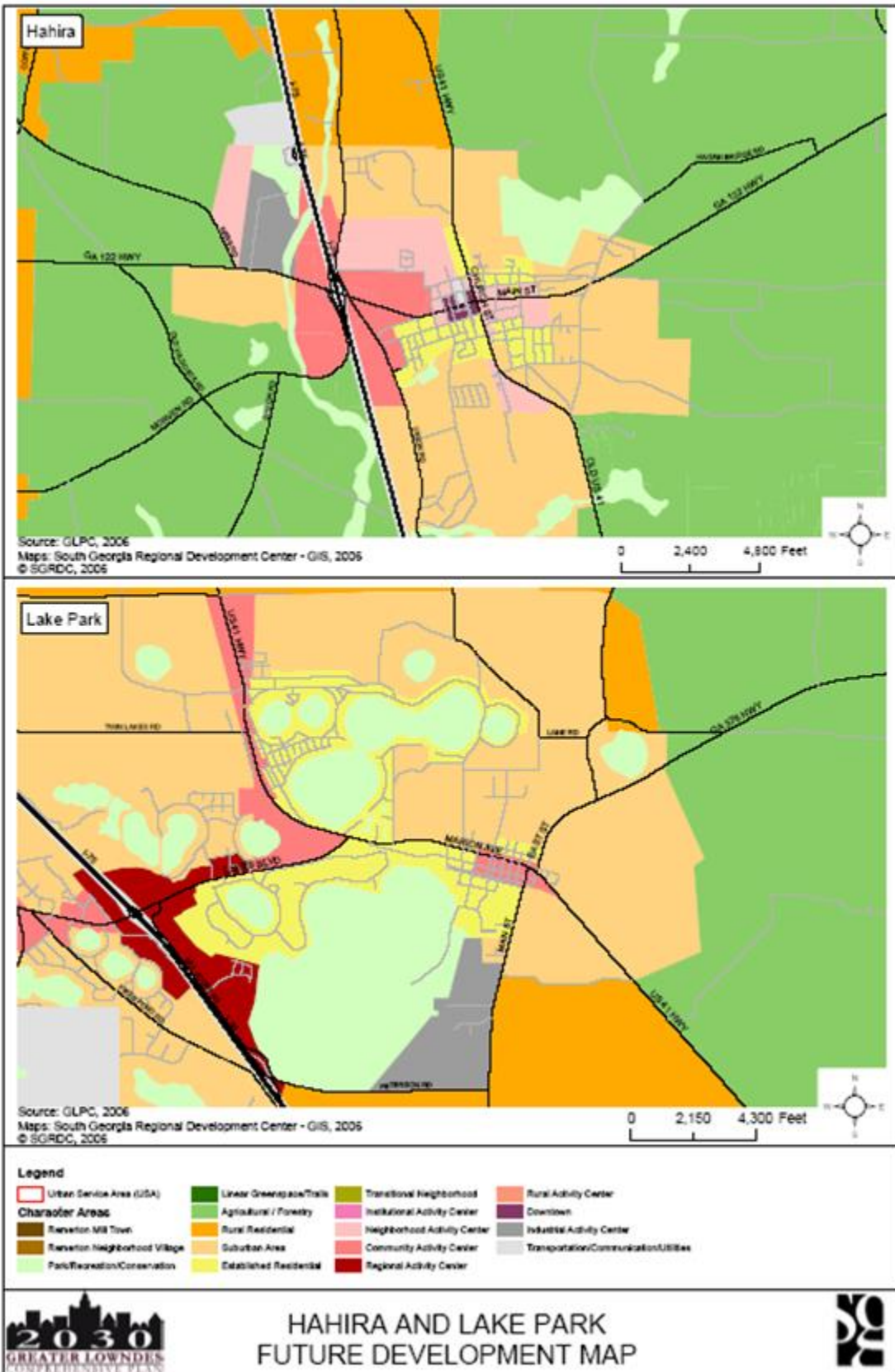
In addition to protecting the Base in future growth and development plans, Lowndes County recently adopted three additional zoning districts to regulate uses around and adjacent to the Base. These districts were developed in conjunction with planners at the Base to ensure their highest compatibility. Additionally, MAFB personnel will be included in all growth and development decisions for properties located within the MAZ. As growth and development continues to occur in our rapidly growing community, the enforcement of the MAZ will ensure MAFB remains a viable economic engine for our community.



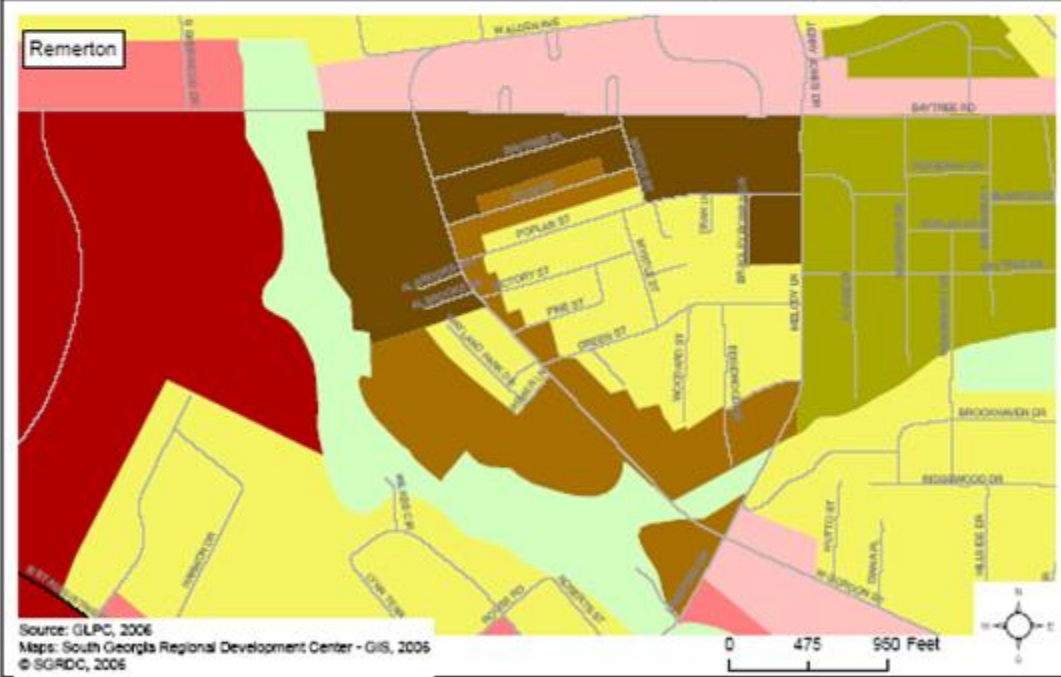
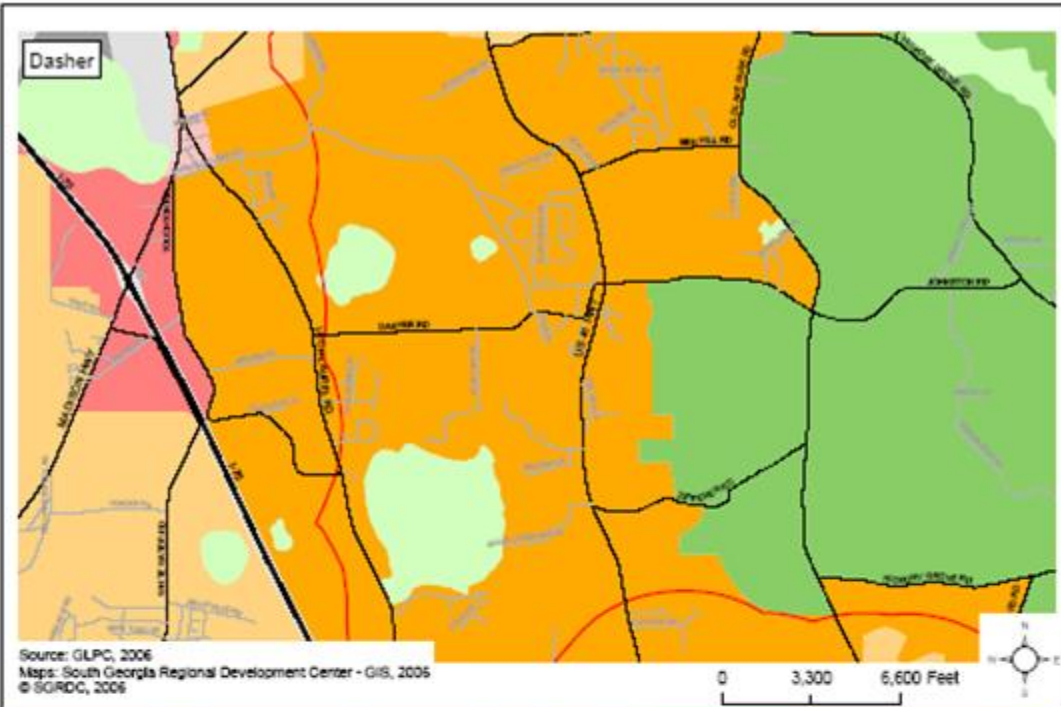












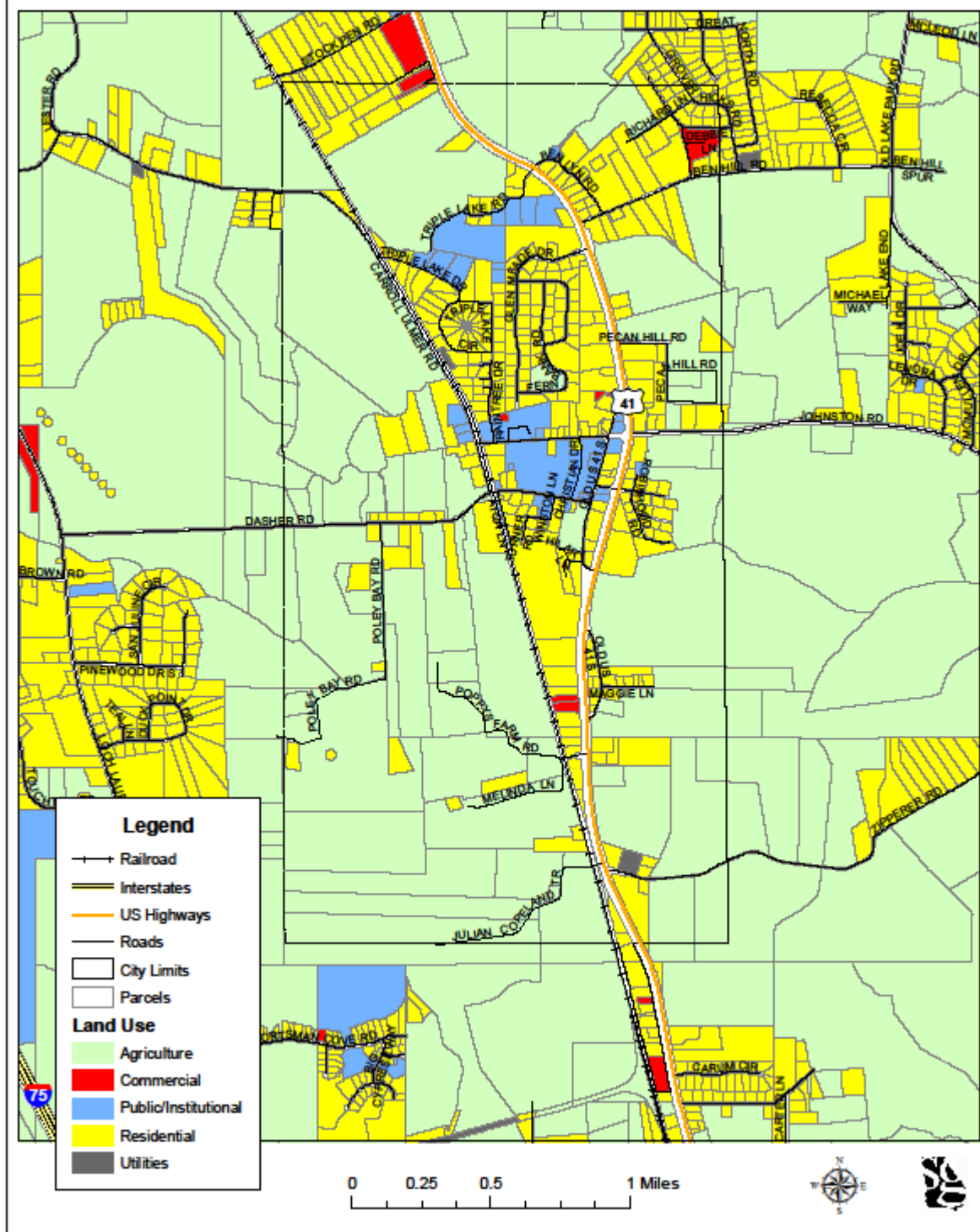
- Legend**
- |                               |                         |                              |  |
|-------------------------------|-------------------------|------------------------------|--|
| Urban Service Area (USA)      | Lower Development/Trade | Transitional Neighborhood    | Rural Activity Center                  |
| Character Areas               | Agricultural/Forestry   | Industrial Activity Center   | Downtown                               |
| Receptor MS View              | Rural Residential       | Neighborhood Activity Center | Industrial Activity Center             |
| Receptor Neighborhood Village | Suburban Area           | Community Activity Center    | Transportation/Communication/Utilities |
| Park/Recreation/Conservation  | Established Residential | Regional Activity Center     |  |



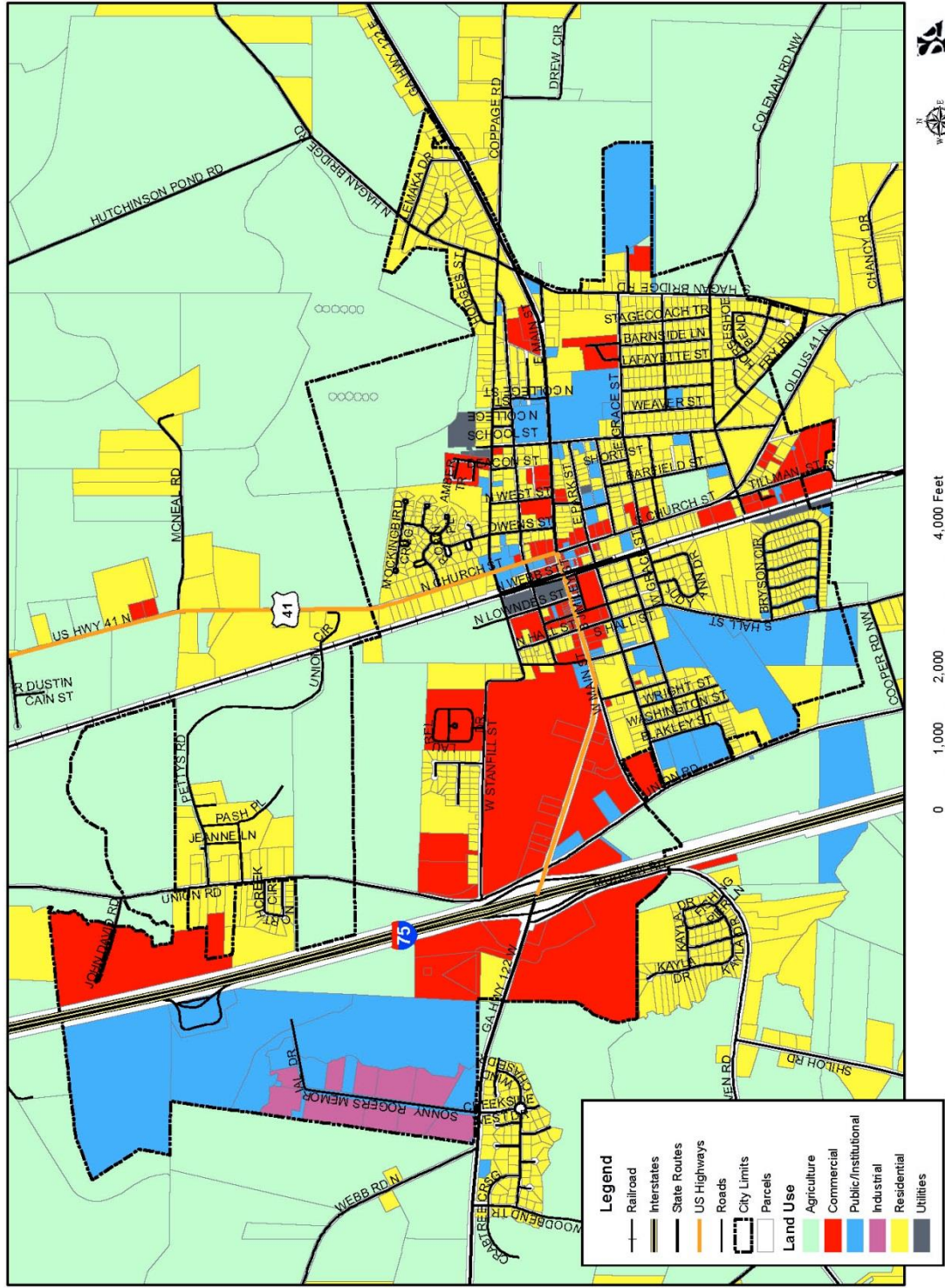
## DASHER AND REMERTON FUTURE DEVELOPMENT MAP



# Dasher Existing Land Use



# Hahira Existing Land Use





**Lake Park Existing Land Use**

**Legend**

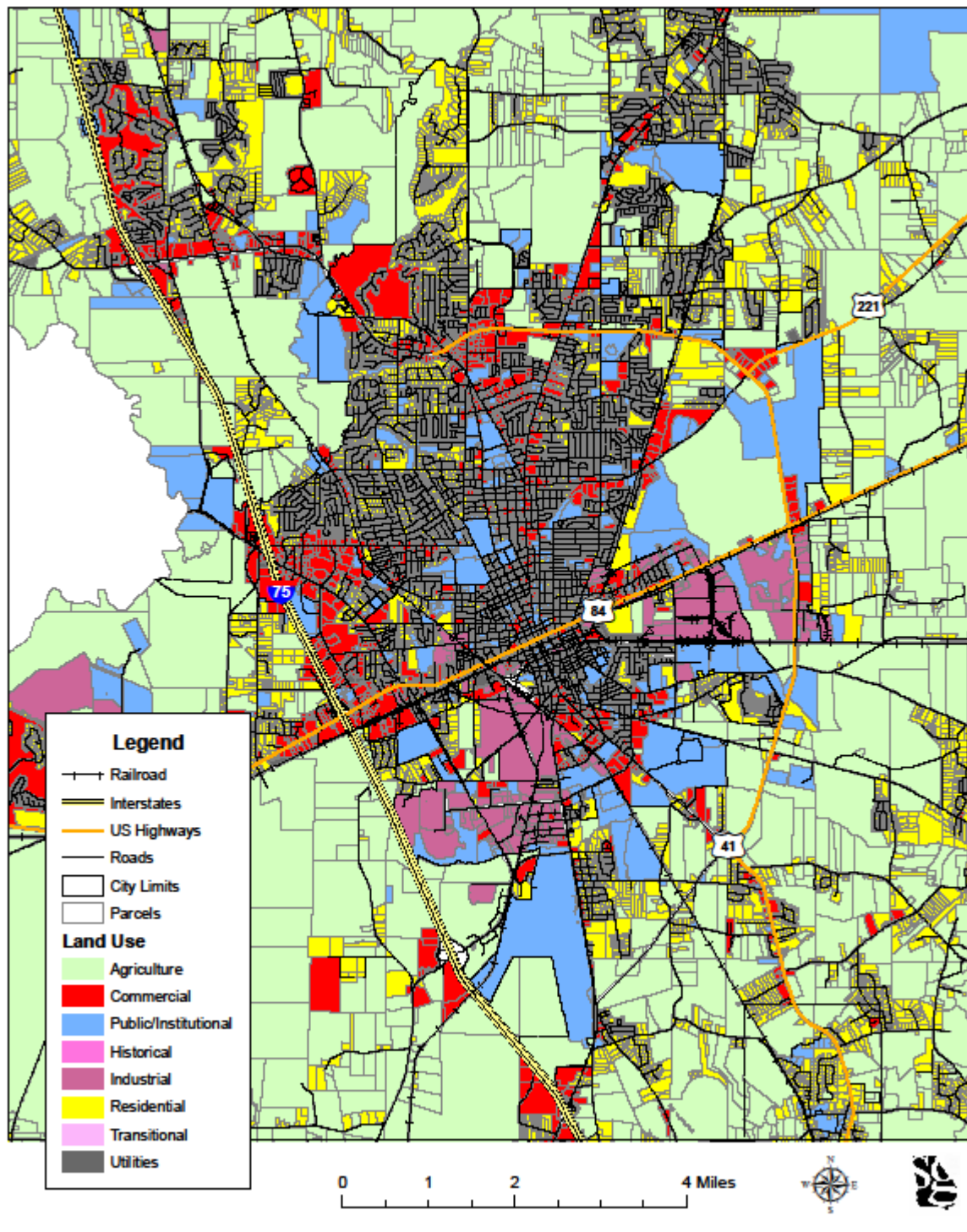
- Railroad
- Interstates
- State Routes
- US Highways
- Roads
- City Limits
- Parcels

**Land Use**

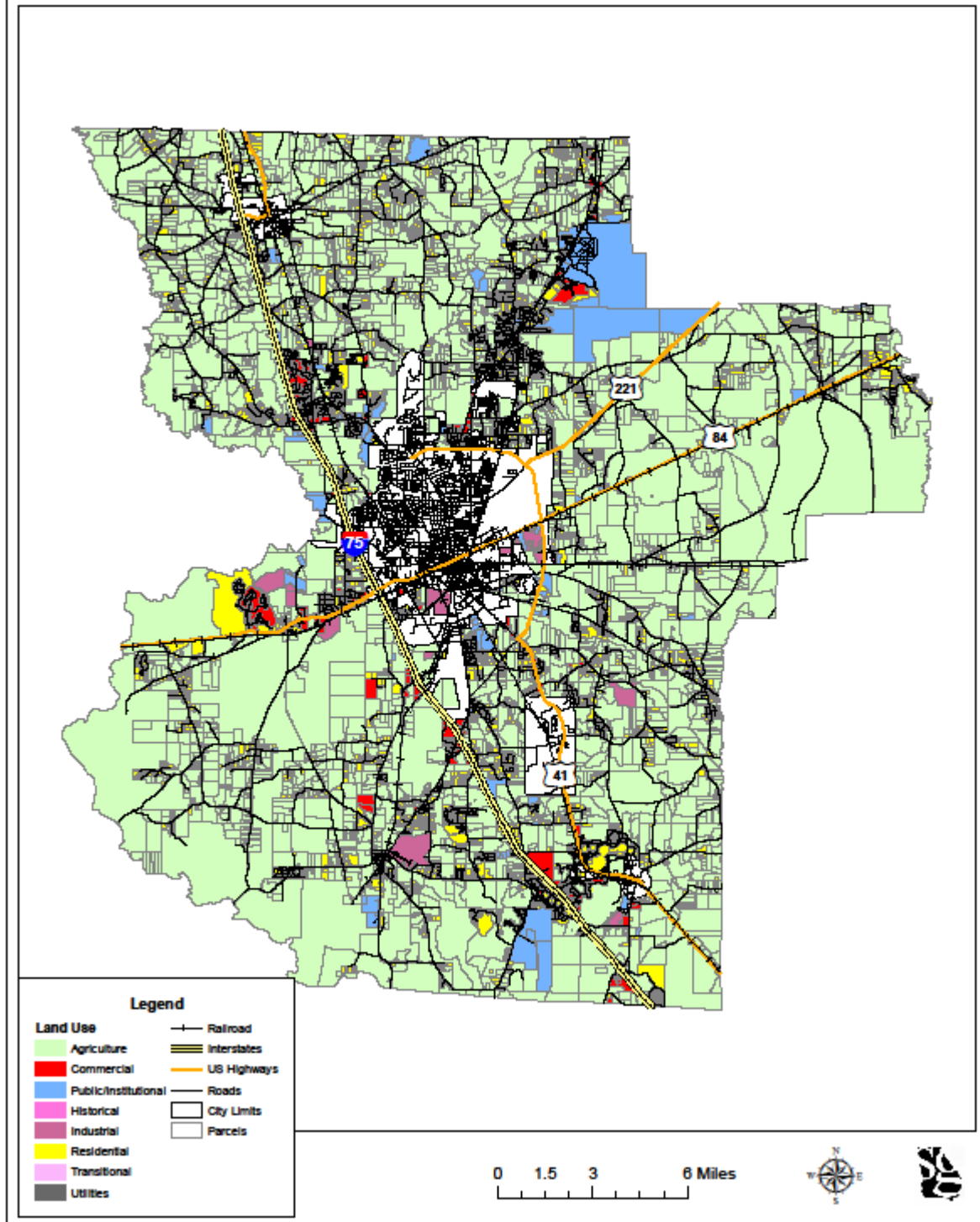
- Agriculture
- Commercial
- Public/Institutional
- Industrial
- Residential
- Utilities

0 1,000 2,000 4,000 Feet

## Valdosta Existing Land Use



## Lowndes County Existing Land Use



# **Appendix**

**Sign-In Sheets**  
**Public Hearing Notices**  
**Transmittal Letters**  
**Adoption Resolutions**



Southern Georgia Regional Commission Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta Comprehensive Plan Update – Workshop Date: 1/20/2016			
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Southern Georgia Regional Commission Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta Comprehensive Plan Update – Workshop Date: 2/22/2016			
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Frank Kilgus			Kilgus@Vuxve.net
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Jessie J. J. J.	LCBA	229-671-2430	—

Southern Georgia Regional Commission Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta Comprehensive Plan Update – Workshop Date: 3/21/2016			
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## Date: 3/21/2016

[illegible]



Southern Georgia Regional Commission Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta Comprehensive Plan Update – Workshop Date: 4/4/2016			
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