

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-05

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 26, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2024-05 Dasher, 1776 Old Clyattville Rd. (0125D 001)
~115acres, E-A & CON to M-2 & CON, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) and CON (Conservation) zoning to M-2 (Heavy Manufacturing) and CON zoning. The subject property possesses road frontage on Old Clyattville Road, a Major Collector, and lies within the Urban Service Area, the Valdosta Airport and Old Clyattville Road Overlays, and is split between the Regional Activity and Conservation Character Areas. Additionally, portions of the property are within the VLD Approach and Horizontal Surface Zones, though primarily in the areas depicted as CON zoning.

Of the 115 acres total, ~16.45 are being requested to change from E-A to M-2, with ~18 acres requested to change from E-A to CON zoning; increasing the total Conservation zoning to ~98 acres.

While M-2 is not recommended within the Character area, the predominant zoning patterns and land uses to the north and east are M-2 within the Valdosta City limits, transitioning to larger tracts zoned for the operation of commercial and industrial activities¹ towards the interstate, mixing M-1, M-2, and C-H.

- **C-H, Highway Commercial.** This district is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.
- **M-1, Light Manufacturing.** This district provides for light industrial uses which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible uses include activities involved in warehousing, assembly, storage, and commercial services.
- **M-2, Heavy Manufacturing.** This district provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their use, supplemental standards shall apply within the district.

The TRC had no technical objections, and Staff finds the request consistent with the land use patterns and goals of the Comprehensive Plan, and therefore recommends Approval with Conditions that Section 10.02.05(C) must be completed and submitted to the County Manager, or their designee, by any and all future prospects for review prior to any development approval from the local issuing authorities; and Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards are not allowed.

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

¹ Martin's Famous Pastry Shop consists of 40 acres zoned M-1
Second Harvest Headquarters consist of 20 acres zoned M-2



Lowndes County Rezoning – Letter of Intent

“Exhibit A”

To Whom it may concern,

Mr. Steven Dasher is requesting that his property located at 1776 Clyattville Rd. be rezoned from **EA** and **CON** to **M-2** and **CON**. Mr. Dasher who lives in North Carolina purchased this property from his mother to help her financially prior to her passing. Speaking candidly, Mr. Dasher resides in North Carolina and his mother’s old residence, which remains on the property, has been abandoned for six years and is inconsequential to the property’s highest and best use.

To the point, we are requesting that only a small percentage of the property be rezoned **M-2** and the balance remain in the **CON** zoning. We have no prospects at this time, as we are holding off of marketing the property until we can assure potential buyers that zoning is already in place thus enabling them to consider locating or relocating their business(es) in Lowndes County near the airport and in proximity to other industries. Once the rezoning is approved, we intend to market the property for future development.

The property is located within the Regional Activity Center Character Area, which includes M-1 Industrial, C-G & C-H Commercial zoning. We feel that M-2 would be compatible with uses such as these based on the fact that oversight by the **Technical Review Committee** will set the standard for any potential industrial development that takes place here. Also, its proximity to the airport and other proximate industries makes it a viable candidate for this rezoning. We wish to assure the County Officials and Commissioners that we understand and will disclose to any and all future prospects that **Technical Review Committee** standards must be met and approvals must be given by the governing bodies prior to any development.

The rezoning of this 115-acre property includes **16.45 acres** of usable uplands to be rezoned to **M-2**, and **98.73 acres** of lowland and wetlands to remain as **CON**. This rezoning will meet the goals as outlined in the Policies mandated by Lowndes County Officials. See the standards referenced by Policy number listed below:

Land Use Policies - 5.1, 5.2, 5.4, 5.6, 5.10, 5.16; **Natural Resources Policies** - 6.3, 6.4, 6.5, 6.7, 6.8, 6.10, 6.12, 6.17; **Transportation Policies** - 8.15, 8.16

Sincerely,

Mike Newsome

US Land & Farms, LLC, Qualifying Broker/Owner

Land and Investment Property Brokers
GA • FL • AL • MS • LA • AR • TN • NC • SC • WV

POST OFFICE BOX 28561 | MACON, GA 31221 | 478.238.6560 | 866.477.3574 | WWW.USLAR.COM



Lowndes County Rezoning Submittal for M-2

(Exhibit B)

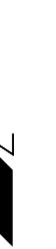
For Rezoning Requests to M-2

C. An application for rezoning to an I-S, M-2, or M-3 zoning district shall provide the following Additional information:

1. A written description of the proposal designed to inform the County, in detail, about all aspects of the proposed operation and its anticipated impact on the community. The description must include copies of any reports required by the US Environmental Protection Agency or State Environmental Protection Division (EPD). The description must also include information regarding minerals, processes (including steps to minimize adverse community impact), products, by-products, wastes and any Additional information necessary for the county to fully understand the proposal. The description shall also include a listing of all federal, state and local approvals and permits, if any, that will be required by the proposed use and the status of all requests for such approvals or permits. Further, this report must address the immediate and anticipated future impacts, if any, of the proposed use on each of the following specific concerns:
 - a. Noise;
 - b. Odor;
 - c. Water quality (surface and sewer);
 - d. Smoke and particulate matter, noxious and/or hazardous fumes;
 - e. Vibrations;
 - f. Hazardous materials (ignitable, corrosive, explosive, toxic)
 - g. Radiation;
 - h. Lighting and glare;
 - i. Fire hazards;
 - j. Water usage;
 - k. Impact on local traffic and/or streets;
 - l. Adequate provision to reduce any adverse environmental impacts of the proposed use to an acceptable level;
 - m. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered; and
 - n. Any other concerns identified by the County or applicant as pertinent to the proposed use

BOUNDARY SURVEY OF 115.18 ACRES

THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE
GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE.



SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

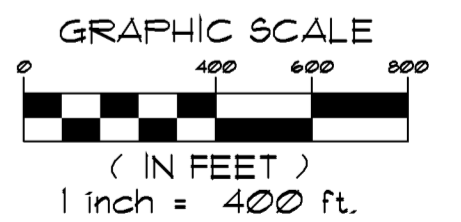
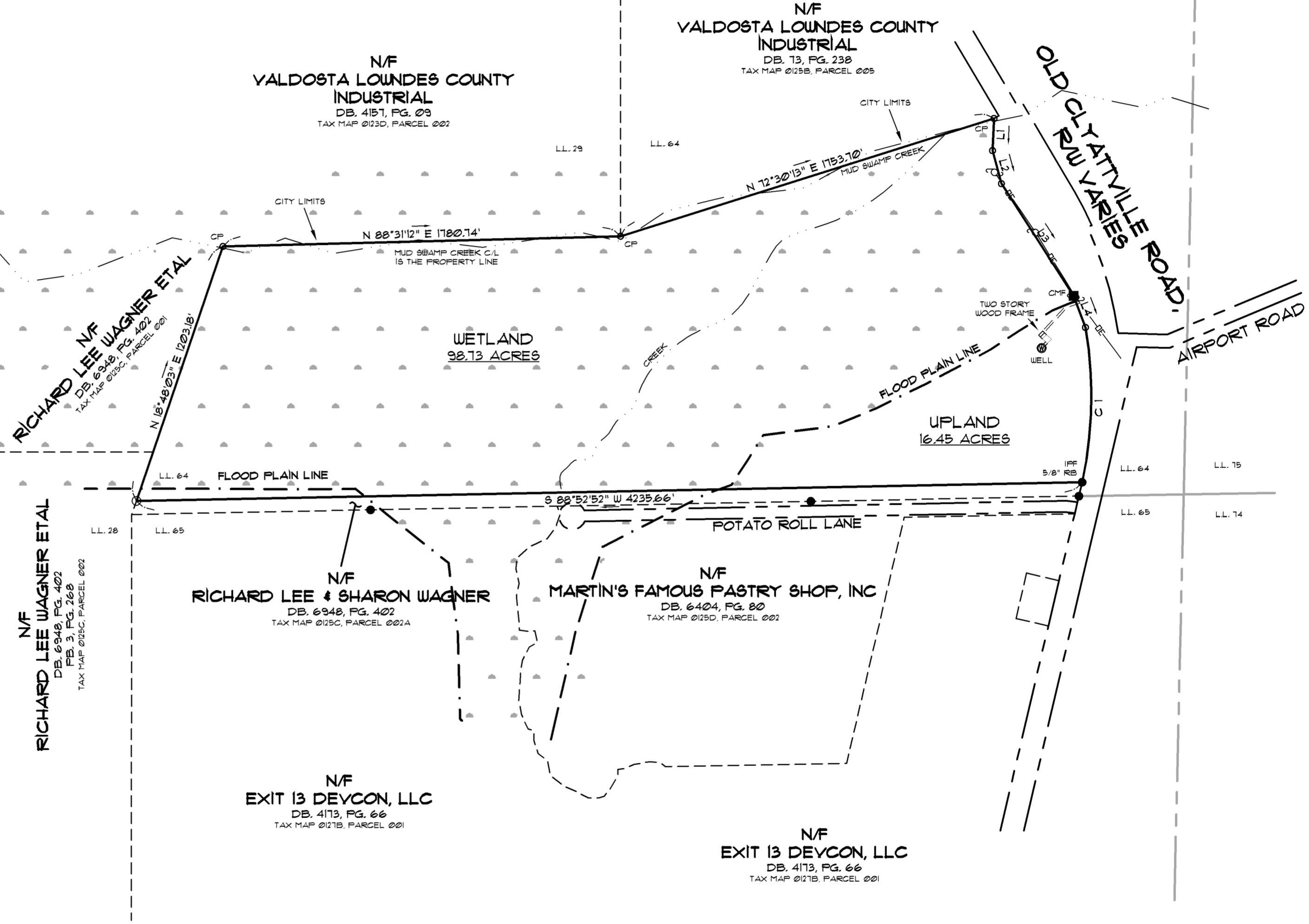
NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

NOTES:
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCCA).
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE GSCCCA WEBSITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	144.14	S 02° 39' 04" W
L2	153.09	S 15° 00' 29" E
L3	597.46	S 32° 41' 02" E
L5	151.08	S 20° 51' 49" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C 1	698.11	1808.83	S 01° 14' 32" W	693.79	22° 06' 48"



51 OF 1	LEGEND: IFF-IRON PIN FOUND IFF-IRON PIN SET C/C-CONC. FOUND C/C-CONC. NON SET R/R-RIGHT OF WAY R/R-REBAR P.O.B.-POINT OF BEGINNING P.O.R.-POINT OF REFERENCE	THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,568 FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 20000? AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT. AFTER REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 130469 - 0220 - E, DATED 09/26/08, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE "X". INSTRUMENT USED: CARLSON BRX1 RTK SYSTEM AND CARLSON SURVEYOR 2 DATA COLLECTOR	SURVEYED FOR <h2 style="text-align: center;">STEVEN ALAN DASHER</h2> LL. 64, 11TH, LOUNDES COUNTY, GEORGIA	 BRENT E. TANNER 478-278-9492 1858 WALKER DAIRY ROAD DUBLIN, GEORGIA 31021	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS			DATE	DESCRIPTION	BY																						 DATE: 12/15/2023
REVISIONS																																	
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2.01.04 Commercial, Office, and Institutional Zoning Districts

The following commercial, office, and institutional **zoning districts** are established:

- D. C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

2.1.05 Industrial and Intensive Zoning Districts

The following industrial **zoning districts** are established:

- A. M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible **uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B. M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
- C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial **uses** include screening of activities, noise mitigation, and protection from encroachment from incompatible **development**.
- D. I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental **permits**.

2.02.00 ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS

2.02.01 Generally

The purpose of **Overlay Districts** is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying **zoning district(s)**. Such design requirements are set forth in Chapter 4. When the site design standards for a base **zoning district**, standards for an **overlay district**, or supplemental standards are in conflict, the stricter standard applies.

2.02.02 Corridor Road Overlay District (COR)

The purpose of the Corridor Road **Overlay District (COR)** is to provide for the unique design requirements to ensure the safe flow of traffic and provide for compatible **development** along important major arterial roadways. The **COR district** includes specific design standards for **signs**, access, parking, landscaping, inter-parcel connectivity, and other corridor design standards.

A. The following **COR Overlay districts** are hereby established:

1. Inner Perimeter Road.
2. Bemiss Road, North.
3. Old Clyattville Road, South.
4. Old US 41, North.
5. US 84, West.

2.02.03 Valdosta Regional Airport Overlay District (VLD)

The Valdosta Regional Airport (VLD) **Overlay District** is established to provide for limitations on land uses and obstructions that have a potential negative impact on the airport and its operations. As set forth in the master plan for the airport, the following land uses should be limited in close proximity to the airport and **runway** approach zones in order to ensure compatibility: medical, religious, school, and **residential** establishments. Further, within the **runway** approach zones, the **height** of **structures** should be limited consistent with the Part 77 Plan for the airport.

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	S	S	P	P	P	
Stables and Livestock (For an “S” See Also Section 4.03.02)					P	P	P	
Chicken Coops (For an “S” See Also Section 4.03.01)	S	S	S	S	S	S	S	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S	S	S	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S	S	S	S	
Non-residential Uses								
Adult Entertainment (See Also Adult Entertainment Ordinance)				S				
Alcohol Package Store		P	P	P				
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S	P	P	P	
Bait and Tackle		P	P	P	P	P	P	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S				

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Funeral Home		P	P	P	P			
Gasoline Station, with or without a Convenience Store		P	P	P	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S				
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P	P	P	P	P	P
Grocery Store		P	P	P	P	P		
Home Sales Lot, Manufactured or Site Built Display				P	P	P		
Hotels and Motels			P	P	P			
Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S	S	S	S	
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)						S	S	S

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S	S	S	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)				S	S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	P	P			
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)		S		P	P	P	P	S
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)		S		S				
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S	S			
Research and Experimental Laboratories				P	P	P	P	P
Restaurant		P	P	P	P	P		
Retail Stores		P	P	P	P	P		
Business, Commercial Schools		P	P	P	P	P		
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P				

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P	P			
Trade, Industrial Schools		P		P	P	P	P	P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P	P	P		
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.						P	P	
Theaters, Movie or Performing Arts (Indoor Only)			P	P	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P	P	P	P	P
Truck Stops				P	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)		S	S	S	P	P	P	
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.					P	P	P	P

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	

4.03.20 Industrial Uses with Nuisance Features

- A. Industrial **uses** associated with nuisance features, such as odor, noise, vibration, or the **use** or storage of hazardous materials are permissible subject to the standards of the **district** and the standards set forth in this section.
- B. Industrial **uses** associated with nuisance features shall comply with the following standards:

Table 4.03.20(B). Standards for Industrial Uses with Nuisance Features.

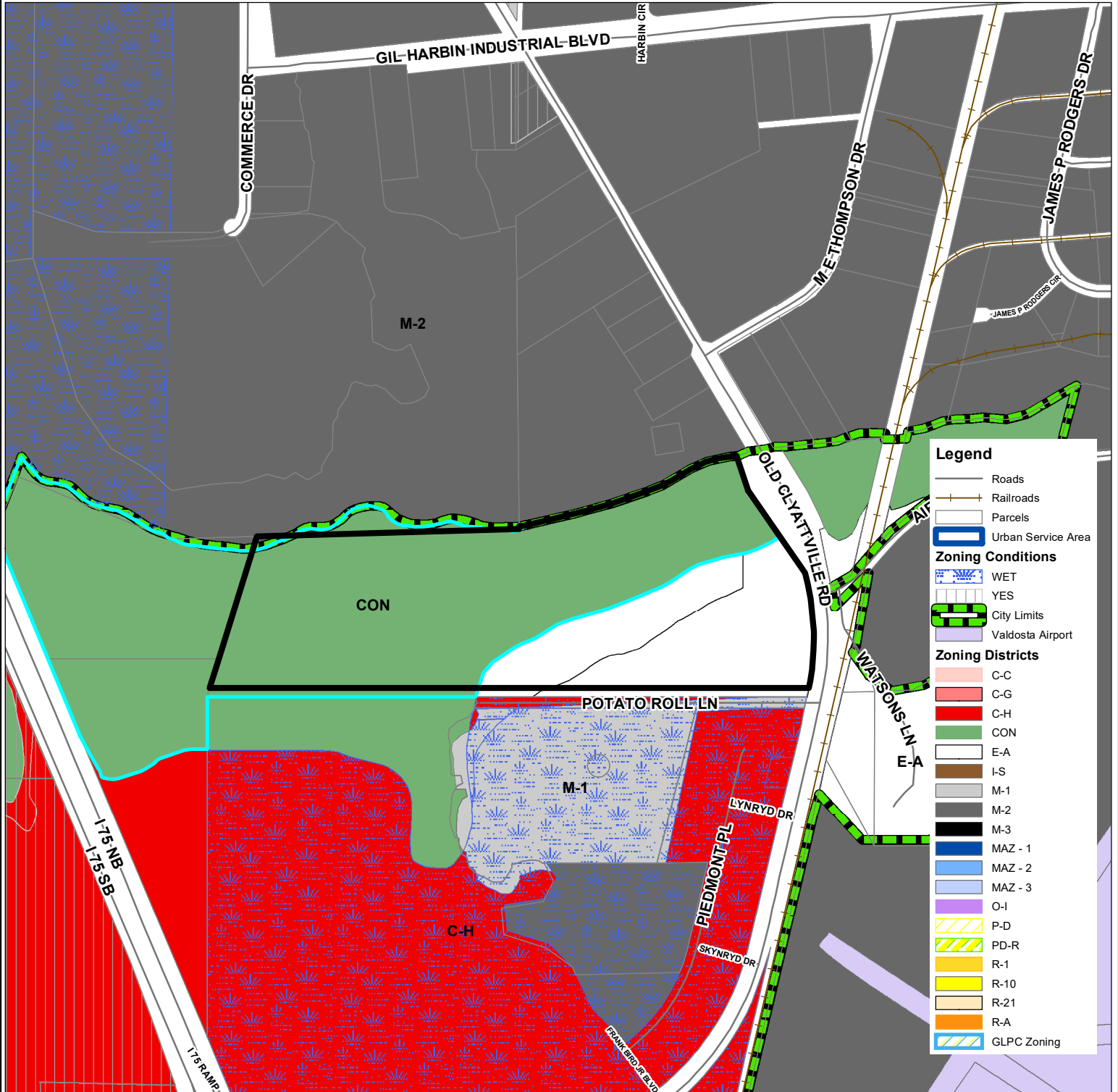
Development Feature	Standard
Minimum land area	1 acre
Minimum setback on all sides for Buildings or Structures	100 feet
Buffer, M-2	2.0 times the buffer otherwise required in Section 4.07.06
Buffer, M-3	2.0 times the buffer otherwise required in Section 4.07.06. Additional buffers may be provided, including open space buffers on parcels adjoining the industrial use .
Vibration	Shall not be discernable on adjacent properties, measured at the property line
Electromagnetic interference	Shall not be discernable on adjacent properties, measured at the property line
Noise	A wall or fence shall be provided and shall include noise abatement design techniques. The wall or fence shall be designed by a licensed engineer specializing in noise abatement techniques
Compliance with State and Federal regulations	Testing results for stormwater runoff and groundwater shall be provided to the County NFPA placard placed on all buildings Demonstrated compliance with regulations regarding hazard materials handling, storage, use , transport, or disposal
Outdoor storage	Screened from view from adjacent properties and from the public right-of-way
Refuse and solid waste containers	Fully enclosed, except for an access gate. Screened from view from adjacent properties and the public right-of-way
Loading docks	Located on the side or rear of the property. Fully screened from view from adjacent properties and the public right-of-way

REZ-2024-05

Zoning Location Map

Dasher
Rezoning Request

CURRENT ZONING: E-A and CON
PROPOSED ZONING: M-2 and CON



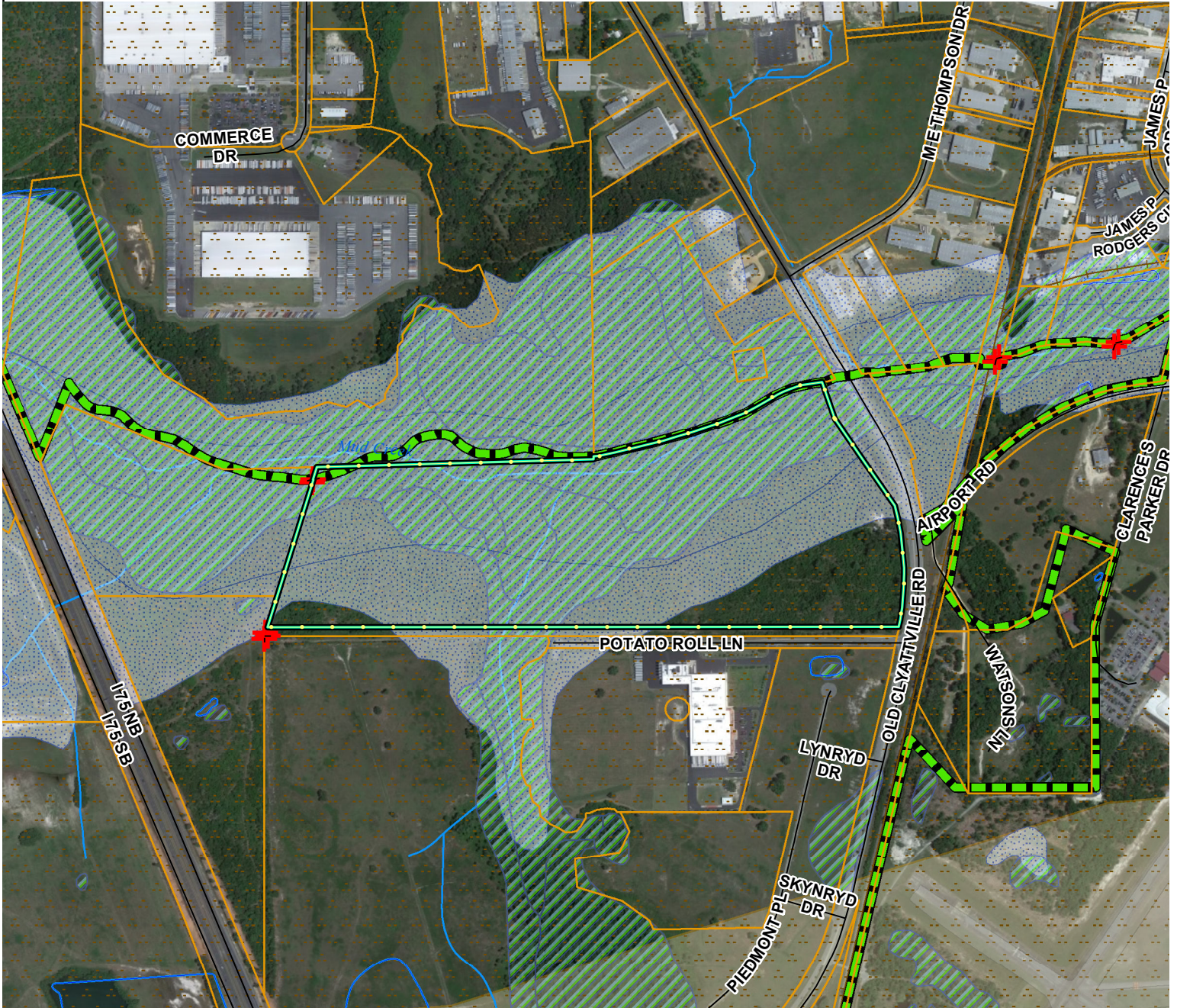
REZ-2024-05

WRPDO Site Map

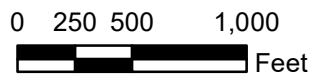
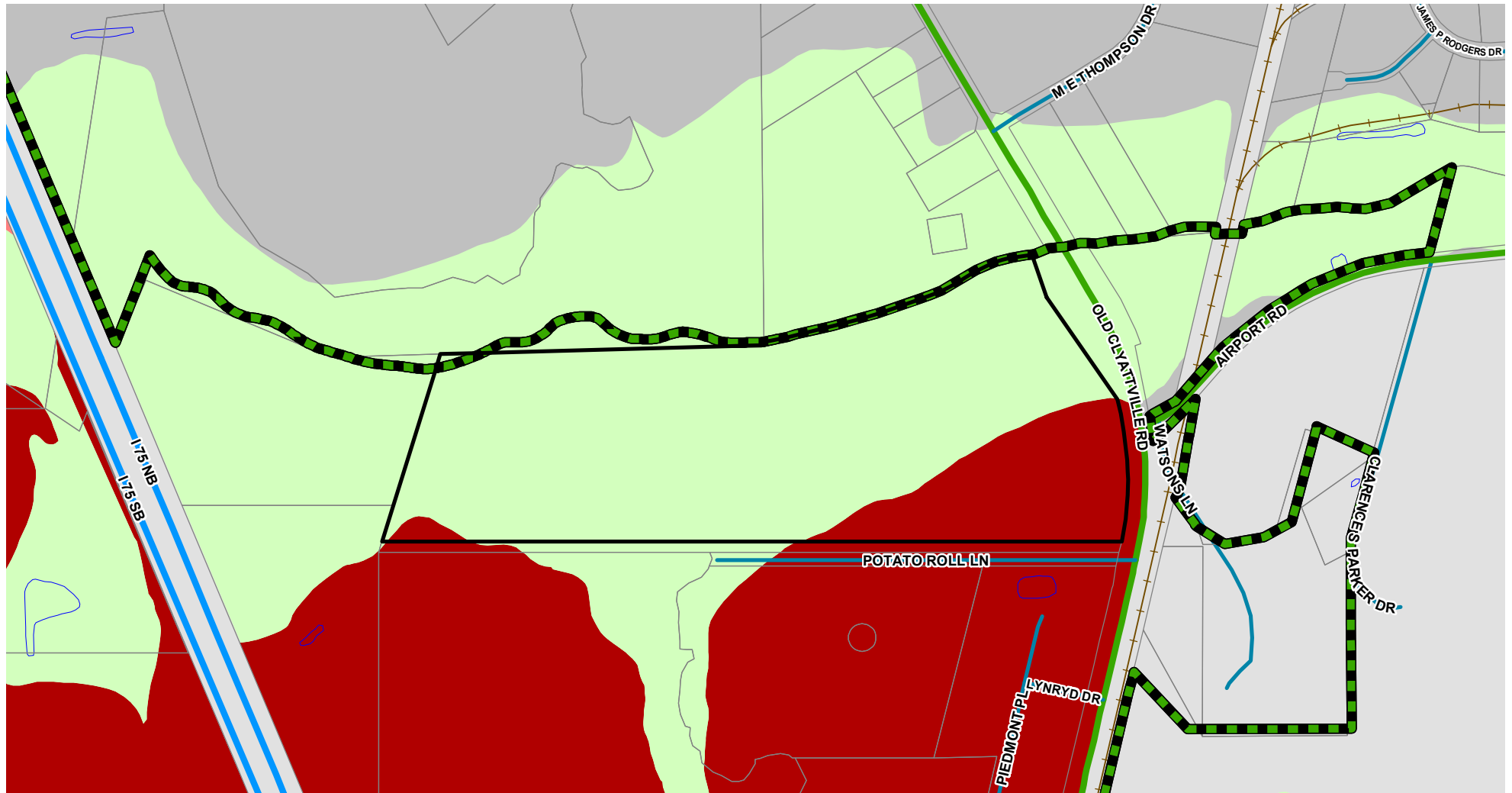
Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

Dasher Rezoning Request



Dasher Rezoning Request



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

 Urban Service Area

 City Limits

 Parcels

 Open Water

- Agriculture / Forestry
- Neighborhood Activity Center
- Community Activity Center
- Park/Recreation/Conservation
- Downtown
- Public / Institutional
- Established Residential
- Regional Activity Center
- Industrial Activity Center
- Remerton Neighborhood Village
- Industrial Area
- Rural Activity Center
- Institutional Activity Center
- Rural Residential
- Linear Greenspace/Trails
- Suburban Area
- Mill Town
- Transitional Neighborhood
- Moody Activity Zone
- Transportation/Communication/Utilities